AGENDA OF THE COMMON COUNCIL

TUESDAY, MARCH 1, 2016, 7:00 P.M.
COUNCIL CHAMBERS
ROOM 203, CITY HALL

- Roll call.
- Pledge of Allegiance.
- Invocation.
- Approval of minutes of the February 15, 2016, meeting.
- Approval of the Agenda.
- Report by the Mayor.
- Announcements.

PUBLIC HEARINGS

Planning Ordinance No. 1-16
An ordinance amending the Official Map of the City to revise the future road pattern for an Area Development Plan #112, generally located along Sitka Road.

Zoning Ordinance No. 2-16
An ordinance repealing Zoning Ordinance No. 11-02 rezoning certain property located at the northwest and northeast corners of South Jackson Street and Chicago Street as a Planned Commercial Overlay District.

APPOINTMENTS

NEW APPOINTMENT
Traffic Commission
Brighid Riordan, Term to expire: March 1, 2019

RE APPOINTMENTS
Traffic Commission
Daniel Theno, Term to expire: March 1, 2019
Charles Karow, Term to expire: March 1, 2019

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 Meeting of February 8. (Item #3 held up at previous meeting)

3. Report of the Plan Commission.

4. Report of the Finance Committee.

5. Report of the Improvement & Service Committee.

6. Report of the Personnel Committee.

7. Report of the Protection & Welfare Committee.

8. Report of the Protection & Welfare Committee granting Operator Licenses

RESOLUTIONS

9. Resolution authorizing the request to deviate from Section 14-727 of the Subdivision and Platting Ordinance on University Avenue.

10. Resolution authorizing the request to discontinue a variety of easements located through portions of University Avenue, University Way, Clement Street, and Fred Street.

11. Resolution authorizing conditional-use approval at 3597 Nicolet Drive.

ORDINANCES - FIRST READING

12. Zoning Ordinance No. 3-16 (Held up at previous meeting)
An ordinance rezoning 1857 Shawano Avenue from General Commercial (C1) District to Highway Commercial (C2) District.

13. Zoning Ordinance No. 4-16
An ordinance rezoning 3597 Nicolet Drive from General Commercial (C1) District to Low Density Residential (R1).

14. Zoning Ordinance 5-16
An ordinance rezoning portions of 2400 block of University Avenue to Highway Commercial (C2) and Community Center Commercial (C3).

15. Zoning Ordinance No. 6-16
An ordinance amending Zoning Ordinance 17-07 to relocate previously approved two-family uses as part of the Preliminary Plat of Easton Heights Second Addition located along the 1000 block of Spartan Road.

16. Planning Ordinance No. 2-16
An ordinance amending the Official Map of the City to revise the future road pattern for an Area Development Plan #112, generally located along Sitka Road.

ORDINANCES - THIRD READING

17. General Ordinance No. 3-16
An ordinance amending Section 29.208 of the Code relating to parking regulations.

18. Planning Ordinance No. 1-16
An ordinance amending the Official Map of the City to revise the future road pattern for an Area Development Plan #112, generally located along Sitka Road.

19. Zoning Ordinance No. 2-16
An ordinance repealing Zoning Ordinance No. 11-02 rezoning certain property located at the northwest and northeast corners of South Jackson Street and Chicago Street as a Planned Commercial Overlay 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, MARCH 1, 2016

7:00 P.M.

PETITIONS & COMMUNICATIONS

IMPROVEMENT & SERVICE COMMITTEE

Request by Ald. Thomas DeWane that the City Council support a resolution requesting that the WI Assembly and Senate restore local rights for municipalities to be the final government body to determine where and if cell towers are to be placed within City limits.

Applications for Tree & Brush Trimmer Licenses by the following:
A. Holtger Bros., Inc.
B. J & D Services
C. Castro Tree & Stump Removal

Applications for Concrete Sidewalk Builder's Licenses by the following:
A. Holtger Bros., Inc.
B. Baeten Concrete LLC
C. Fischer Ulman Construction, Inc.
D. R.G. Hendricks & Sons Construction, Inc.

