



# **AGENDA OF THE COMMON COUNCIL**

**TUESDAY, MAY 21, 2013, 7:00 P.M.**

**COUNCIL CHAMBERS  
ROOM 203, CITY HALL**

- Roll call.
- Pledge of Allegiance.
- Invocation.
- Approval of minutes of the May 7, 2013, meeting.
- Approval of the Agenda.
- Report by the Mayor.
- Announcements.

## **PUBLIC HEARINGS**

Public Hearing regarding vacation of a portion of Valley View Road, approximately 249 feet east of Barberry Lane. (Item #28)

Zoning Ordinance No. 6-13

An ordinance rezoning property located at 311 N. Maple Avenue from Varied Density Residential (R3) District to Highway Commercial (C2) District. (Item #30)

## **PRESENTATION**

ASPIRO presentation to Council by Mike Duschene and Paul Cantwell.

## **REFERRAL OF PETITIONS & COMMUNICATIONS**

1. Referral of communications and petitions received by the City Clerk.  
Late communications.

## **REPORTS FOR COUNCIL ACTION**

2. Report of the Plan Commission.
3. Report of the Redevelopment Authority.

With respect to Item #1, the Council may convene in closed session pursuant to Section 19.85(1)(g), Wis. Stats., for purposes of conferring with legal counsel concerning litigation in which it is or is likely to become involved. The Council may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

4. Report of the Finance Committee.

With respect to Item #4, the Council may convene in closed session pursuant to Section 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 Council 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.

5. Report of the Improvement & Service Committee.
6. Report of the Park Committee.
7. Report of the Personnel Committee.
8. Report of the Protection & Welfare Committee.

## **RECEIVE & PLACE ON FILE**

City of Green Bay Trial Balance Report for April, 2013.

Building Permit Report for April, 2013.

City of Green Bay Check Register for April, 2013.

## RESOLUTIONS

9. Initial Resolution Authorizing the Issuance of Not to Exceed \$1,585,000 General Obligation Bonds for Street Improvements and Street Improvement Funding.
10. Initial Resolution Authorizing the Issuance of Not to Exceed \$1,100,000 General Obligation Bonds for Sewerage Improvements.
11. Initial Resolution Authorizing the Issuance of Not to Exceed \$650,000 General Obligation Bonds for Parking Lots or Other Parking Facilities.
12. Initial Resolution Authorizing the Issuance of Not to Exceed \$900,000 General Obligation Bonds for Fire Engines and Other Equipment of the Fire Department.
13. Initial Resolution Authorizing the Issuance of Not to Exceed \$900,000 General Obligation Bonds for Parks and Public Grounds.
14. Initial Resolution Authorizing the Issuance of Not to Exceed \$1,500,000 General Obligation Bonds for River Improvements.
15. Initial Resolution Authorizing the Issuance of Not to Exceed \$700,000 General Obligation Bonds for Acquiring and Developing Sites for Industry and Commerce as Will Expand the Municipal Tax Base.
16. Initial Resolution Authorizing the Issuance of Not to Exceed \$230,000 General Obligation Bonds for Buildings for the Housing of Machinery and Equipment.
17. Initial Resolution Authorizing the Issuance of Not to Exceed \$3,580,000 General Obligation Refunding Bonds.
18. Resolution Authorizing and Directing the Publication of Notice of the Adoption of Initial Resolutions.
19. Resolution Authorizing and Providing for the Issuance of Not to Exceed \$11,145,000 General Obligation Corporate Purpose Bonds; Providing for the Notification and Sale of Said Obligations; and Other Related Details.
20. Initial Resolution Authorizing the Sale and Issuance of Not to Exceed \$1,350,000 General Obligation Promissory Notes; and Certain Related Details.
21. Initial Resolution Authorizing the Sale and Issuance of Not to Exceed \$1,000,000 Taxable General Obligation Promissory Notes, and Certain Related Details.

22. Resolution approving quit claim deed for East Walnut Street at Baird Street.
23. Resolution approving a relocation order for Monroe Avenue (STH 57) – Cass Street to Main Street.
24. Resolution authorizing applications for Outdoor Recreation Aids for the Fox River Trail Replacement-Main Street to East River.
25. Resolution authorizing applications for Outdoor Recreation Aids for the East River Trail Canoe/Kayak Launch Acquisition.
26. Resolution authorizing conditional-use approval at 614-620 Mather Street.
27. Resolution authorizing conditional-use approval at 1495 Morrow Street.
28. Resolution vacating a portion of Valley View Road, approximately 249 feet east of Barberry Lane.

#### **ORDINANCE - FIRST READING**

29. General Ordinance No. 10-13  
An ordinance amending Section 29.208 of the Code relating to parking regulations.

#### **ORDINANCE - THIRD READING**

30. Zoning Ordinance No. 6-13  
An ordinance rezoning property located at 311 N. Maple Avenue from Varied Density Residential (R3) District to Highway Commercial (C2) District.

Kris A. Teske  
Green Bay City Clerk

***Supporting documents for the numbered items in this agenda are contained in the Appendix of Supplemental Information.***

**ACCESSIBILITY:** Any person wishing to attend who, because of a disability, requires special accommodation should contact the City Safety Manager at 448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.



**APPENDIX OF SUPPLEMENTAL INFORMATION**

**FOR COUNCIL MEETING**

**OF TUESDAY, MAY 21, 2013**

**7:00 P.M.**

## PETITIONS & COMMUNICATIONS

### IMPROVEMENT & SERVICE COMMITTEE

Applications for Underground Sprinkler System Licenses by the following:

- A. Fox Valley Irrigation, Inc.
- B. Father & Son Lawn Service

Applications for Concrete Sidewalk Builder's Licenses by the following:

- A. Larry VanRite Trucking
- B. N & L Concrete Construction, LLP
- C. Tom Phillips Construction, Inc.

### PROTECTION & WELFARE COMMITTEE

Application for a "Class B" Combination license by TREL, LLC at 2266 Main Street.  
(Transfer from Bay Star, Inc.)

Objection by Jim Hobbins to a "Dangerous Dog Citation".

Request by Ray Salter to address the issue of loud noise from outdoor bands and enforcement of motorcycle noise.

Applications for various Liquor/Beer Licenses for the 2013-2014 License Year.

**REPORT OF THE GREEN BAY PLAN COMMISSION**  
**May 21, 2013**

The Green Bay Plan Commission, having met on Monday, May 13, 2013, considered all matters on its agenda and wishes to report and recommend the following:

1. To authorize a Conditional Use Permit (CUP) in a Medium Density (R2) District for a 3-unit townhome located at 614-620 Mather Street with the requirement that both tax parcels involved will be combined into one. (Item was approved by a vote of 6-1.)
2. To approve a Conditional Use Permit (CUP) to authorize a two-family dwelling in a Low Density Residential (R1) District located at 1495 Morrow Street subject to the following conditions:
  - a) Compliance is required with all applicable regulations of the Green Bay Municipal Code, including any necessary building permits for the modifications to the structure.
  - b) The second story rear porch roof shall be repaired or removed.
3. To approve the Lakota Group as the selected consulting firm for the Downtown Master Plan Update and to approve of the contract as presented contingent upon any further revisions deemed necessary by the Law Department and Common Council.

# THE LAKOTA GROUP

212 West Kinzie Street, 3<sup>rd</sup> Floor  
Chicago, Illinois 60654  
312.467.5445, 312.467.5484 (fax)

May 13, 2013  
*DRAFT FOR REVIEW*

## DOWNTOWN MASTER PLAN GREEN BAY, WISCONSIN

### PROFESSIONAL SERVICES AGREEMENT between The Lakota Group (Team, Lakota or Consultant) and the City of Green Bay (City)

#### I. SCOPE

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The City of Green Bay is contracting services with The Lakota Group and their team of professional planning/design consultants to assist in the development of a Downtown Master Plan. Lakota's sub-consultants include Goodman Williams Group and T.Y. Lin International.

#### PROJECT STUDY AREA

The Study Area is defined by the following boundaries:

- East: Webster Avenue
- South: Mason Street
- West: Ashland Avenue
- North: Portions of Mather Street and the East River

#### PROJECT GOALS

Green Bay's downtown is a critical community asset that not only provides for civic, business, shopping and recreational needs, but also serves as a social center or civic "heart" of the community. The city wants to strengthen this asset and build upon its core strategic strengths. The goals of this process are as follows:

1. Develop a shared community vision for downtown that provides a compelling and realistic picture of the future.
  - a. Cultivate broad community participation in, and support for, the downtown vision.
  - b. Integrate key elements of land use and redevelopment, transportation and parking, and implementation.
  - c. Utilize an appropriate level of market analysis to ensure that the vision and plan recommendations are grounded in reality.
  - d. Explore the current level of support for the specific urban design concepts in the 1997 Downtown Design Plan.
2. Incorporate the following land use and redevelopment priorities:
  - a. Identify catalytic redevelopment opportunities along with opportunities for new urban housing, employment, entertainment, and specialty retail.

- b. Prepare and test a range of development concepts for underdeveloped sites within the Downtown.
  - c. Anticipate and help shape development trends spawned by recent downtown redevelopment projects.
  - d. Develop concept design plans for key redevelopment sites and the Monroe Avenue corridor.
  - e. Identify public investment projects along with possible funding sources that can improve the character of the Downtown and encourage private investment. Consider urban riverfront amenities.
3. Incorporate the following transportation and parking related priorities:
    - a. Inform/incorporate findings of downtown parking study (to be contracted separately, performed simultaneously).
    - b. Identify opportunities for improving walking, bicycling, and transit connectivity between key destinations and other downtown assets.
  4. Incorporate a detailed implementation plan:
    - a. Identify multiple funding sources for public improvements.
    - b. Identify incentive options and possible public-private deal structures for key redevelopment sites.
    - c. Recommend proposed zoning changes.
    - d. Critically analyze the urban design recommendations of the 1997 plan relative to building design, site design, and streetscape.

## **II. CONSULTANT ROLE**

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For the Downtown Master Plan, Lakota will act as project manager, ensuring that all parties provide the services they are responsible for and keeping the project moving toward successful completion within the identified time frame. Lakota will also be responsible for quality control by reviewing all deliverables and publicly presented products to ensure that their content meets the City's standards of quality and the goals of the project. Additionally, Lakota will manage project communication between the City and the consultant team.

## **III. WORK PLAN**

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The work plan for this assignment is summarized as follows.

### **PHASE 1: ENGAGE & ANALYZE**

#### **TASK 1.1: PROJECT START MEETING & AREA TOUR (Meeting #1)**

Conduct a project start meeting with City Staff and the Steering Committee members to introduce the Team and discuss:

- Planning Mission
- Initial Plan Goals and Objectives
- Initial Issues and Challenges
- Work Plan and Schedule
- Available Data, Resources, and Resource People
- Key Focus Group or Stakeholder Identification
- Steering Committee additional members/composition

The Work Plan and Schedule will be refined based on input received during the Project Start Meeting. A more specific calendar of meeting dates and work products will be developed along with a list of data sources and key person interviews.

Following the project start meeting, the Team will conduct a walking tour of the Study Area and surrounding neighborhood context with the City Staff. The Team will record general land use, urban design, traffic, and infrastructure issues/constraints raised during the tour. Please note that if appropriate, this tour may include representatives of the Common Council and Plan Commission.

Our Team will also conduct separate driving/walking tours as needed throughout the project to review existing conditions. The Team will prepare a summary memo/minutes of the project start meeting and tour as well as regularly scheduled team review meetings.

#### **TASK 1.2: BASE MAPPING**

The Team will collect available digital base maps and zoning maps, aerial photos, and any additional resources from City Staff for use in this analysis phase and in preparing urban design plans and studies in the subsequent steps.

#### **TASK 1.3: DATA COLLECTION & FIELD RECONNAISSANCE**

The Team will work with City Staff to conduct additional field investigations and data collection to observe/inventory:

- General land use, urban design and development patterns
- General building massing, density and physical conditions, and where possible, building character and type.
- Traffic system network capacities and traffic flow
- Parking capacities, needs and opportunities
- Open space/greenways/environmentally sensitive areas
- Development patterns and commercial activity
- Infrastructure/utility conditions
- Streetscape character
- Uses of public and pedestrian spaces
- Pedestrian and bicycle network, facilities and gaps
- Wayfinding signage

#### **TASK 1.4: EXISTING PLANS ANALYSIS**

The Lakota Team will coordinate with City Staff to review and understand previous studies that impact the downtown. Specifically, the Team will focus on analyzing these plans to understand what initiatives have been successful and what challenges impacted the success of others.

#### **TASK 1.5: PROJECT WEBSITE DEVELOPMENT**

In order to provide an arena for regular public communication and update of this planning process, our Team will create a project website as a place for updates, including plans, graphics, community outreach for workshops, draft reports, online survey(s), and other interactive tools where appropriate and feasible. The dedicated project website will be supplemented with the appropriate use of social media to reach the widest audience possible and to engage with residents and stakeholders unable to attend public meetings.

**TASK 1.6: STAKEHOLDER INTERVIEWS/FOCUS GROUP SESSIONS**

The Consultant will work with City Staff to develop a plan for stakeholder interviews, including developing the questions and identifying and scheduling times with key stakeholders, including City leaders, property/business owners and residents. These informal discussions will focus on the impacts of new redevelopment, potential opportunity sites in the downtown, appropriate redevelopment character, and desired infrastructure and public amenities. Our Team's experience on similar assignments suggests that leaving at least two (2) full day openings from morning through evening will allow for as many sessions or interviews as deemed necessary. We believe that there are always those who cannot attend one of these dates or times and we will work with City Staff to accommodate key individuals.

**TASK 1.7: COMMUNITY WORKSHOP #1 (Meeting #2)**

The Consultant will conduct a public workshop/open house with City leaders and the community to introduce the Downtown Plan process. This workshop will provide an opportunity for the community to share their ideas on issues and opportunities and will serve as a launching point for continued discussion in other venues. Lakota will work with City Staff to identify the appropriate approach and content for this workshop.

**TASK 1.8: COMMUNITY WORKSHOP #2 (Meeting #3)**

The Consultant will conduct a public workshop/open house with City leaders and the community to address key ideas, concerns, and opportunities available within the greater Downtown area. The goal of this Workshop or Open House will be to provide the public with results of the data gathering completed to date and to contribute ideas toward the formulation of the vision statement. This can be done through small break-out tables of eight to ten people, or through a series of interactive topic-based stations. Lakota will work with City Staff to identify the appropriate approach and content for this workshop.

Prior to the workshop/open house, the Consultant will assist the City in preparing a workshop announcement/flyer/ mailing, a press release, and a website update to help raise awareness of the process. Graphic production and distribution of mailings and announcements will be the responsibility of the City. Additionally, City Staff will provide support at the workshop by facilitating discussions at break-out tables or topic-based stations.

**TASK 1.9: COMMUNITY WORKSHOP/STAKEHOLDER INTERVIEWS SUMMARY**

The Consultant will prepare a summary memo that identifies and quantifies input from the Community Workshop, online survey and stakeholder interviews. This information will also be updated on the project website.

**TASK 1.10: LAND USE/PHYSICAL CONDITIONS ANALYSIS (CITY STAFF)**

City Staff will inventory existing land use, building utilization, and occupancy/vacancy status within the project boundary.

**TASK 1.11: PROPERTY VALUE ANALYSIS (CITY STAFF)**

City Staff will compile history and status of downtown TIF districts, track changes in downtown property values and assess the changes related to key public investments.

**TASK 1.12: HOUSING ANALYSIS (CITY STAFF)**

City Staff will provide a downtown housing market analysis to the Team for use in the planning process.

**TASK 1.13: MARKET ANALYSIS**

Goodman Williams Group will lead the team’s market analysis to ensure that the plan creatively responds to existing and potential opportunities. The market analysis will rely on an understanding of the community gained through participation in stakeholder interviews and focus groups, surveys, and other channels for input to the consulting team. That community input will be complemented with market research conducted by the consultant and City staff to ensure realistic market assumptions.

Residential: Draw upon the recently completed downtown housing study, identifying any additional information that may be needed and linking the conclusions and recommendations to redevelopment sites and properties.

Commercial space: Provide guidance to City staff in preparing inventories and analyses office space and downtown businesses. An understanding of the assets of the downtown and the types of businesses likely to be attracted should support development scenarios that include office and commercial land uses.

Retail: Work with City staff to develop tables and maps that show the complete retail environment of Downtown Green Bay. Leakage analyses (Esri Business Analyst) may identify potential categories with opportunities for retail and restaurants. Demand from downtown residents, the larger Green Bay community, downtown workers, and visitors should be considered.

Visitors: Profile tourists, identify attractions, research hotel indicators, and consider redevelopment opportunities that could capture and enhance demand from visitors.

**TASK 1.14: REDEVELOPMENT OPPORTUNITY ANALYSIS**

As a result of the all the steps leading up to this point, the Team will now have a sense for the opportunity sites within the downtown area. The Team, working with City Staff, will prepare a recommended list of opportunity sites and prioritize them based on their impact upon the downtown and potential to spur future growth within the area. Key factors in prioritizing the sites will include, but not be limited to location, attainability, size and accessibility. City Staff will lead the Team in preparing redevelopment proformas for the priority, City-owned sites.

**TASK 1.15: LAND USE DEMAND PROJECTION**

Based on the results of the Market Analysis task and the identification of redevelopment opportunity sites, the Team along with City Staff, will generate a range of potential future land-use projections. These projections will be provided to the City to inform the concurrent parking study.

**TASK 1.16: TRANSPORTATION SYSTEM SUMMARY**

The Team will identify opportunities for improving alternative forms of transportation (i.e., bicycling, walking and transit) and incorporate the findings of the Downtown parking study, which is currently underway.

The Downtown streets will be analyzed for current and planned propensity to accommodate alternative forms of transportation and perform as complete streets. Using any existing data or studies available as a starting point, the streets will be analyzed based on current design, use, and adjoining land use and

form. A multi-modal analysis will determine how well the streets function for alternative forms of transportation, including walking, transit, and bicycling .

Additionally, the designs for the Monroe Avenue reconstruction will be reviewed for understanding and incorporated into the overall system summary.

#### **TASK 1.17: URBAN DESIGN ANALYSIS**

City Staff will provide the Consultant with a general overview of the ongoing growth and development of downtown Green Bay. The Consultant will review in detail the design elements of the 1997 plan for the downtown. Additionally, based on field observations, review of the city's downtown zoning, and our Team's experience with other downtowns, we will provide analysis on the development densities, massing, streetwalls and other character-defining urban design elements.

#### **TASK 1.18: VISION STATEMENT**

Led by City Staff, the Team will synthesize the analysis and public input into a Vision Statement for the downtown. The statement will define the geographic scope of the downtown and summarize the goals and objectives that were developed through the community process.

#### **TASK 1.19: "STATE OF THE DOWNTOWN" SUMMARY REPORT**

Summarizing this analysis phase, our Team will prepare a "State of the Downtown" summary report which collects the analyses regarding land use, infrastructure, transportation, market, and development issues and opportunities. We will highlight the dialogue and concerns addressed in the stakeholder interview process and Community Workshop. Results and input from the public workshop and from the online survey will also be tabulated and summarized. This draft summary report will be distributed to City Staff and/or a Steering Committee, if desired, for review and comment before being finalized and launched on the project website.

#### **TASK 1.20: STEERING COMMITTEE REVIEW AND REFINEMENT (MEETING #4)**

The Team will present to the City Staff and/or Steering Committee the preliminary "State of the Downtown" summary. This discussion will include each of the analyses topics listed above including the recommended opportunity sites. Following the presentation there will be a discussion where the Steering Committee will be given the chance to delve further into analytics and recommendations as desired.

### **PHASE 2: ENVISION**

#### **TASK 2.1: OVERALL DOWNTOWN ALTERNATIVES DEVELOPMENT**

Following the first phase of community engagement and analysis, our Team will begin the redevelopment or visioning process. Using our base data prepared in Phase 1, we will begin to develop a range of alternative strategies for the downtown testing the following:

- Land use mix, including transit-supportive uses
- Development density, scale, and articulation
- General building, massing, and height
- Open spaces
- Area physical character/image
- Streetscape character improvements
- Community identity and branding concepts, including signage and wayfinding enhancements

- Infrastructure improvements/enhancements
- Improved/enhanced or new transit facilities
- Sustainable and best management ideas and solutions

**TASK 2.2: CONNECTIVITY ALTERNATIVES DEVELOPMENT**

In addition to the development of overall downtown alternatives, the Team will integrate potential transit and transportation enhancements into the overall vision for the downtown. These enhancements may include:

- General road/street network improvements
- Pedestrian paths and sidewalk enhancements
- Neighborhood and regional trails and linkages
- Bicycle routes including shared and/or dedicated lanes
- Greenway/park/public gathering space linkages
- Improved/enhanced or new transit facilities

**TASK 2.3: CATALYTIC SITE ALTERNATIVES DEVELOPMENT**

Prepare a series of more detailed alternative site studies for up to three of the priority sites identified earlier in the process. Develop two to three concepts for each site that test a range of land-uses, development densities and site layouts. These alternatives will include detailed site data and metrics to help in the evaluation of the options.

**TASK 2.4: MONROE AVENUE REDEVELOPMENT ALTERNATIVES**

Prepare two to three alternatives for redevelopment along the Monroe Avenue corridor, focused in a four-block section. Similar to the catalytic site alternatives, these concepts will test different land-uses, development densities and site layouts. Additionally, these concepts will integrate with the completed Monroe Avenue reconstruction design plans and suggest additional enhancements to the corridor character through streetscape enhancements outside of the road right-of-way.

**TASK 2.5: PARKING STRATEGIES ALTERNATIVES DEVELOPMENT**

The Lakota Team will review and evaluate the results of the parking study. This study is expected to evaluate the supply and demand of current parking and determine the need for additional parking based on current and potential utilization rates. The Team will incorporate the results into the development of the overall downtown redevelopment alternatives. Additionally, the results of the parking study will be used to suggest additional policies, programs and strategies to encourage economic development in light of the Master Plan process.

**TASK 2.6: SUPPORTING GRAPHICS**

The Team will generate plans and cross-sections, as well as more detailed design vignettes to describe key ideas within the alternative concepts. Each development opportunity site will be detailed with two to three plan view drawings. Additionally, photos of case studies and photo-simulations may be prepared and provided. As appropriate to best communicate the design intent, the conceptual plans and graphics will be in both 2 and 3-dimensional formats and more fully illustrate the concepts and ideas generated by the Team. At least one architectural illustration will be developed to communicate the character of a key site or concept.

**TASK 2.7: STAFF/STEERING COMMITTEE REVIEW (MEETING #5)**

The Team will conduct a meeting with City Staff and/or Steering Committee to review the range of alternative downtown strategies and development concepts. The Team will revise the concepts, and exhibits based on input received at this meeting.

**TASK 2.8: COMMUNITY OPEN HOUSE (MEETING #6)**

Following refinement of the alternative concepts and urban design exhibits the Consultant Team will conduct a third Community Open House with City leadership and area residents/stakeholders to review the Downtown area analyses, alternative land use strategies and development concepts.

Our extensive PowerPoint presentation will include images/photographs, sketches/renderings, and computer generated graphics to help describe potential land use mix, development context, and physical needs as well as good examples of similarly scaled, developments located throughout the country. The workshop will break out into smaller group table discussions to evaluate each of the alternate plan options, ideas and concerns. A consultant Team or City Staff member will facilitate each table and help focus discussion on specific topics of concern and input. Participants at each table will be given a simple questionnaire/exhibit, which will be used to focus input on specific items of each of the plans liked or disliked. This survey and consolidated PowerPoint presentation will be placed onto the project website. At the conclusion of the small group discussions, each table will report back their collective opinions on the plan options. All participants will be allowed to submit their own thoughts through the questionnaire survey. Alternative methods can be used to create an interactive event, such as voting or prioritization exercise. Lakota will work with City Staff to identify the appropriate approach and content for this workshop.

Prior to the workshop, the Team will prepare a Workshop Announcement/Simple Poster and a press release. Distribution and printing will be the responsibility of the City Staff.

**TASK 2.9: OPEN HOUSE SUMMARY**

The Team will prepare a simple summary memo that identifies input from the workshop for City Staff review. The memo will be incorporated into the project website.

**PHASE 3: DOWNTOWN MASTER PLAN**

**TASK 3.1: DRAFT DOWNTOWN MASTER PLAN MAP**

The Consultant will prepare a Downtown Master Plan Map that incorporates the preferred alternatives and ideas for the overall downtown, connectivity, catalytic sites, and Monroe Avenue concepts. The plan will provide key site data and highlight key features and amenities within the plan.

**TASK 3.2: DRAFT IMPLEMENTATION STRATEGIES**

The Team will prepare a set of implementation strategies linked to the Downtown Master Plan. This will lay out, in a matrix form, the specific tasks, timeframe, and responsibilities/roles of public and private sector participants to achieve key recommended objectives of the Master Plan. Some of the issues addressed in the matrix may include, but are not limited to:

- Catalytic projects
- Priority level, time frames, and parties responsible for initiating key actions
- Key interrelationships/dependencies between projects
- Land assemblage strategies (public sector, facilitated private sector, and joint ventures)

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- On-site and off-site public improvements necessary for or to encourage development
- Coordination and linkage with updated City codes/ordinances and Master Plan recommendations
- Timing and phasing of development within and among the priority sites
- Public financing tools the City may need to consider to achieve targeted objectives
- Developer recruitment strategies

Site-specific recommendations will be described in a specific section of the matrix, and linked to a Priority Sites map. The map will illustrate recommended public improvements and private redevelopment initiatives, and prioritize these activities.