Application for an Underground Sprinkler System License by Yesterdays Trees, LLC.

PARK COMMITTEE

Request by Ald. Steuer to look at the current docking, slip rental, and other maritime issues on the Fox River and to report out on the findings.

PROTECTION & WELFARE COMMITTEE

Request by the owner of Pearly Gates, 3551 Finger Road, to hold an outdoor event on July 9 with music until midnight.

Appeal by Jeffrey to the denial of his Junk Collector License application.

TRAFFIC COMMISSION

Request by Tim DeWane that the parking at 900 S. Jackson Street be changed from one hour to two hour to accommodate the restaurant patrons.

REPORT OF THE GREEN BAY PLAN COMMISSION
February 15, 2016

The Green Bay Plan Commission, having met on Monday, February 8, 2016, considered all matters on its agenda and wishes to report and recommend the following:

3. To rezone 1857 Shawano Avenue from General Commercial (C1) to Highway Commercial (C2).

Held up at the February 15 Meeting

REPORT OF THE GREEN BAY PLAN COMMISSION
March 1, 2016

The Green Bay Plan Commission, having met on Monday, February 22, 2016, considered all matters on its agenda and wishes to report and recommend the following:

1. To amend the future road pattern for Area Development Plan #112, generally located along Sitka Road, subject to the following condition:
   A. Proposed Gilbert Drive southern right-of-way line shall align with the northern property line of Parcel 21-68-4.

2. To rezone 3597 Nicolet Drive from General Commercial (C1) to Low Density Residential (R1) and a Conditional Use Permit (CUP) for an outdoor recreational use, subject to the following conditions:
   A. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit (CUP), including standard site plan review and approval.
   B. Incorporating multiple building materials on the east and south facades.
   C. Providing building foundation landscaping along the east and south facades.
   D. Providing parking screening along the south side of the parking and drive area.
   E. Limiting the hours of operation from dawn to dusk.
   F. There shall be no expansion of the conditional use without Plan Commission and City Council approval.
   G. Recommend using permeable pavement options around the boat launch area.

3. To amend Zoning Ordinance 17-07 to relocate previously approved two-family uses as part of the preliminary plat of Eaton Heights Second Addition located along the 1000 Block of Spartan Road

4. To discontinue a variety of easements located through portions of University Avenue, University Way, Clement Street, and Fred Street, subject to the following conditions:
   A. This Easement Discontinuance request shall only be instituted if the related Street Vacation and Closure (SV 15-02), CSM Variance Request (VR 16-01), CSM (CSM 15-05), Rezoning Request (ZP 15-17a), and PUD Request (ZP 15-17b) are approved.
   B. Discontinuance of the 12 ft. sewer easement in Document #1117166 shall not be done until alternate easement documents have been recorded through proposed CSM 15-05 and the public storm sewer has been relocated and accepted by the City of Green Bay.
   C. The petitioner is to provide an easement (recorded in CSM 15-02) for existing fiber optic lines OR pay the costs to relocate this line, including acquisition costs for additional right-of-way or easements.
   D. All costs related to relocation of utilities, including any costs to acquire necessary easements, shall be the responsibility of the petitioner.
   E. New easements for Wisconsin Public Service shall be provided to move existing facilities out of the construction area. This will be detailed in CSM 15-02.

F. AT&T shall maintain an existing duct packing along the south side of University Avenue. A utility easement shall be provided for this in CSM 15-02.
G. This request cannot obstruct or violate in any way the easement rights, transmission assets, or alignment of poles and overhead conductors for American Transmission Company.
H. Any unknown or otherwise undiscovered easements shall be the responsibility of the property owner. Any additional easements requiring vacation are subject to the Easement Discontinuance process.

5. To deviate from Section 14-727 of the Subdivision and Platting Ordinance to allow for a land division not be located on a public street for a parcel located along University Avenue, subject to the following conditions:
   A. A perpetual ingress/egress easement is required on the Final CSM allowing access from Lot 3 to a public right-of-way.
   B. This variance request shall only be instituted if the proposed CSM (CSM 15-05) obtains final approval from the City of Green Bay.