**TASK 3.3: STAFF/STEERING COMMITTEE REVIEW (MEETING #7)**

Conduct a meeting with City Staff and/or Steering Committee to review the Draft Downtown Master Plan and Implementation Strategy, as well as to organize for the upcoming community open house.

**TASK 3.4: COMMUNITY OPEN HOUSE (MEETING #8)**

A final community open house will be conducted to present the draft Downtown Master Plan and Implementation Strategies. Similar to the second open house, this event will be focused around a PowerPoint presentation of the information. The community will then be given an opportunity to participate through group discussions at break-out tables. At the conclusion of the small group discussions, each table will report back their collective opinions on the plan options. All participants will be provided alternate options for conveying their input, including the project website, where a consolidated PowerPoint presentation will be placed after the workshop. Lakota will work with City Staff to identify the appropriate approach and content for this workshop.

Prior to the workshop, the Team will prepare a Workshop Announcement/Simple Poster and a press release. Distribution and printing will be the responsibility of the City Staff.

**TASK 3.5: DRAFT DOWNTOWN MASTER PLAN REPORT**

Based on input from community participants and direction from the City Staff and/or Steering Committee our Team will refine and finalize the Draft Downtown Plan. All plan drawings, illustrations, maps, exhibits and supporting narrative, analysis recommendations, and implementation strategies will be organized in a concise, graphic, easy-to-read report document.

**TASK 3.6: STAFF/STEERING COMMITTEE REVIEW (MEETING #9)**

Conduct a meeting with City Staff and/or Steering Committee to review the Draft Report.

**TASK 3.7: FINAL MASTER PLAN REPORT**

Refine and prepare the final project report based on the direction of the City Staff and/or Steering Committee. The Final Report will be provided as one (1) unbound print-ready hard copy, (1) electronic copy in Adobe InDesign format, and (1) electronic copy in Adobe Acrobat format. All source files, documents, maps and exhibits will be provided to the City to allow for future updates and edits. Additionally, an easy to view online version of the report will be made available through the project website.

**TASK 3.8: CITY COUNCIL/PLAN COMMISSION PRESENTATION (MEETING #10)**

If appropriate our Team has allocated one additional meeting to assist the City Staff with a final presentation of the Plan/Report to the Common Council and/or Plan Commission.

#### **IV. TIMELINE**

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Lakota recognizes that time is of the essence and will complete the Downtown Master Plan in six to eight months (6-8) from the date of contract execution (See Exhibit A: Anticipated Project Timeline). Specific details of the process timeline will be cooperatively managed by Lakota and the City, and possible extension of the timeline can be considered if necessary.

#### **V. EQUAL OPPORTUNITY**

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Each party represents that it is an equal opportunity employer and will operate to comply with all applicable federal, state and local laws relating to equal employment opportunities, and if required, with the rules or regulations enforced by the Office of Federal Contract Compliance or any similar federal or state agency monitoring employment practices or government contracts.

#### **VI. ENTIRE AGREEMENT**

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This Agreement contains the full understanding of the parties with respect to the subject matter hereof, and it supersedes all prior proposals, agreements, memoranda, statements and representations, written or oral, between the parties. In the event of any conflict between the terms of this Agreement and the Prime Contract, the terms of this Agreement shall govern.

#### **VII. CONFIDENTIALITY**

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No party hereto shall disclose any information of any nature regarding this Agreement, except that either party may make such disclosures as are specifically required by law.

#### **VIII. CONFLICT OF INTEREST**

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Lakota certifies that no employee or officer of any agency with an interest in the Agreement has any pecuniary interest in the business of the Consultant or this Agreement, nor does any employee or officer have an interest that would conflict in any manner or degree with the Consultant's performance of this Agreement.

#### **IX. GOVERNING LAW**

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This Agreement has been executed in several counterparts, each of which shall be deemed an original but all of which shall be deemed to be the same agreement. The terms and provisions of this contract shall be construed under the laws of the State of Wisconsin.

#### **X. INSURANCE**

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Lakota and its subcontractors will provide the City with evidence of insurance, including liability, umbrella and automobile as required. The City will be named as an additional insured as appropriate to any District requirements.

#### **XI. SEVERABILITY**

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For any reason, the Agreement may be cancelled, in whole or in part, by Lakota or upon the City's

written notice. The City will pay Lakota's costs on the basis of percent of the Scope of Services completed as of the date of receipt of notice of default. Upon termination, Lakota will deliver all documents and products of whatever kind, and their reproducible origins related to the assignment, which have been produced to the date of the notice of termination.

## **XII. INVOICING**

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Lakota shall submit monthly invoices to the City and each invoice shall be subject to the audit and approval of the City. Fees will be submitted on the basis of percent of the Scope of Services completed. Invoices will be accompanied by a summary report of the services/tasks performed. Invoices past due 30 days will be subject to interest charges of 1.5%.

## **XIII. PROJECT TERMS**

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Lakota and its sub-consultants will be compensated with a not-to-exceed total project fee. The total project fee for professional services and reimbursable expenses is as follows:

**Total Project Fee is \$89,883 and includes all expenses**

The above fee estimate can be adjusted based on clarifications or changes to the work scope requested by the City. The fee estimate includes all the meetings outlined in the Project Tasks. It does not include any additional meetings, project reviews, presentations, studies, plans or designs other than those outlined above. If requested for budgeting purposes, our team will provide fee estimates for additional tasks.

### **Deliverables**

An electronic copy of meeting notes, memos, hand-outs, flyers, interim reports, conceptual site plans and concepts, Master Plan map and the final report will be provided to the City for reproduction. All source files, documents, maps and exhibits will be provided to the City to allow for future updates and edits.

### **Billing Rates**

Our current firm's hourly rates, which are listed below, include our direct labor and overhead costs combined into a single rate. Our direct costs are included in the fee and expenses listed above. Any additional services requested will be billed on an hourly rate basis according to the firm's current hourly rates.

**Lakota Billing Rates (2013):**

Principal	\$240
Associate Principal	\$210
Vice President	\$190
Senior Associate	\$170
Project Planner/Designer/Manager	\$140
Planner/Urban Designer/Landscape Arch.	\$110 - \$130
Research/Operations Staff	\$90

**T.Y. Lin International**

Chief Planner	\$207
Senior Planner	\$98
Staff Planner	\$80

**Goodman Williams Group**

Principal	\$180
Associate/Analyst	\$85

Additionally, this proposal does not include the following tasks:

- Conceptual Redevelopment Plans and Public Improvement Plans will be provided as noted in the work scope. If more detailed Site/Landscape/Streetscape Design/Construction Documents are needed, Lakota can prepare as additional services or under a separate contract.
- Market Analysis will be provided as noted in the work scope. If site or project specific Financial Feasibility or Fiscal Impact Studies are needed, they can be provided by real estate analysts as additional services or under a separate contract.
- Capital Improvement Programming (by engineers)
- Property or Legal Surveys (by surveyors)

Please indicate acceptance of this agreement by signing one copy and returning it to our office listed above. Lakota will begin work after receiving written authorization to proceed via fax, email, mail or messenger. **The Lakota Group appreciates the opportunity to provide the City of Green Bay with Professional Master Planning Services.**

\_\_\_\_\_  
**Scott Freres, RLA, ASLA**  
President  
The Lakota Group

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

**City of Green Bay**

\_\_\_\_\_  
Date

Exhibit A

**Downtown Master Plan**  
City of Green Bay, Wisconsin

**Draft Project Timeline**

**LAND PLANNING PHASE #1/TASKS**

**PHASE 1: ENGAGE & ANALYZE**

	June	July	August	September	October	November	December
Task 1.1: Project Start Meeting & Community Tour (Meeting #1)							
Task 1.2: Base Mapping							
Task 1.3: Data Collection & Field Reconnaissance							
Task 1.4: Existing Plans Analysis							
Task 1.5: Project Website Development							
Task 1.6: Stakeholders Interviews/Focus Group Sessions							
Task 1.7: Community Kick-off Session (Meeting #2)							
Task 1.8: Community Open House (Meeting #3)							
Task 1.9: Community Open House/Stakeholder Interviews Summary							
Task 1.10: Land Use/Physical Conditions Analysis (STAFF)							
Task 1.11: Property Value Analysis (STAFF)							
Task 1.12: Housing Analysis (STAFF)							
Task 1.13: Market Analysis							
Task 1.14: Redevelopment Opportunity Analysis							
Task 1.15: Land Use Demand Projection							
Task 1.16: Transportation System Summary							
Task 1.17: Urban Design Analysis							
Task 1.18: Vision Statement							
Task 1.19: "State of the Downtown" Summary Report							
Task 1.20: Staff/Steering Committee Review (Meeting #4)							

**PHASE 2: ENVISION**

Task 2.1: Overall Downtown Alternatives Development							
Task 2.2: Conceptual Alternatives Development							
Task 2.3: Catalytic Site Alternatives Development							
Task 2.4: Monroe Avenue Redevelopment Alternatives							
Task 2.5: Parking Strategies, Alternatives Development							
Task 2.6: Supporting Graphics							
Task 2.7: Staff/Steering Committee Review (Meeting #5)							
Task 2.8: Community Open House (Meeting #6)							
Task 2.9: Open House Summary							

**PHASE 3: DOWNTOWN MASTER PLAN**

Task 3.1: Draft Downtown Master Plan							
Task 3.2: Draft Implementation Strategies							
Task 3.3: Staff/Steering Committee Review (Meeting #7)							
Task 3.4: Community Open House (Meeting #8)							
Task 3.5: Draft Downtown Master Plan Report							
Task 3.6: Staff/Steering Committee Review (Meeting #9)							
Task 3.7: Final Master Plan Report							
Task 3.8: City Council/Plan Commission Presentation (Meeting #10)							

20

**REPORT OF THE GREEN BAY REDEVELOPMENT AUTHORITY**  
**May 21, 2013**

The Green Bay Redevelopment Authority, having met on Tuesday, May 14, 2013, considered all matters on its agenda and wishes to report and recommend the following:

1. The Authority met in closed session to review a Development Agreement for Parcels 12-118 and 12-119 in downtown. The Authority approved the Development Agreement and recommends Council approval.

**REPORT OF THE FINANCE COMMITTEE**  
**May 21, 2013**

The Finance Committee, having met on Tuesday, May 14, 2013, considered all matters on its agenda and wishes to report and recommend the following:

1. To approve the transfer of \$52,020 from forfeited Inspection Deposits (fund 807) to TIF 5 to fund the Downtown Planning project.
2. To approve the request by the Mayor to borrow \$13,495,000 for capital improvements.
3. To receive and place on file the review of the financial statements through the first quarter of 2013.
4. To proceed with the Report of the Claims Committee as discussed in closed session.
5. To award the designation of Official Newspaper for the city to the Green Bay Press Gazette for the estimated amount of \$47,850.
6. To approve the request by the Parks Department to expend up to \$30,000 for a used Bobcat Skid Steer Loader.
7. To receive and place on file the report of the Finance Director.

2013 Contingency Fund  
\$92,000

4.

**REPORT OF THE  
IMPROVEMENT & SERVICE COMMITTEE  
May 21, 2013**

MEMBERS: Brian Danzinger, Joe Moore, Jim Warner, Jerry Wiezbiskie

1. To approve the request by Parkside Animal Care Center to extend their special assessment payment schedule for an additional 3 years, increasing from 5 years to a total of 10 years, for the property located at 123 N Military Avenue.
2. To request Public Works staff to create the bulk/special collection policy for the overflow schedule to be incorporated into the City's solid waste ordinance.
3. To approve the 2013 Mini-Storm Sewer Program.
4. To order in the installation of sidewalk on Morrow Street between 1900 Morrow Street and Danz Avenue.
5. To postpone the request by the Department of Public Works for discussion and possible action regarding installation of sidewalk on University Avenue between Humboldt Road and Curry Lane until the June 12, 2013 Improvement and Services Committee meeting at which time Ald. Moore will make a recommendation as to the direction this project should proceed in.
6. To order in the installation of sidewalk on the north side of the westerly Main Street Frontage Road from East Mason Street to Auto Plaza Way including the additional work required to upgrade the traffic signals both at the Auto Plaza Way and Manitowoc Road intersections.
7. To approve the report by the Department of Public Works on GBMSD Rate Methodology Study.
8. To approve the request that the Department of Public Works continue to promote educational efforts to maintain the status quo of not allowing contractors to utilize the City's yard waste facilities by potential utilizing light duty personnel, and if this becomes an increasingly larger issue in the future, to bring it back to Committee for further discussion and action at that time. Motion carried with Ald. Danzinger voting "no".
9. To award contract RESURFACING 1-13 to the low responsive bidders:  
  
Part A to Martell Construction in the amount of \$302,585.00.  
Part B to MCC, Inc. in the amount of \$1,310,475.17.
10. To approve the request by Brown County Community Gardens to expand the existing community garden south of Fifth Street & east of Ashland Avenue to include the area north of Fifth Street & east of Ashland Avenue.
11. To approve the following quit claim deed and authorize payment.

EAST WALNUT STREET AT BAIRD STREET

Green Bay Area Public School District	\$1.00
Parcel 17-1061	

12. To approve the application for an Underground Sprinkler System License by The Sprinkler Company.
13. To approve the applications for Concrete Sidewalk Builder's Licenses by the following:
  - A. Melnarik Concrete, Inc.
  - B. Sommers Construction Co., Inc.
  - C. Loch Construction Co., Inc.
  - D. Weidner Concrete Construction, LLC
  - E. Ray Jaeger Construction
  - F. Fischer-Ulman Construction, Inc.
  - G. Tilleman Construction
  - H. Precision Flatwork

**REPORT OF THE PARK COMMITTEE**  
**May 21, 2013**

The Park Committee, having met on Wednesday, May 15, 2013, considered all matters on its agenda and wishes to report and recommend the following:

1. To approve the request by Chappell School to install some playground equipment at Chappell Park/School contingent upon:
  - All costs are the responsibility of the Green Bay Area Public School District.
  - Green Bay Area Public School District is responsible for installation.
  - All proper installation and code requirements being met.
  
2. To approve the request by West High School to install a community garden at Fisk Park contingent upon:
  - All costs will be the responsibility of the Green Bay Area Public School District.
  - West High School is responsible for maintenance and management of the garden.
  - All proper permits and insurances being obtained.
  
3. To approve the request by the East River Trail Task Force to initiate a fundraising proposal for the East River Trail and bring it back to the Park Committee for approval.
  
4. To approve the resolution to support the Department of Natural Resources Stewardship Grant Application needed for the canoe/kayak launch for the East River Trail located on St. George Street.
  
5. To approve the resolution to support the Department of Natural Resources Stewardship Grant Application for the replacement of the Fox River Trail from Main Street to the East River.
  
6. To accept a donation of four park benches by Perkins, Maple Arches and Mather Heights Neighborhood Associations through the Neighborhood Association Mini Grant Application to be placed on the West Side Trail contingent upon:
  - All costs will be the responsibility of the Neighborhood Associations.
  - Final site, design and placement of benches must be approved by park staff.
  - Once installed the benches become property of the City of Green Bay.
  - All proper permits and insurances being obtained.
  
7. To refer the Fox-Wisconsin Heritage Parkway resolution to the Law Department for revisions to include language specific to private property acquisition and zoning rights and to bring this item back to the Park Committee for a final review.
  
8. To receive and place on file the Director's Report.

6

**REPORT OF THE PERSONNEL COMMITTEE**  
**May 21, 2013**

The Personnel Committee, having met on Tuesday, May 14, 2013 considered all matters on its agenda and reports and recommends the following:

1. To approve the request to fill the following Department of Public Works positions and all subsequent vacancies resulting from internal transfers.
  - Bridgetender
  - Maintenance & Enforcement Attendant
  - Truck Driver
  - Sewer Laborer
  - Street Supervisor
  - Engineering Aide
  
3. To approve a rehire policy for all regular City employees with a minimum of three years of service to the City and a break in employment of six months or less.
  
4. To approve the RFP process for Long Term Disability (LTD) and Life Insurance.
  
5. To approve the following meeting dates for Personnel and Finance Committee.
  - a. May 28 – cancel meeting  
June 11  
August 13  
September 10  
October 8 and 22 (return to regular meeting schedule)
  
  - b. July meeting date to be determined
  
5. To receive and place on file the update on labor negotiations.
  
6. To receive and place on file the report of routine Personnel Actions for regular employees.
  
7. To rule the motion out of order for approval of out-of-state travel for two employees to attend the National Brownfield Conference in Atlanta, Georgia from May 14 – 17, 2013.

**CITY OF GREEN BAY PERSONNEL POLICY**

<b>Title:</b> Rehire Policy	<b>Policy Reference:</b> Chapter 27
<b>Policy Source:</b> Human Resources Department	<b>Legal Review Date:</b> March, 2013
<b>Personnel Committee Approval:</b> May 14, 2013	<b>City Council Approval:</b> Date

- 27.1 Rehire Criteria. A former regular employee with a minimum of 3-consecutive years of experience with the City in a regular position, who is rehired within 6-months of the date of separation from employment, will be eligible for service credit as outlined in this policy.
- 27.2 New Employee. If more than 6-months has elapsed between the former employee's separation and rehire dates, the former employee will be considered a new employee and will not be eligible for service credit.
- 27.3 Regular Employee. An employee in a position that is regularly scheduled for 52-weeks a year for 20-hours or more.
- 27.4 Service Credit. The employee's prior period of regular City employment is added to the current period, but the break in service is not counted as part of total service credit.
- 27.5 Service Credit Inclusions. Former employees rehired as described in 27.1 will be provided eligible service credit for purposes of the following.
  - a) Vacation accrual rate.
  - b) If a former employee is rehired into the same position held immediately prior to separation of employment from the City, service credit will be applied to the employee's salary placement.
- 27.6 Service Credit Exclusions. Rehired employees will be considered a new employee for all other purposes, or as may otherwise be defined under an applicable collective bargaining agreement, including but not limited to the following:
  - a) Probationary Period.
  - b) Sick Leave.
  - c) Benefit Plan waiting periods (i.e. health, dental, etc.).
  - d) Wisconsin Retirement System eligibility based solely on WRS plan provisions.
  - e) Seniority provisions, if applicable.
- 27.7 This policy is effective retroactive to June 1, 2012.

7a

## PROTECTION & WELFARE COMMITTEE REPORT May 21, 2013

The Protection & Welfare Committee, having met on Monday, May 13, 2013 considered all matters on the agenda and wishes to report and recommend the following:

1. To approve the request by the owners of Pearly Gates, 3551 Finger Road, to hold an outdoor event on September 7 and to allow music until midnight. The approval of the request is subject to complaint.
2. To approve the request by the owner of Taqueria Maldonado's, 1737 Main Street, to hold an outdoor event on May 26 contingent on the City Attorney's Office receiving proper information on the event. The approval of the request is subject to complaint.
3. To approve the request by the owners of The Den, 1623 Cass Street, to hold an outdoor event on June 8. The approval of the request is subject to complaint.
4. To approve the request by the owners of Fuzzy's Bar & Grill, 2511 W. Mason Street, to amend their liquor license to include a smoking room contingent on the City Attorney's Office's approval of the smoking room plans.
5. To approve the application for an available "Class B" Combination License and renewal application by Kathy Broder at 1332 S. Broadway with the approval of proper authorities.
6. To approve the application to keep three dogs at 441 Bretcoe Drive, with the stipulation that upon the death of one of the dogs the applicant must appear back before this Committee for permission to keep more than two dogs.
7. To approve the application to keep three dogs at 536 Fred Street, with the stipulation that upon the death of one of the dogs the applicant must appear back before this Committee for permission to keep more than two dogs.
8. To approve the application to keep three dogs at 724 Garden Street, with the stipulation that upon the death of one of the dogs the applicant must appear back before this Committee for permission to keep more than two dogs.
9. To refer to staff the request by Historical Preservation Committee to adopt draft ordinance relating to razing of historical buildings.
10. To postpone until the next meeting the appeal by Ashley Jackson to the denial of her operator license application.
11. To deny the appeal by Amber Lynn Holiday to the denial of her operator license application.

12. To receive and place on file the appeal by Jonathan Le Breck to the denial of his operator license application.
13. To approve the appeal by Brookes Mann to the denial of her secondhand article dealer license application.
14. To approve the application for various liquor/beer licenses for the 2013-14 License Year.

COMMON COUNCIL  
OF THE  
CITY OF GREEN BAY, WISCONSIN

May 21, 2013

Resolution No. \_\_\_\_\_

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**An Initial Resolution Authorizing the  
Issuance of Not to Exceed  
\$1,585,000 General Obligation Bonds  
for Street Improvements and Street Improvement Funding**

---

**BE IT RESOLVED**, by this Common Council, that under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes, the City of Green Bay, Wisconsin (the "City"), shall issue its negotiable, general obligation bonds in a principal sum not to exceed \$1,585,000 for street improvements and street improvement funding; *provided, however*, that said bonds shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

**BE IT FURTHER RESOLVED**, that notice of the adoption of this Resolution shall be published in the official newspaper of the City as a class 1 notice, such publication to occur no later than 15 days after the adoption of this Resolution.

\* \* \* \* \*

Adopted: May 21, 2013

Approved: May \_\_, 2013

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



COMMON COUNCIL  
OF THE  
CITY OF GREEN BAY, WISCONSIN

May 21, 2013

Resolution No. \_\_\_\_\_

---

An Initial Resolution Authorizing the  
Issuance of Not to Exceed  
\$1,100,000 General Obligation Bonds  
for Sewerage Improvements

---

**BE IT RESOLVED**, by this Common Council, that under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes, the City of Green Bay, Wisconsin (the "City"), shall issue its negotiable, general obligation bonds in a principal sum not to exceed \$1,100,000 for sewerage improvements, including, but not limited to, sanitary sewer improvements; *provided, however*, that said bonds shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

**BE IT FURTHER RESOLVED**, that notice of the adoption of this Resolution shall be published in the official newspaper of the City as a class 1 notice, such publication to occur no later than 15 days after the adoption of this Resolution.

\* \* \* \* \*

Adopted: May 21, 2013

Approved: May \_\_, 2013

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

COMMON COUNCIL  
OF THE  
CITY OF GREEN BAY, WISCONSIN

May 21, 2013

Resolution No. \_\_\_\_\_

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**An Initial Resolution Authorizing the  
Issuance of Not to Exceed  
\$650,000 General Obligation Bonds  
for Parking Lots or Other Parking Facilities**

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**BE IT RESOLVED**, by this Common Council, that under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes, the City of Green Bay, Wisconsin (the "City"), shall issue its negotiable, general obligation bonds in a principal sum not to exceed \$650,000 for parking lots or other parking facilities; *provided, however*, that said bonds shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

**BE IT FURTHER RESOLVED**, that notice of the adoption of this Resolution shall be published in the official newspaper of the City as a class 1 notice, such publication to occur no later than 15 days after the adoption of this Resolution.

\* \* \* \* \*

Adopted: May 21, 2013

Approved: May \_\_, 2013

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

COMMON COUNCIL  
OF THE  
CITY OF GREEN BAY, WISCONSIN

May 21, 2013

Resolution No. \_\_\_\_\_

---

**An Initial Resolution Authorizing the  
Issuance of Not to Exceed  
\$900,000 General Obligation Bonds  
for Fire Engines and Other Equipment  
of the Fire Department**

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**BE IT RESOLVED**, by this Common Council, that under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes, the City of Green Bay, Wisconsin (the "City"), shall issue its negotiable, general obligation bonds in a principal sum not to exceed \$900,000 for fire engines and other equipment of the fire department; *provided, however*, that said bonds shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

**BE IT FURTHER RESOLVED**, that notice of the adoption of this Resolution shall be published in the official newspaper of the City as a class 1 notice, such publication to occur no later than 15 days after the adoption of this Resolution.

\* \* \* \* \*

Adopted: May 21, 2013

Approved: May \_\_, 2013

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**COMMON COUNCIL  
OF THE  
CITY OF GREEN BAY, WISCONSIN**

May 21, 2013

Resolution No. \_\_\_\_\_

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---

**An Initial Resolution Authorizing the  
Issuance of Not to Exceed  
\$900,000 General Obligation Bonds  
for Parks and Public Grounds**

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**BE IT RESOLVED**, by this Common Council, that under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes, the City of Green Bay, Wisconsin (the “City”), shall issue its negotiable, general obligation bonds in a principal sum not to exceed \$900,000 to finance additions and improvements to parks and public grounds; *provided, however,* that said bonds shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

**BE IT FURTHER RESOLVED**, that notice of the adoption of this Resolution shall be published in the official newspaper of the City as a class 1 notice, such publication to occur no later than 15 days after the adoption of this Resolution.