6. To rezone several parcels in the 2400 Block of University Avenue to Highway Commercial (C2) and Community Center Commercial (C3), subject to the approval of the proposed Certified Survey Map (CSM) for the affected parcels.

7. To receive and place on file an update on the Stadium Entertainment District planning process.

8. To receive and place on file an update from the Business Improvement District updates on revenue and expenditures based on 2015 Operating Plans and Audit Report.

REPORT OF THE FINANCE COMMITTEE
MARCH 1, 2016

The Finance Committee having met on Monday, February 22, 2016, considered all matters on its agenda and wishes to report and recommend the following:

1. To approve purchase 4 Thermal Imaging Cameras from W.S. Darley and Co. for $20,047.

2. To approve purchase of 40 sets of Fire Fighter Turnout Gear from Paul Conway Shields for $68,880.

3. To hold until the next meeting the request by the Purchasing Manager to extend the cell tower lease located in Fisk Park for an additional 30 years (out to 2051).

4. To hold until the next meeting the request by Ald. Chris Wery to live stream City Council meetings.

5. To receive and place on file the request by Ald. Randy Scannell to video all forums and debates in Council races to be played on TV4, City website and You Tube.

6. To hold until next meeting request by Ald. Chris Wery that should the Colburn Olympic Pool Project come in higher than the original $4.5 million estimate, up to $1 million of the excess stadium tax revenue be utilized to fund the overage. (Carried over from January 12, 2016 Finance Committee meeting.)

2016 Contingency Fund
$60,000

REPORT OF THE
IMPROVEMENT AND SERVICE COMMITTEE
March 1, 2016

The Improvement and Service Committee, having met on February 24, 2016 considered all matters on its agenda and wishes to report and recommend the following:

1. To approve the request by Jeff Tomcheck to rescind the nuisance litter and solid waste charge of $103.12 at 605 Twelfth Avenue and issue a new invoice in the amount of $51.56.

2. To approve the request by Bay Settlement Investments, LLC to be on the 2016 Road Improvement Schedule via the "Developer Built" option for Eaton Heights Phase 2 and authorize the Director to execute the Developer's Agreement.

3. To receive and place on file the request by Ald. Zima, on behalf of the residents of Green Bay, that the Public Works Department make a comprehensive study of the storm water sewer system in Green Bay and further that the department provide for council consideration an estimate of the cost of updating our sewer system to resolve the ongoing water problems that continue to plague numerous neighborhoods and to authorize staff to proceed with implementation of efforts to address storm water issues in the nine drainage basins identified.

4. To receive and place on file the request by Ald. Moore for a report on activities of our Parking Division in residential areas.

5. To receive and place on file the report on Sewer Section air quality monitor emergency replacement project.

6. To approve the McMahon contract amendment for 2016 storm water facility vegetation maintenance in the amount of $69,725.00.

7. To approve the NES, A Division of Robert E Lee & Associates, contract amendment for 2016 storm water facility vegetation maintenance in the amount of $69,125.00.

8. To receive and place on file the proposed plan to resurface Caroline Street as part of the 2016 Asphalt Street Resurfacing Program.

9. To approve the request by Department of Public Works to approve the proposed cross-section for Gray Street and to authorize the consultant to complete the design work including the project plans, specifications, estimate and all required Wisconsin Department of Transportation reports and to make a recommendation to the City Council.

10. To approve the request by Department of Public Works to approve the proposed cross-section for Mather Street and to authorize the consultant to complete the design work including the project plans, specifications, estimate and all required Wisconsin Department of Transportation reports and to make a recommendation to the City Council.

11. To approve the request by Department of Public Works to award 6-month contract extension for engineering staff augmentation services to Patrick Engineering Inc.

12. To approve the 2016 – 2017 Construction Materials Testing contract with Bay Area Testing and Consulting and authorize the Director of Public Works to sign the contract.

13. To approve the report of the Purchasing Manager:

    A. To award a contract to Eland Electric for $234,730 for electrical repairs and sandblasting & painting services for the Falling Star ride.

14. To approve the applications for Concrete Builder's Licenses by the following:

    A. IEI General Contractors, Inc.
    B. Larry VanRite Trucking & Excavating, Inc.
    C. Martell Construction, Inc.
    D. Northern Concrete Construction
    E. Sommers Construction Co., Inc.

15. To approve the applications for Tree & Brush Trimmer Licenses by the following:

    A. A Four Season Tree Care
    B. Asplundh Tree Expert
    C. Beaver Tree Specialists
    D. Big Boys Landscape & Snow Services, LLC
    E. Fall-Rite Services
    F. Hutch
    G. Selner Tree & Shrub Care, LLC
    H. Timber Edge Tree & Shrub Care
    I. Trugreen

REPORT OF THE PERSONNEL COMMITTEE
March 1, 2016

The Personnel Committee, having met on Monday, February 22, 2016 considered all matters on its agenda and reports and recommends the following:

1. To approve the request to fill the following replacement positions and all subsequent vacancies resulting from internal transfers.
   a. Senior Property Manager – Community Services
   b. Street Laborer – Public Works
   c. Clerk III – Clerk's Office

2. To approve the following requests for out-of-state travel.
   a. Public Works – 2 mechanics to train on commercial and construction equipment tire selection, usage, maintenance and repair in Bloomington, IL, March 21-23, 2016, maximum cost of $150 for meals if not covered by the vendor.

   b. *Informational Only* - Police Lt. Gering and Lt. Allen to conduct background investigation on a police officer applicant in Houston, TX, February 24-27, 2016, estimated total cost $1,262. Approved on 3-1 vote, Ald. Nicholson voted no.

3. To receive and place on file the report of routine personnel actions for regular employees.

4. To proceed as discussed in closed session with labor negotiations.

PROTECTION & WELFARE COMMITTEE REPORT
MARCH 1, 2016

The Protection & Welfare Committee, having met on Monday, February 22, 2016, considered all matters on the agenda and wishes to report and recommend the following:

1. To approve the application for a "Class B" Combination License for Creamery Café LLC, 114 Pine Street, with the approval of the proper authorities.

2. To approve the application for a "Class B" Combination License for Automobile Gallery, Inc., 400 S. Adams Street, with the approval of the proper authorities.

3. To approve the application for a "Class B" Combination License for RYRM LLC, 2148 University Avenue, with the approval of the proper authorities.

4. To deny appeal by Timothy Gray as to the denial of his Operator License.

5. To approve appeal by Thomas Davis as to the denial of his Operator License.

REPORT OF THE PROTECTION AND WELFARE COMMITTEE
GRANTING OPERATOR LICENSES
March 1, 2016

The Protection and Welfare Committee wishes to request that the following applications for Operator Licenses. Stipulations placed on licenses shall continue to be in effect.

OPERATOR LICENSES

Batterson, Scott C
Burkart, Johnathan M
Dahlbacka, Logan J
Dhein, Kristine M
Draugsvold, Jessica L
Feaker, Tyler J
Goral, Tiffany R
Kieweg, Chelsea D
Logan, Janal N
Marquardt, Tony D
Murphy, Kammie C
Pippenger, Ashleigh N
Rick, Jonathan F
Schwartz, Kayla M
Sheffer, Sandra L
Webster, Shadow L

RESOLUTION AUTHORIZING THE REQUEST TO DEVIATE FROM SECTION 14-727 OF THE SUBDIVISION AND PLATTING ORDINANCE (VR 16-02)

March 1, 2016

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

That, pursuant to Variance 16-02 and the recommendation of the Plan Commission on February 22, 2016 the City of Green Bay does authorize the request to deviate from Section 14-727 of the Subdivision and Platting Ordinance to allow for a land division not to be located on a public street for a parcel located along the following described property at University Avenue:

LOT 3 OF PENDING CERTIFIED SURVEY MAP (ATTACHED);
CURRENT: LOT 2 36CSM227 (Tax Parcel No. 21-1251-A)

Said request to deviate is subject to the following conditions:

a. A perpetual ingress/egress easement is required on the Final Certified Survey Map allowing access from Lot 3 to a public right-of-way.

b. This variance request shall only be instituted if the proposed Certified Survey Map (CSM 15-05) obtains final approval from the City of Green Bay.