\* \* \* \* \*

Adopted: May 21, 2013

Approved: May \_\_, 2013

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

COMMON COUNCIL  
OF THE  
CITY OF GREEN BAY, WISCONSIN

May 21, 2013

Resolution No. \_\_\_\_\_

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**An Initial Resolution Authorizing the  
Issuance of Not to Exceed  
\$1,500,000 General Obligation Bonds  
for River Improvements**

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**BE IT RESOLVED**, by this Common Council, that under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes, the City of Green Bay, Wisconsin (the "City"), shall issue its negotiable, general obligation bonds in a principal sum not to exceed \$1,500,000 to finance river improvements, including, but not limited to, improvements to a public boardwalk with piers; *provided, however*, that said bonds shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

**BE IT FURTHER RESOLVED**, that notice of the adoption of this Resolution shall be published in the official newspaper of the City as a class 1 notice, such publication to occur no later than 15 days after the adoption of this Resolution.

\* \* \* \* \*

Adopted: May 21, 2013

Approved: May \_\_, 2013

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**COMMON COUNCIL  
OF THE  
CITY OF GREEN BAY, WISCONSIN**

May 21, 2013

Resolution No. \_\_\_\_\_

---

**An Initial Resolution Authorizing the  
Issuance of Not to Exceed  
\$700,000 General Obligation Bonds  
for Acquiring and Developing Sites for Industry and Commerce  
as Will Expand the Municipal Tax Base**

---

**BE IT RESOLVED**, by this Common Council, that under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes, the City of Green Bay, Wisconsin (the “City”), shall issue its negotiable, general obligation bonds in a principal sum not to exceed \$700,000 for acquiring and developing sites for industry and commerce as will expand the municipal tax base, including, but not limited to, infrastructure improvements within the City’s Tax Incremental Districts Numbers 7 and 13; *provided, however*, that said bonds shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

**BE IT FURTHER RESOLVED**, that notice of the adoption of this Resolution shall be published in the official newspaper of the City as a class 1 notice, such publication to occur no later than 15 days after the adoption of this Resolution.

\* \* \* \* \*

Adopted: May 21, 2013

Approved: May \_\_, 2013

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

COMMON COUNCIL  
OF THE  
CITY OF GREEN BAY, WISCONSIN

May 21, 2013

Resolution No. \_\_\_\_\_

---

**An Initial Resolution Authorizing the  
Issuance of Not to Exceed  
\$230,000 General Obligation Bonds  
for Buildings for the Housing of Machinery and Equipment**

---

**BE IT RESOLVED**, by this Common Council, that under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes, the City of Green Bay, Wisconsin (the "City"), shall issue its negotiable, general obligation bonds in a principal sum not to exceed \$230,000 for buildings for the housing of machinery and equipment, including, but not limited to, improvements to public works garages; *provided, however*, that said bonds shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

**BE IT FURTHER RESOLVED**, that notice of the adoption of this Resolution shall be published in the official newspaper of the City as a class 1 notice, such publication to occur no later than 15 days after the adoption of this Resolution.

\* \* \* \* \*

Adopted: May 21, 2013

Approved: May \_\_, 2013

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

COMMON COUNCIL  
OF THE  
CITY OF GREEN BAY, WISCONSIN

May 21, 2013

Resolution No. \_\_\_\_\_

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An Initial Resolution Authorizing the  
Issuance of Not to Exceed  
\$3,580,000 General Obligation Refunding Bonds

---

**BE IT RESOLVED**, by this Common Council, that under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes, the City of Green Bay, Wisconsin (the "City"), shall issue its negotiable, general obligation bonds in a principal sum not to exceed \$3,580,000 to finance the current refunding of the City's outstanding Green Bay Metropolitan Sewerage District Interceptor Cost Recovery Loans; *provided, however*, that said bonds shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

**BE IT FURTHER RESOLVED**, that notice of the adoption of this Resolution shall be published in the official newspaper of the City as a class 1 notice, such publication to occur no later than 15 days after the adoption of this Resolution.

\* \* \* \* \*

Adopted: May 21, 2013

Approved: May \_\_, 2013

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

COMMON COUNCIL  
OF THE  
CITY OF GREEN BAY, WISCONSIN

May 21, 2013

Resolution No. \_\_\_\_\_

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**A Resolution Authorizing and Directing  
the Publication of Notice of the  
Adoption of Initial Resolutions**

---

**BE IT RESOLVED**, by this Common Council, that the City Clerk of the City of Green Bay, Wisconsin (the "**City**") is hereby authorized and directed to publish one time in the City's official newspaper (as a class 1 notice under Chapter 985 of the Wisconsin Statutes) a Notice to Electors of the City in substantially the form attached hereto as Exhibit A, with such modifications as are necessary to accurately reflect the action taken on the initial resolutions described therein (the "**Initial Resolutions**") by the Common Council at its meeting on May 21, 2013, such publication to occur no later than 15 days after the Initial Resolutions have been adopted by the Common Council.

\* \* \* \* \*

Adopted: May 21, 2013

Approved: May \_\_, 2013

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

EXHIBIT A

**NOTICE TO ELECTORS  
OF THE CITY OF GREEN BAY, WISCONSIN  
RELATING TO THE ISSUANCE OF GENERAL OBLIGATION BONDS**

Notice is hereby given that on May 21, 2013, the Common Council of the City of Green Bay, Wisconsin (the "City") adopted eight initial resolutions under and pursuant to the provisions of Chapter 67 of the Wisconsin Statutes authorizing the issuance of negotiable, general obligation bonds of the City in the following maximum principal amounts for the following purposes: (1) a sum not to exceed \$1,585,000 for street improvements and street improvement funding; (2) a sum not to exceed \$1,100,000 for sewerage improvements, including, but not limited to, sanitary sewer improvements; (3) a sum not to exceed \$650,000 for parking lots and other parking facilities; (4) a sum not to exceed \$900,000 for fire engines and other equipment of the fire department; (5) a sum not to exceed \$900,000 for additions and improvements to parks and public grounds; and (6) a sum not to exceed \$1,500,000 for river improvements, including, but not limited to, improvements to a public boardwalk with piers; (7) a sum not to exceed \$700,000 for acquiring and developing sites for industry and commerce as will expand the municipal tax base, including, but not limited to, infrastructure improvements within the City's Tax Incremental Districts Numbers 7 and 13; and (8) a sum not to exceed \$230,000 for buildings for the housing of machinery and equipment, including, but not limited to improvements to public works garages.

**If within 30 days after the adoption of the forgoing resolutions there is filed in the office of the City Clerk a petition for referendum on one or more of said resolutions conforming to the requirements of Section 8.40 of the Wisconsin Statutes, signed by electors numbering at least 10% of the number of votes cast in the City for governor at the last general election, then the resolution or resolutions for which such a petition is filed shall not be effective unless adopted by a majority of the City's electors voting at such referendum. If no such petition is so filed with respect to one or more of the foregoing resolutions, then the resolution or resolutions for which no such petition is filed shall be effective without a referendum.**

Publication Date: May \_\_, 2013

/s/ Kris A. Teske

\_\_\_\_\_  
City Clerk

**COMMON COUNCIL  
OF THE  
CITY OF GREEN BAY, WISCONSIN**

May 21, 2013

Resolution No. \_\_\_\_\_

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**A Resolution Authorizing and Providing for the Issuance of Not to Exceed  
\$11,145,000 General Obligation Corporate Purpose Bonds;  
Providing for the Notification and Sale of Said Obligations;  
and Other Related Details**

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RECITALS

The Common Council (the “**Governing Body**”) of the City of Green Bay, Wisconsin (the “**City**”) makes the following findings and determinations:

1. The City is in need of funds for the following purposes: \$1,585,000 for street improvements and street improvement funding; \$1,100,000 for sewerage improvements, including, but not limited to, sanitary sewer improvements; \$650,000 for parking lots or other parking facilities; \$900,000 for fire engines and other machinery of the fire department; \$900,000 for additions and improvements to parks and public grounds; \$1,500,000 for river improvements, including, but not limited to, improvements to a public boardwalk with piers; \$700,000 for acquiring and developing sites for industry and commerce as will expand the municipal tax base, including, but not limited to, infrastructure improvements within the City’s Tax Incremental Districts Numbers 7 and 13; and \$230,000 for buildings for the housing of machinery and equipment, including, but not limited to, improvements to public works garages (collectively, the “**Project**”); and \$3,580,000 for the current refunding of the City’s outstanding Green Bay Metropolitan Sewerage District Interceptor Cost Recovery Loans (the “**Refunding**”).
2. The City may choose to issue one or more separate series of obligations to finance portions of the Project and the Refunding.
3. The Governing Body deems it in the best interests of the City that the funds needed be borrowed in the aggregate amount stated above and for the purposes of the Project and the Refunding, pursuant to the provisions of Chapter 67 of the Wisconsin Statutes, and upon the terms and conditions set forth below.

RESOLUTIONS

The Governing Body resolves as follows:

**Section 1. Authorization and Purposes.**

The purposes of the Project and the Refunding are each hereby authorized to be undertaken and are hereby authorized to be combined into a single bond issue and designated as

“Corporate Purpose Bonds” as more fully provided below; *provided, however*, that the City may choose to issue one or more separate series of obligations to finance portions of the Project.

**Section 2. Authorization of Issuance of Obligations.**

For the purposes of the Project and the Refunding, there shall be, and there are hereby, authorized and ordered to be prepared, executed, and issued, fully registered, negotiable, general obligation corporate purpose bonds of the City in an aggregate principal amount not to exceed \$11,145,000 (the “**Obligations**”). The Obligations will be issued under and by virtue of the provisions of Chapter 67 of the Wisconsin Statutes.

**Section 3. Authorization of Sale of Obligations**

The Obligations are hereby authorized and ordered to be sold to a purchaser to be determined by competitive bid (the “**Purchaser**”).

**Section 4. Preparation of Official Statement and Notice of Sale.**

The Mayor, the Clerk, and the Finance Director of the City (in consultation with the City’s Financial Advisor, Robert W. Baird & Co. Incorporated) are each hereby authorized to cause a preliminary offering document for the Notes (the “**Official Statement**”) to be prepared and distributed to any banks, underwriters, investment houses, or the like deemed to be advisable, and to enclose therewith copies of a “Notice of Sale” and a “Bid Form”. The Mayor and the Clerk are hereby authorized, on behalf of the City, to approve the form of Official Statement and authorize it to be deemed final as of its date for purposes of Securities and Exchange Commission Rule 15c2-12(b)(1), and to supply copies of the Official Statement upon request.

The Clerk is hereby further authorized and directed to cause notice of the sale of the Obligations to be (i) provided to *The Bond Buyer* for inclusion in its complimentary section for the publication of such notices, and (ii) posted in the same locations as the City routinely posts notices for its official business.

**Section 5. Bids for Obligations.**

Written bids for the sale of the Obligations shall be received by the City on the date fixed in the Notice of Sale, on which date such bids shall be publicly opened and read. The Governing Body reserves the right in its discretion, without cause, to waive any informality in any bid, to reject any or all bids without cause, and to reject any bid which it determines to have failed to comply with the terms of the Notice of Sale for the Obligations.

**Section 6. Further Actions.**

The Governing Body shall adopt a resolution to award the sale of the Obligations to the Purchaser, approve the purchase contract submitted by the Purchaser to evidence the purchase of the Obligations (the “**Bond Purchase Agreement**”), fix the interest rate or rates on the Obligations in accordance with the Bond Purchase Agreement, provide for the form of the Obligations, set forth any early redemption provisions, levy taxes to pay the principal of, and

interest on, the Obligations as required by law, designate a fiscal agent for the Obligations, and take such further action as may be necessary or expedient to provide for the preparation, execution, issuance, delivery, payment, and cancellation of the Obligations.

**Section 7. Severability of Invalid Provisions.**

In case any one or more of the provisions of this resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions of this resolution.

**Section 8. Authorization to Act.**

The officers of the City, attorneys for the City, or other agents or employees of the City are hereby authorized to do all acts and things required of them by this resolution for the full, punctual, and complete performance of all of the provisions of this resolution.

**Section 9. Prior Actions Superseded.**

All prior resolutions, rules, ordinances, or other actions, or parts thereof, of the Governing Body in conflict with the provisions of this resolution shall be and the same are hereby rescinded insofar as they may so conflict.

**Section 10. Effective Date.**

This resolution shall take effect upon its adoption and approval in the manner provided by law.

\* \* \* \* \*

Adopted: May 21, 2012

Approved: May \_\_\_\_, 2012

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

COMMON COUNCIL  
OF THE  
CITY OF GREEN BAY, WISCONSIN

May 21, 2013

Resolution No. \_\_\_\_\_

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**An Initial Resolution Authorizing the Sale and Issuance of Not to Exceed  
\$1,350,000 General Obligation Promissory Notes;  
and Certain Related Details**

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RECITALS

The Common Council (the “**Governing Body**”) of the City of Green Bay, Wisconsin (the “**City**”) makes the following findings and determinations:

1. The City is in need of funds to finance replacements of municipal equipment and improvements to City Hall (collectively, the “**Project**”).
2. The Governing Body deems it in the best interests of the City that the funds needed for the Project be borrowed, pursuant to the provisions of Section 67.12 (12) of the Wisconsin Statutes, and upon the terms and conditions set forth below.