Adopted _____

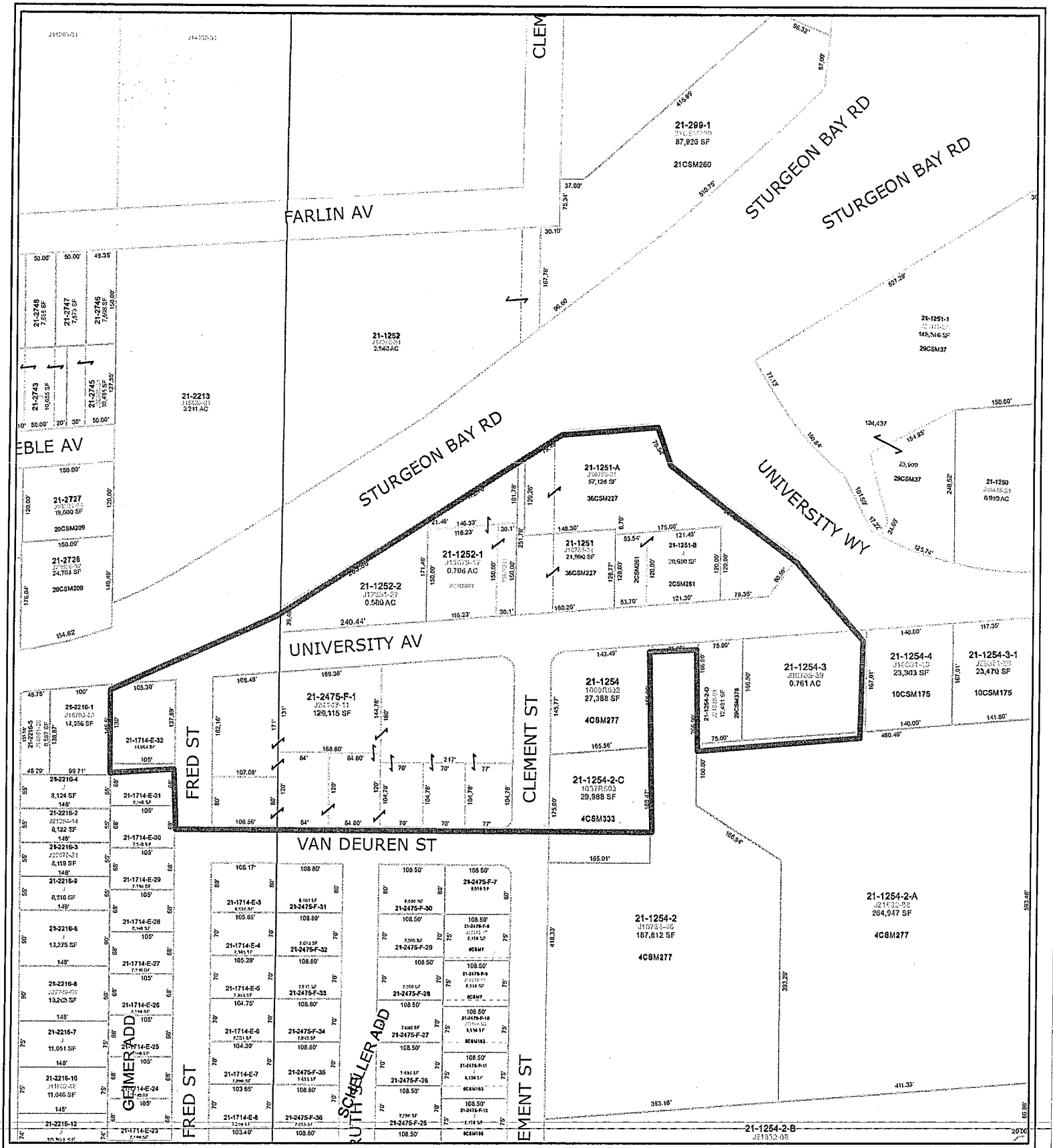
Approved _____

_____
Mayor

_____
Clerk

jwf

Attachments – Map and Proposed CSM 15-5



Subdivision Variance Request (VR 16-02)
Request to deviate from Section 14-727 of the Subdivision and Platting Ordinance to allow for a land division not be located on a public street for a parcel located along University Avenue, Sturgeon Bay Road, 54/57

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.
SJH February 2016

0 125 250 500 Feet

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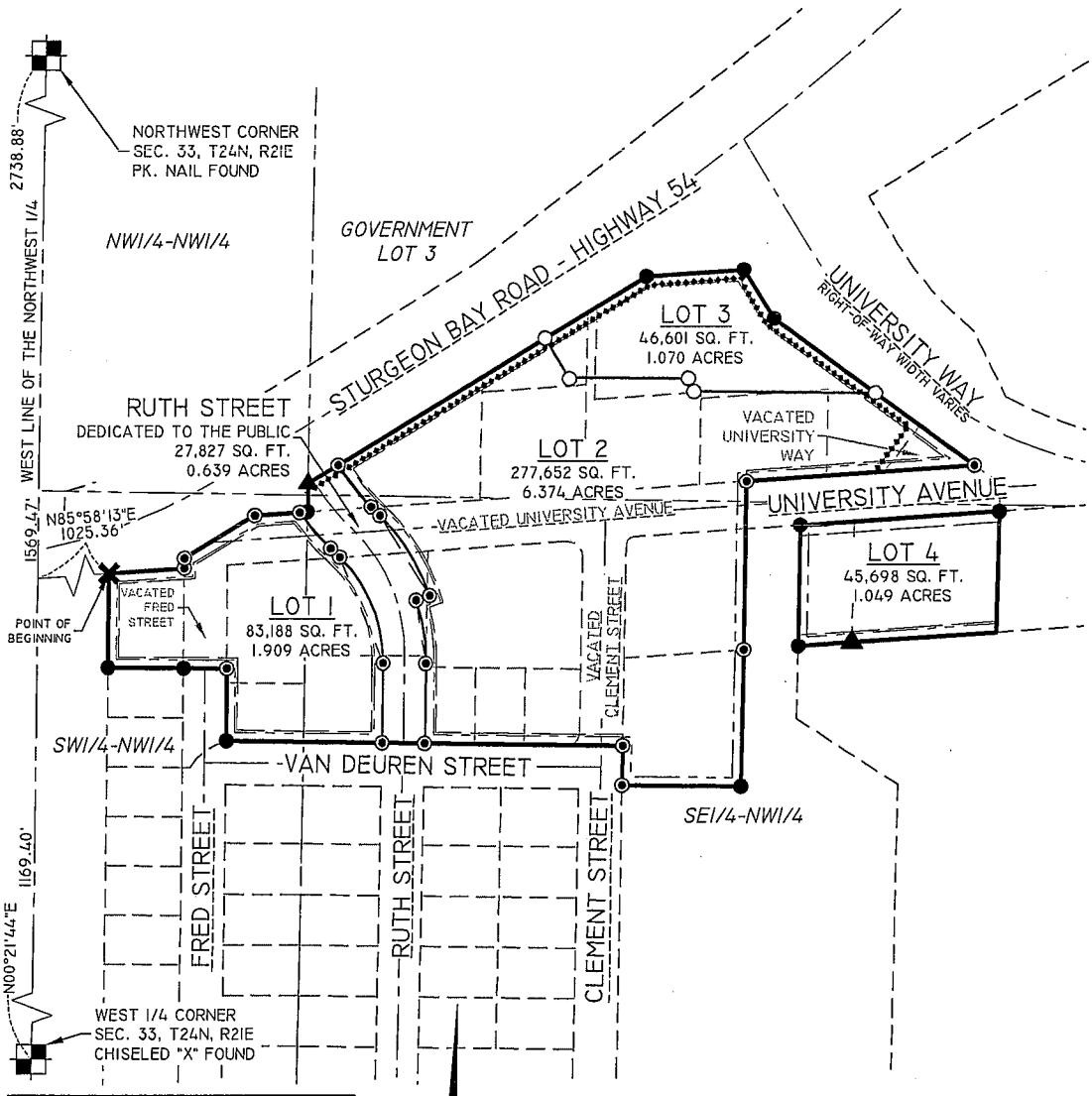
BROWN COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LOT 32 OF GEIMER ADDITION, RECORDED IN VOLUME 9 OF PLATS, ON PAGE 9, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL OF PARCEL 1 OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 277, MAP NUMBER 1135, ALL OF PARCEL 1 OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 333, MAP NUMBER 1163, ALL OF LOT 1, VOLUME 29 CERTIFIED SURVEY MAPS, PAGE 378, MAP NO. 4642, SAID MAPS BEING PART OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 33, PART OF GOVERNMENT LOT 3, ALL OF LOT 2 OF VOLUME 36 OF CERTIFIED SURVEY MAPS, PAGE 227, MAP NUMBER 5538, ALL OF LOT 1 OF VOLUME 36 OF CERTIFIED SURVEY MAPS, PAGE 227, MAP NO. 5538; ALL OF PARCELS A AND B, VOLUME 2, CERTIFIED SURVEY MAPS, PAGE 261 MAP NUMBER 480, SAID MAPS BEING A PART OF SAID GOVERNMENT LOT 3, PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION THIRTY-THREE 33, ALL OF LOTS 1, 2, 3, 4, 5, AND PART OF LOT 6, ACCORDING TO THE RECORDED PLAT OF SCHELLER ADDITION, AND ALL OF LOTS 1 AND 2, ACCORDING TO THE RECORDED PLAT OF GEIMER ADDITION AND PART OF SAID WEST 1/3 OF THE EAST 1/2 OF THE NORTHWEST 1/4, INCLUDING PART OF VACATED FRED STREET, ALL OF VACATED UNIVERSITY AVENUE, ALL OF VACATED CLEMENT STREET, AND ALL OF VACATED UNIVERSITY WAY, ALL IN SECTION 33, TOWNSHIP 24 NORTH, RANGE 21 EAST, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.