RESOLUTIONS

The Governing Body resolves as follows:

**Section 1. Initial Resolution Authorizing the Issuance of Notes.**

Under and by virtue of the provisions of Section 67.12 (12) of the Wisconsin Statutes, the City shall issue its negotiable general obligation promissory notes in an aggregate principal amount of approximately \$1,350,000 (the “**Notes**”) to finance the Project; *provided, however*, that the Notes shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

**Section 2. Authorization of Sale of Notes.**

The Notes are hereby authorized and ordered to be sold to a purchaser to be determined by competitive bid (the “**Purchaser**”)

**Section 3. Preparation of Official Statement and Notice of Sale.**

The Mayor, the Clerk, and the Finance Director of the City (in consultation with the City’s Financial Advisor, Robert W. Baird & Co. Incorporated) are each hereby authorized to cause a preliminary offering document for the Notes (the “**Official Statement**”) to be

prepared and distributed to any banks, underwriters, investment houses, or the like deemed to be advisable, and to enclose therewith copies of a "Notice of Sale" and a "Bid Form". The Mayor and the Clerk are hereby authorized, on behalf of the City, to approve the form of Official Statement and authorize it to be deemed final as of its date for purposes of Securities and Exchange Commission Rule 15c2-12(b)(1), and to supply copies of the Official Statement upon request.

The Clerk is hereby further authorized and directed to cause notice of the sale of the Notes to be (i) provided to *The Bond Buyer* for inclusion in its complimentary section for the publication of such notices, and (ii) posted in the same locations as the City routinely posts notices for its official business.

**Section 4. Bids for Notes.**

Written bids for the sale of the Notes shall be received by the City on the date fixed in the Notice of Sale, on which date such bids shall be publicly opened and read. The Governing Body reserves the right in its discretion, without cause, to waive any informality in any bid, to reject any or all bids without cause, and to reject any bid which it determines to have failed to comply with the terms of the Notice of Sale for the Notes.

**Section 5. Further Actions.**

The Governing Body shall adopt a resolution to award the sale of the Notes to the Purchaser, approve the purchase contract submitted by the Purchaser to evidence the purchase of the Notes (the "**Note Purchase Agreement**"), fix the interest rate or rates on the Notes in accordance with the Note Purchase Agreement, provide for the form of the Notes, set forth any early redemption provisions, levy taxes to pay the principal of, and interest on, the Notes as required by law, designate a fiscal agent for the Notes, and take such further action as may be necessary or expedient to provide for the preparation, execution, issuance, delivery, payment, and cancellation of the Notes.

**Section 6. Severability of Invalid Provisions.**

In case any one or more of the provisions of this resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions of this resolution.

**Section 7. Authorization to Act.**

The officers of the City, attorneys for the City, or other agents or employees of the City are hereby authorized to do all acts and things required of them by this resolution for the full, punctual, and complete performance of all of the provisions of this resolution.

**Section 8. Prior Actions Superseded.**

All prior resolutions, rules, ordinances, or other actions, or parts thereof, of the Governing Body in conflict with the provisions of this resolution shall be, and the same are hereby, rescinded insofar as they may so conflict.

**Section 9. Effective Date.**

This resolution shall take effect upon its adoption and approval in the manner provided by law.

\* \* \* \* \*

Adopted: May 21, 2013

Approved: May \_\_, 2013

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Mayor

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Clerk

COMMON COUNCIL  
OF THE  
CITY OF GREEN BAY, WISCONSIN

May 21, 2013

Resolution No. \_\_\_\_\_

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**An Initial Resolution Authorizing  
the Sale and Issuance of Not to Exceed  
\$1,000,000 Taxable General Obligation Promissory Notes,  
and Certain Related Details**

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RECITALS

The Common Council (the “**Governing Body**”) of the City of Green Bay, Brown County, Wisconsin (the “**City**”) makes the following findings and determinations:

1. The City is in need of funds to provide for the payment of legal obligations relating to the Younkers litigation and the payment of planning costs relating to the conversion of multi-family homes to single family homes (the “**Project**”).
2. The Notes will be issued pursuant to the provisions of Section 67.(12) 12 of the Wisconsin Statutes.

RESOLUTIONS

The Governing Body resolves as follows:

**Section 1. Initial Resolution Authorizing the Issuance of Notes.**

Under and by virtue of the provisions of Section 67.12 (12) of the Wisconsin Statutes, the City shall issue its negotiable taxable general obligation promissory notes in an aggregate principal amount of not to exceed \$1,000,000 (the “**Notes**”) to finance the Project; *provided, however*, that the Notes shall be sold and issued in whole or in part from time to time in such amount or amounts as shall be within the limits provided by law.

**Section 2. Authorization of Sale of Notes.**

The Notes are hereby authorized and ordered to be sold to a purchaser to be determined by competitive bid (the “**Purchaser**”).

**Section 3. Preparation of Official Statement.**

The Mayor, the Clerk, and the Finance Director of the City (in consultation with the City’s Financial Advisor, Robert W. Baird & Co. Incorporated) are hereby authorized and directed are each hereby authorized to cause a preliminary offering document for the Notes (the

21.

“**Official Statement**”) to be prepared and distributed to any banks, underwriters, investment houses, or the like deemed to be advisable, and to enclose therewith copies of a “Notice of Sale” and a “Bid Form”. The Mayor and the Clerk are hereby authorized, on behalf of the City, to approve the form of Official Statement and authorize it to be deemed final as of its date for purposes of Securities and Exchange Commission Rule 15c2-12(b)(1), and to supply copies of the Official Statement upon request.

The Clerk is hereby further authorized and directed to cause notice of the sale of the Notes to be (i) provided to *The Bond Buyer* for inclusion in its complimentary section for the publication of such notices, and (ii) posted in the same locations as the City routinely posts notices for its official business.

**Section 4. Bids for Notes.**

Written bids for the sale of the Notes shall be received by the City on the date fixed in the Notice of Sale, on which date such bids shall be publicly opened and read. The Governing Body reserves the right in its discretion, without cause, to waive any informality in any bid, to reject any or all bids without cause, and to reject any bid which it determines to have failed to comply with the terms of the Notice of Sale.

**Section 5. Further Actions.**

The Governing Body shall adopt a resolution to award the sale of the Notes to the Purchaser, approve the purchase contract (the “**Note Purchase Agreement**”) submitted by the Purchaser, fix the interest rate or rates on the Notes in accordance with the Note Purchase Agreement, provide for the form of the Notes, set forth any early redemption provisions, levy taxes to pay the principal of, and interest on, the Notes as required by law, designate a fiscal agent for the Notes, and take such further action as may be necessary or expedient to provide for the preparation, execution, issuance, delivery, payment, and cancellation of the Notes.

**Section 6. Severability of Invalid Provisions.**

In case any one or more of the provisions of this resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions of this resolution.

**Section 7. Authorization to Act.**

The officers of the City, attorneys for the City, or other agents or employees of the City are hereby authorized to do all acts and things required of them by this resolution for the full, punctual, and complete performance of all of the provisions of this resolution.

**Section 8. Prior Actions Superseded.**

All prior resolutions, rules, ordinances, or other actions, or parts thereof, of the Governing Body in conflict with the provisions of this resolution shall be, and the same are hereby, rescinded insofar as they may so conflict.

**Section 8. Effective Date.**

This resolution shall take effect upon its adoption and approval in the manner provided by law.

Adopted: May 21, 2013

Approved: May \_\_, 2013

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Mayor

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Clerk

**RESOLUTION APPROVING QUIT CLAIM DEED FOR  
EAST WALNUT STREET  
AT BAIRD STREET  
May 21, 2013**

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

Approval and authorize payment of the following Deed & Temporary Limited Easement.

EAST WALNUT STREET AT BAIRD STREET  
Green Bay Area Public School District \$1.00  
Parcel 17-1061

Adopted \_\_\_\_\_, 2013

Approved \_\_\_\_\_, 2013

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

jld

**RESOLUTION APPROVING A RELOCATION ORDER FOR  
MONROE AVENUE (STH 57) – CASS STREET TO MAIN STREET  
PROJECT I.D. 1481-07-21  
May 21, 2013**

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

That the Common Council of Green Bay finds and determines that:

WHEREAS, the property establishing, laying out, widening, enlarging, extending, construction, reconstruction, improving, or maintaining a portion of a street/easement now designated as:

**MONROE AVENUE (STH 57) – CASS STREET TO MAIN STREET**

and roads or lands in and about and leading to same, requires certain relocation or changes and the acquisition of lands or interests in lands as shown on the map or copy thereof marked:

**PLAT OF RIGHT-OF-WAY REQUIRED FOR MONROE AVENUE (STH 57) – CASS STREET TO MAIN STREET**

City of Green Bay, Brown County Wisconsin, dated May 21, 2013

pursuant to its authority under Section 62.22 and 62.23(10), Wisconsin Statutes,

NOW, THEREFORE, BE IT RESOLVED AND ORDERED THAT:

1. The said street/easement is hereby laid out and established to the lines and widths as shown on the said plat.
2. The required lands or interests in lands as shown in the plat shall be acquired in the name of the City of Green Bay.
3. This order supersedes and amends any previous order issued by the City of Green Bay.

Adopted \_\_\_\_\_, 2013

Approved \_\_\_\_\_, 2013

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

mbs

**RESOLUTION AUTHORIZING APPLICATIONS  
FOR OUTDOOR RECREATION AIDS FOR THE  
FOX RIVER TRAIL REPLACEMENT – MAIN STREET TO EAST RIVER**

May 21, 2013

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS, the City of Green Bay is interested in developing lands for public outdoor recreation purposes as described in the attached application; and

WHEREAS, the project is described as Fox River Trail Replacement – Main Street to East River, described in detail on the attached application cover sheet and map; and

WHEREAS, financial aid is required to carry out the project; and

THEREFORE, BE IT RESOLVED, that the City of Green Bay has budgeted a sum sufficient to complete the project or acquisition and hereby authorizes the Director of the Parks, Recreation and Forestry Department, or a designee, to act on behalf of the City of Green Bay to:

- Submit an application to the State of Wisconsin Department of Natural Resources for any financial aid that may be available;
- Submit reimbursement claims along with necessary supporting documentation within 6 months of project completion date;
- Submit signed documents; and
- Take necessary action to undertake, direct and complete the approved project.

BE IT FURTHER RESOLVED that the City of Green Bay will comply with state or federal rules for the programs to the general public during reasonable hours consistent with the type of facility; and will obtain from the State of Wisconsin Department of Natural Resources or the National Park Service approval in writing before any change is made in the use of the project site.

Adopted \_\_\_\_\_, 2013

Approved \_\_\_\_\_, 2013

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James J. Schmitt  
Mayor

Kris Teske  
Clerk

kjd

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**NOTICE:** Use of this form is required by the Department for any application filed pursuant to ss. NR 50.06, NR 50.21, and NR 51, Subchapters XI-XV, Wis. Adm. Code. The Department will not consider your application unless you complete and submit this application form. Personal identifiable information will only be used in conjunction with the programs listed above. If you have any questions contact your local community service specialist. Personally identifiable information provided on this form will be used for program administration and will be available to requesters as required under Wisconsin's Open Records Law [ss. 19.31 - 19.39, Wis. Stats.].

For DNR Use Only	
Eligible For:	
<input type="checkbox"/> ACQUISITION & DEVELOPMENT OF LOCAL PARKS	<input type="checkbox"/> ACQUISITION OF DEVELOPMENT RIGHTS
<input type="checkbox"/> URBAN RIVERS	<input type="checkbox"/> URBAN GREEN SPACE
<input type="checkbox"/> LAND AND WATER CONSERVATION FUND	<input type="checkbox"/> RECREATIONAL TRAILS ACT

Applicant City of Green Bay Parks Department		Individual Authorized to Act on Behalf of Applicant: Daniel Ditscheit	
Street or PO Box 100 North Jefferson Street, Room 510		Title Design & Development Supt.	
City, State, Zip Code Green Bay, WI 54301		Telephone Number: ( ) ( ) (920) 448-3381	Fax Number: (920) 448-3393
County Brown	Current Population 104,250	Year 2012	E-Mail Address dandi@greenbaywi.gov

**Mail Check to (if different from applicant):**

Name:	Address:
Organization:	City State Zip

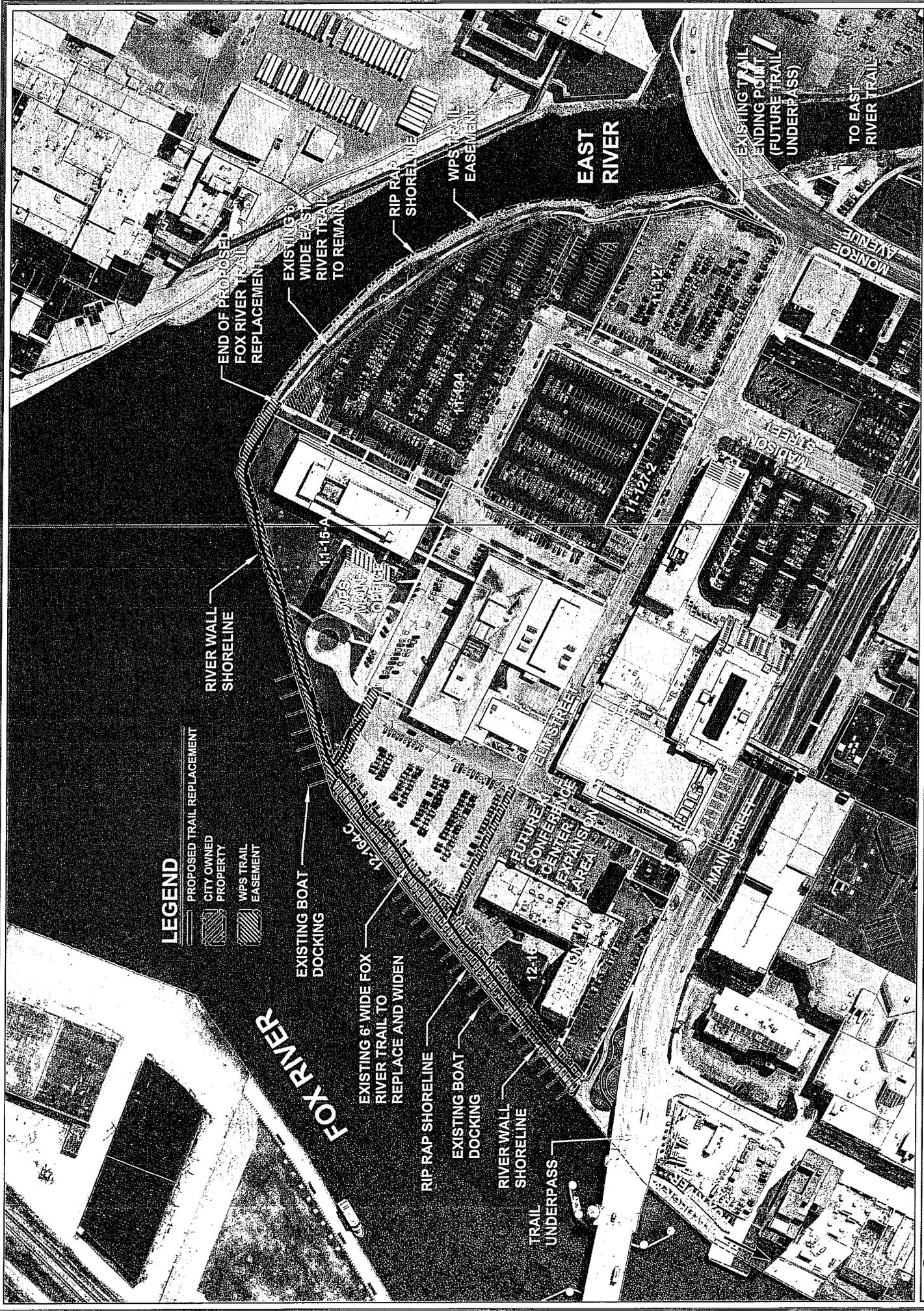
**REQUIREMENT:** The project must be supported by an adopted comprehensive outdoor recreation plan that has been approved by the DNR.

- INSTRUCTIONS:**
- Complete Sections 1 and 2 and the appropriate project rating sections - 3, 4 or 5.
  - Submit an electronic version (cd, flash drive) of application and applicable materials with hard copy.
  - Answer all questions in provided space. Attach additional pages if needed.

**SECTION 1: PROJECT INFORMATION**

Project Title:  Fox River Trail Replacement - Main Street to East River						Financial Summary	
						Total Project Costs (from Worksheet, Form 8700-014) <b>\$ 335,000</b>	Grant Request (up to 50%) <b>\$ 167,500</b>
Project Type: (Check one) <input type="checkbox"/> Maintenance (RTA only)						<b>Sponsor Match Sources:</b> Sponsor Funds: <i>Cash</i> \$ 167,000 _____ <i>Force Account Labor</i> _____ <i>Force Account Equipment</i> _____ <i>Force Account Materials</i> _____ Donations (Non-Governmental) <i>Land</i> \$ _____ <i>Cash</i> _____ <i>Labor</i> _____ <i>Materials</i> _____ <i>Equipment</i> _____ Other Government's Contributions \$ _____ _____ _____ _____	
<input checked="" type="checkbox"/> Development <input type="checkbox"/> Renovation <input type="checkbox"/> Land Acquisition <input type="checkbox"/> Easement							
Project Location							
Township <b>24</b>	Range <b>20</b>	Section <b>25</b>	1/4 <b>SE</b>	1/4 <b>SE</b>	County <b>Brown</b>		
GPS Coordinates: Latitude: N44.518893 Longitude: W88.012859							
Congressional/Legislative District Numbers							
WI Senate <b>30</b>	WI Assembly <b>90</b>	US Congress <b>8</b>					
D-U-N-S #						<b>Total Sponsor Match: \$ 167,500</b>	

1  
24a



**LEGEND**

- PROPOSED TRAIL REPLACEMENT
- CITY OWNED PROPERTY
- WPS TRAIL EASEMENT

NOT TO SCALE

NORTH

**FOX RIVER TRAIL**  
 MAIN STREET TO MONROE AVENUE - EXISTING CONDITIONS

GREEN BAY PARKS, RECREATION,  
 AND FORESTRY DEPARTMENT



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**RESOLUTION AUTHORIZING APPLICATIONS  
FOR OUTDOOR RECREATION AIDS FOR THE  
EAST RIVER TRAIL CONOE/KAYAK LAUNCH ACQUISITION**

May 21, 2013

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS, the City of Green Bay is interested in acquiring lands for public outdoor recreation purposes as described in the attached application; and

WHEREAS, the project is described as East River Trail Canoe/Kayak Launch Acquisition, described in detail on the attached application cover sheet and map; and

WHEREAS, financial aid is required to carry out the project; and

THEREFORE, BE IT RESOLVED, that the City of Green Bay has budgeted a sum sufficient to complete the project or acquisition and hereby authorizes the Director of the Parks, Recreation and Forestry Department, or a designee, to act on behalf of the City of Green Bay to:

- Submit an application to the State of Wisconsin Department of Natural Resources for any financial aid that may be available;
- Submit reimbursement claims along with necessary supporting documentation within 6 months of project completion date;
- Submit signed documents; and
- Take necessary action to undertake, direct and complete the approved project.

BE IT FURTHER RESOLVED that the City of Green Bay will comply with state or federal rules for the programs to the general public during reasonable hours consistent with the type of facility; and will obtain from the State of Wisconsin Department of Natural Resources or the National Park Service approval in writing before any change is made in the use of the project site.

Adopted \_\_\_\_\_, 2013

Approved \_\_\_\_\_, 2013

\_\_\_\_\_  
James J. Schmitt  
Mayor

Kris Teske  
Clerk

kjd

**NOTICE:** Use of this form is required by the Department for any application filed pursuant to ss. NR 50.06, NR 50.21, and NR 51, Subchapters XI-XV, Wis. Adm. Code. The Department will not consider your application unless you complete and submit this application form. Personal identifiable information will only be used in conjunction with the programs listed above. If you have any questions contact your local community service specialist. Personally identifiable information provided on this form will be used for program administration and will be available to requesters as required under Wisconsin's Open Records Law [ss. 19.31 - 19.39, Wis. Stats.].

For DNR Use Only			
Eligible For:			
<input type="checkbox"/> ACQUISITION & DEVELOPMENT OF LOCAL PARKS	<input type="checkbox"/> ACQUISITION OF DEVELOPMENT RIGHTS		
<input type="checkbox"/> URBAN RIVERS	<input type="checkbox"/> URBAN GREEN SPACE		
<input type="checkbox"/> LAND AND WATER CONSERVATION FUND	<input type="checkbox"/> RECREATIONAL TRAILS ACT		
Applicant City of Green Bay		Individual Authorized to Act on Behalf of Applicant: Dan Ditscheit	
Street or PO Box 100 N Jefferson St		Title Design and Development Supt	
City, State, Zip Code Green Bay, WI 54301		Telephone Number: ( ) 920-448-3381	Fax Number: ( ) 920-448-3393
County Brown	Current Population 104,250	Year 2011	E-Mail Address dandi@greenbaywi.gov
<b>Mail Check to (If different from applicant):</b>			
Name:		Address:	
Organization:		City	State      Zip

**REQUIREMENT:** The project must be supported by an adopted comprehensive outdoor recreation plan that has been approved by the DNR.

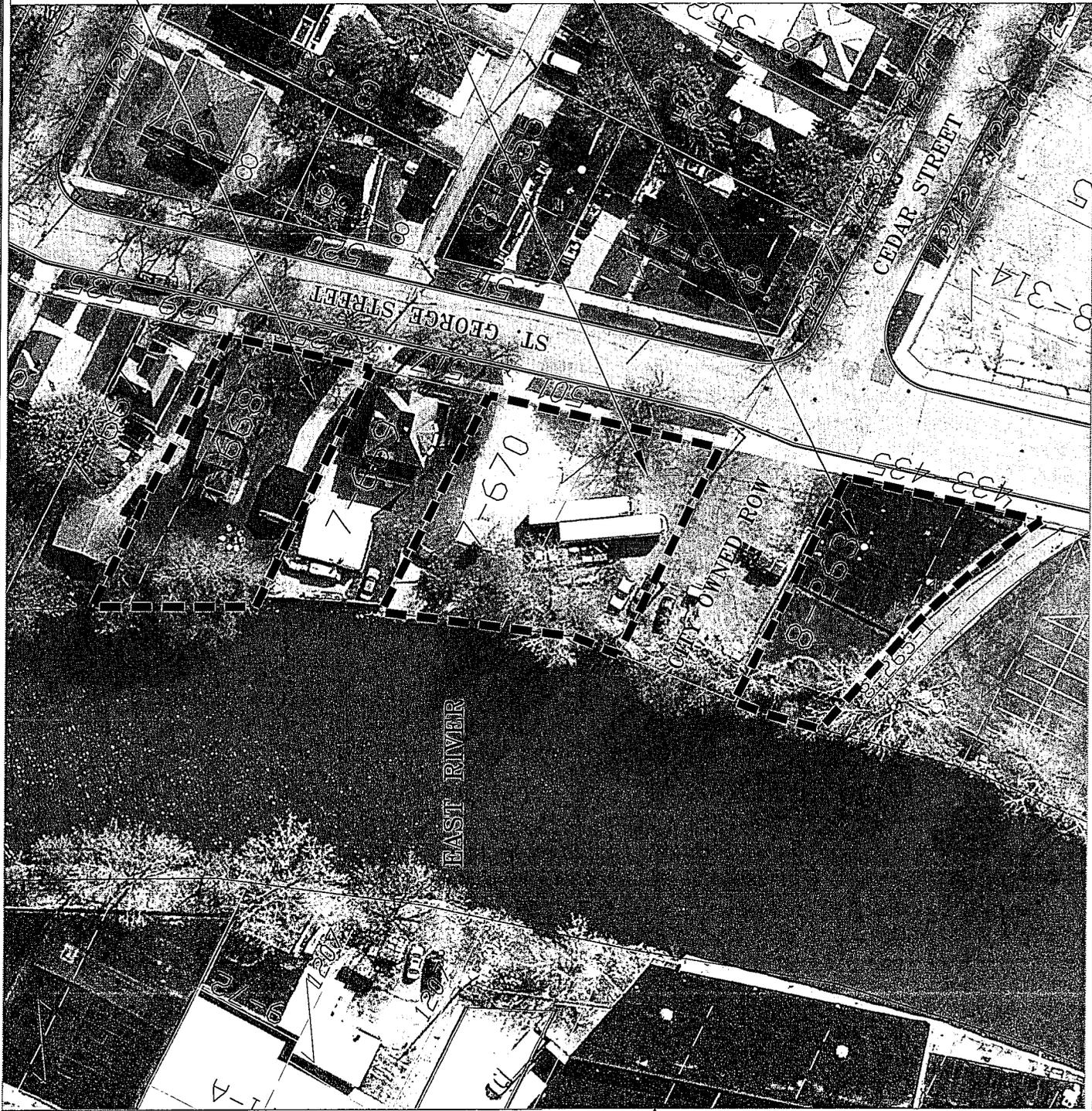
**INSTRUCTIONS:**

- Complete Sections 1 and 2 and the appropriate project rating sections - 3, 4 or 5.
- Submit an electronic version (cd, flash drive) of application and applicable materials with hard copy.
- Answer all questions in provided space. Attach additional pages if needed.

**SECTION 1: PROJECT INFORMATION**

Project Title:  East River Trail Canoe/Kayak Launch Acquisition						<b>Financial Summary</b>											
						<b>Total Project Costs (from Worksheet, Form 8700-014)</b> \$ 200,000			<b>Grant Request (up to 50%)</b> \$ 100,000								
Project Type: (Check one) <input type="checkbox"/> Maintenance (RTA only)						<b>Sponsor Match Sources:</b> Sponsor Funds: <i>Cash</i> \$ 100,000 _____ <i>Force Account Labor</i> _____ <i>Force Account Equipment</i> _____ <i>Force Account Materials</i> _____ Donations (Non-Governmental) <i>Land</i> \$ _____ <i>Cash</i> _____ <i>Labor</i> _____ <i>Materials</i> _____ <i>Equipment</i> _____ Other Government's Contributions \$ _____ _____ _____											
<input type="checkbox"/> Development <input type="checkbox"/> Renovation <input checked="" type="checkbox"/> Land Acquisition <input type="checkbox"/> Easement																	
Project Location																	
Township	Range	Section	1/4	1/4	County												
24	21	32	SW	NW	Brown												
GPS Coordinates: Lat: 4.5124185199623 Long:87.9976247624211																	
Congressional/Legislative District Numbers																	
WI Senate	WI Assembly	US Congress															
88	30	8															
D-U-N-S # 074797028												<b>Total Sponsor Match: \$ 100,000</b>					

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**GRANT PROPERTY #2**

PARCEL 7-668  
 0.20 ACRES  
 525 ST. GEORGE  
 STREET

**GRANT PROPERTY #1**

PARCEL 7-670  
 0.28 ACRES  
 501 ST. GEORGE  
 STREET

PARCEL 8-263  
 0.18 ACRES  
 433-435 ST. GEORGE  
 STREET

GREEN BAY PARKS, RECREATION,  
 AND FORESTRY DEPARTMENT

EAST RIVER GREENWAY  
 PROPOSED ACQUISITIONS



SCALE: 1"=70'-0"  
 35'



DATE DRAWN:  
 APRIL 2013

LAST REVISION:

PAGE 1 OF 1  
 ERO-PURCH113

256

RESOLUTION AUTHORIZING CONDITIONAL-USE  
APPROVAL AT 614 – 620 MATHER STREET  
(ZP 13-11)

May 21, 2013

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

That, pursuant to Zoning Petition 13-11 and the recommendation of the Plan Commission on May 13, 2013, the City of Green Bay does authorize a conditional-use permit to allow for a three-unit townhome in a Medium Density (R2) District located on the following described property at 614 – 620 Mather Street:

Tax Parcel Number 5-106: A E Elmores Park Addition, Lot 4 and the east 5 feet of Lot 5, Block 14

Tax Parcel Number 5-107: A E Elmores Park Addition, the west 50 feet of Lot 5, except the north 60 feet, Block 14

Said conditional-use permit shall be granted subject to the affected tax parcels being combined into one.

Adopted \_\_\_\_\_

Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

bc

Attachment – Map



RESOLUTION AUTHORIZING CONDITIONAL-USE  
APPROVAL AT 1495 MORROW STREET  
(ZP 13-13)

May 21, 2013

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

That, pursuant to Zoning Petition 13-13 and the recommendation of the Plan Commission on May 13, 2013, the City of Green Bay does authorize a conditional-use permit to allow for a two-family dwelling in a Low Density (R1) District located on the following described property at 1495 Morrow Street:

Tax Parcel Number 8-62: Oak Grove Lot 85 and one-half vacated alley adjacent

Said conditional-use permit shall be granted subject to:

- a. Compliance with all applicable regulations of the Green Bay Municipal Code, including any necessary building permits for modification of the structure.
- b. The second story rear porch roof shall be repaired or removed.

Adopted \_\_\_\_\_

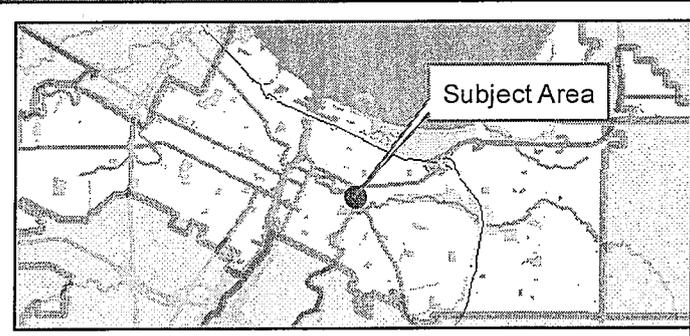
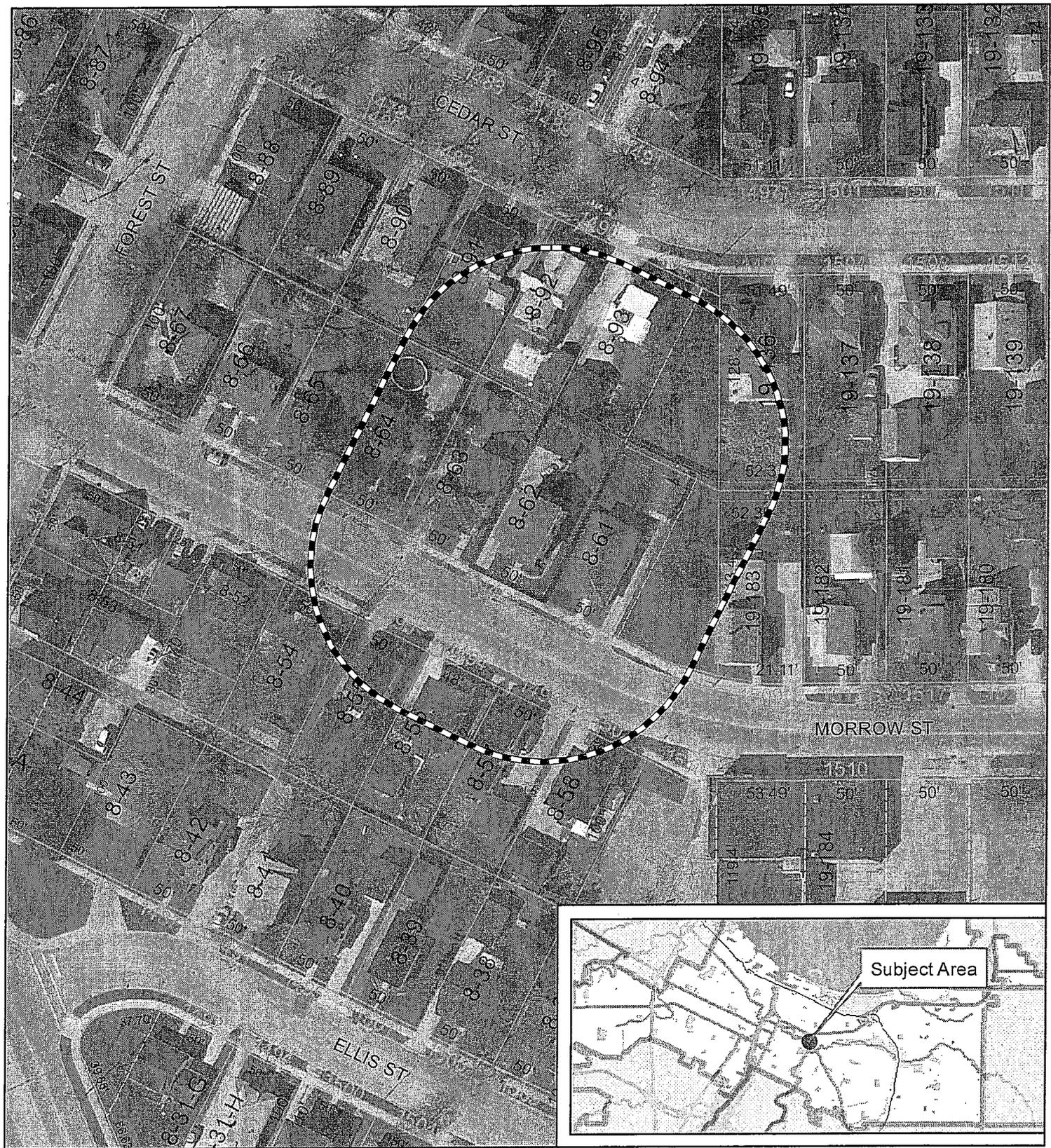
Approved \_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

bc

Attachment – Map



## Notification Area

### Legend

-  100' Notification Area
-  Subject Area

**Zoning Petition (ZP 13-13)  
Conditional Use Permit Request  
For Two-Family Dwelling in R1  
District at 1495 Morrow 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. 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 Planning Department.  
NPS, May 2013. X:\Planning\City\ZP Maps\2013\ZP 13-13*

27A

RESOLUTION VACATING A PORTION OF  
VALLEY VIEW ROAD, APPROXIMATELY  
249 FEET EAST OF BARBERRY LANE

May 21, 2013

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

That, based on the request for vacation filed heretofore, the report of the Plan Commission, and the public hearing held on the matter, it appears to be in the public interest that a portion of Valley View Road, approximately 249 feet east of Barberrry Lane, in the City of Green Bay, described on the attachment hereto, be, and the same is hereby, vacated, abandoned, and discontinued, subject to the following conditions:

1. The petitioner is responsible for all costs to abandon the existing storm sewer and remove pavement within the vacated area; and
2. A utility easement is retained for the existing Wisconsin Public Service facilities, or the facilities are removed and/or relocated at the requestor's expense.

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 \_\_\_\_\_

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

bc

Attachments (legal description and map)

LEGAL DESCRIPTION  
VACATION OF A PORTION OF VALLEY VIEW ROAD,  
APPROXIMATELY 249 FEET EAST OF BARBERRY LANE

Part of Private Claim 15, west side of Fox River, City of Green Bay, Brown County, Wisconsin, more particularly described as follows:

Commencing at the northeasterly corner of Meacham's Stadium Subdivision, recorded in Volume 10 of Plats, Page 25, Document Number 535659, also known as Brown County Surveyor's Traverse Pt #30A9.1;

Thence along the north line of said subdivision  $N63^{\circ}59'15''W$ , 1130.47 feet to the northerly corner of Lot 3, Meacham's Stadium Subdivision and the point of beginning;

Thence  $N63^{\circ}59'15''W$ , 249.79 feet to the easterly right-of-way of Barberrry Lane;

Thence  $N25^{\circ}42'21''E$ , 33.77 feet to the northerly line of Valley View Road and the south line of Lot 1 CSM #2826 recorded in Volume 14, Pages 109 – 111, Document Number 1037667;

Thence along said north line  $S64^{\circ}17'28''E$ , 249.78 feet;

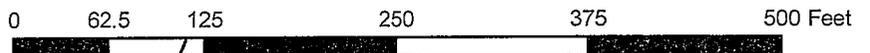
Thence  $S25^{\circ}42'28''W$ , 35.09 feet to the point of beginning.



**Street Vacation Request (SV 13-01)**

**Request to Vacate a portion of the Valley View Road Right-of-Way**

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Map prepared by City of Green Bay Planning Department.  
DJL Feb 2013*



28 D

GENERAL ORDINANCE NO. 10-13

AN ORDINANCE  
AMENDING SECTION 29.208,  
GREEN BAY MUNICIPAL CODE,  
RELATING TO PARKING REGULATIONS

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

**SECTION 1.** Section 29.208, Green Bay Municipal Code, is hereby amended by adding  
thereto the following NO PARKING zones:

LYNDON STREET, east side, from Velp Avenue to a point 65  
feet north of Velp Avenue

LYNDON STREET, west side, from Velp Avenue to a point 50  
feet north of Velp Avenue

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

**SECTION 3.** This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Clerk

bc

05/21/13

ZONING ORDINANCE NO. 6-13

AN ORDINANCE  
REZONING PROPERTY LOCATED  
AT 311 N. MAPLE AVENUE  
FROM VARIED DENSITY RESIDENTIAL (R3) DISTRICT  
TO HIGHWAY COMMERCIAL (C2) DISTRICT  
(ZP 13-10)

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

**SECTION 1.** Section 13.01, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning the following described property from Varied Density Residential (R3) District to Highway Commercial (C2) District:

311 N. Maple Avenue  
Dousman's Addition, Lot 124  
Tax Parcel Number 5-605-1

**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 thereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Clerk

bc

Attachment – Map

05/07/13