LEGEND

- ✕ - CHISELED "X" FOUND
- ● - 1 1/4 IN. O.D. IRON PIPE FOUND
- ○ - 1 1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
- ▲ - MAG NAIL FOUND
- ◉ - #10 X 18" BAR WEIGHING 4.303 LBS./LIN. FT. SET
- ♦♦♦♦♦♦♦ - RESTRICTED ACCESS
- 126.00' - MEASURED BEARING/LENGTH
- (126.00') - RECORDED BEARING/LENGTH

N

1" = 200'

0 200

NOTES:
1. BEARINGS ARE BASED ON THE BROWN COUNTY COORDINATE SYSTEM NAD83 (2011) DATUM AND REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 21 EAST MEASURED TO BEAR NORTH 00°21'44" EAST.
2. EXISTING BUILDINGS ON THE SUBJECT PROPERTIES ARE TO BE RAZED AND ARE NOT SHOWN.
3. CURRENT ZONING IS CI AND C2.

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BROWN COUNTY CERTIFIED SURVEY MAP

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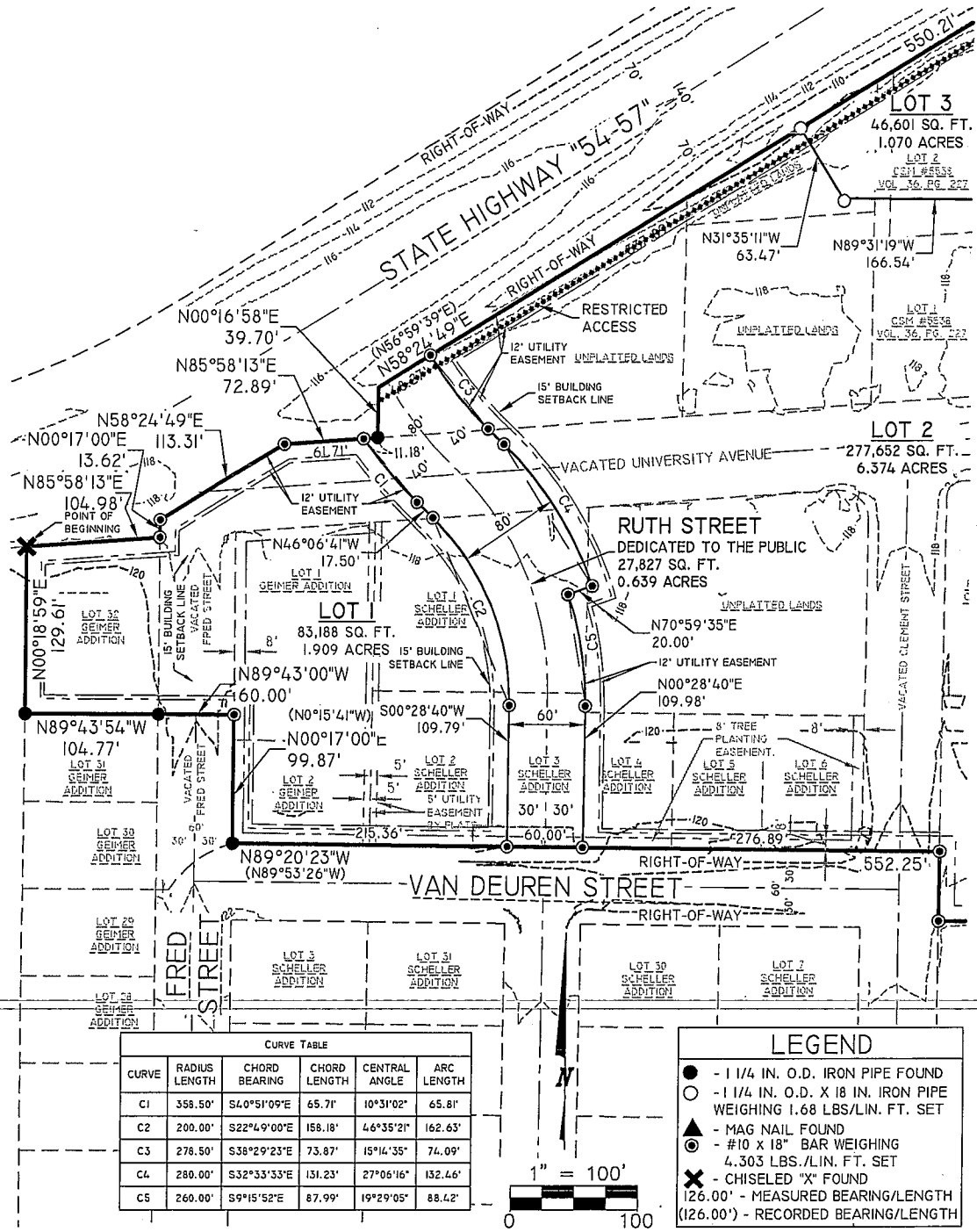

CURVE TABLE					
CURVE	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH
C1	358.50'	S40°51'09"E	65.71'	10°31'02"	65.81'
C2	200.00'	S22°49'00"E	158.18'	46°35'21"	162.63'
C3	278.50'	S38°29'23"E	73.87'	15°14'35"	74.09'
C4	280.00'	S32°33'33"E	131.23'	27°06'16"	132.46'
C5	260.00'	S9°15'52"E	87.99'	19°29'05"	88.42'

LEGEND

- ● - 1 1/4 IN. O.D. IRON PIPE FOUND
- ○ - 1 1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
- ▲ - MAG NAIL FOUND
- ◉ - #10 X 18" BAR WEIGHING 4.303 LBS./LIN. FT. SET
- ✕ - CHISELED "X" FOUND

126.00' - MEASURED BEARING/LENGTH
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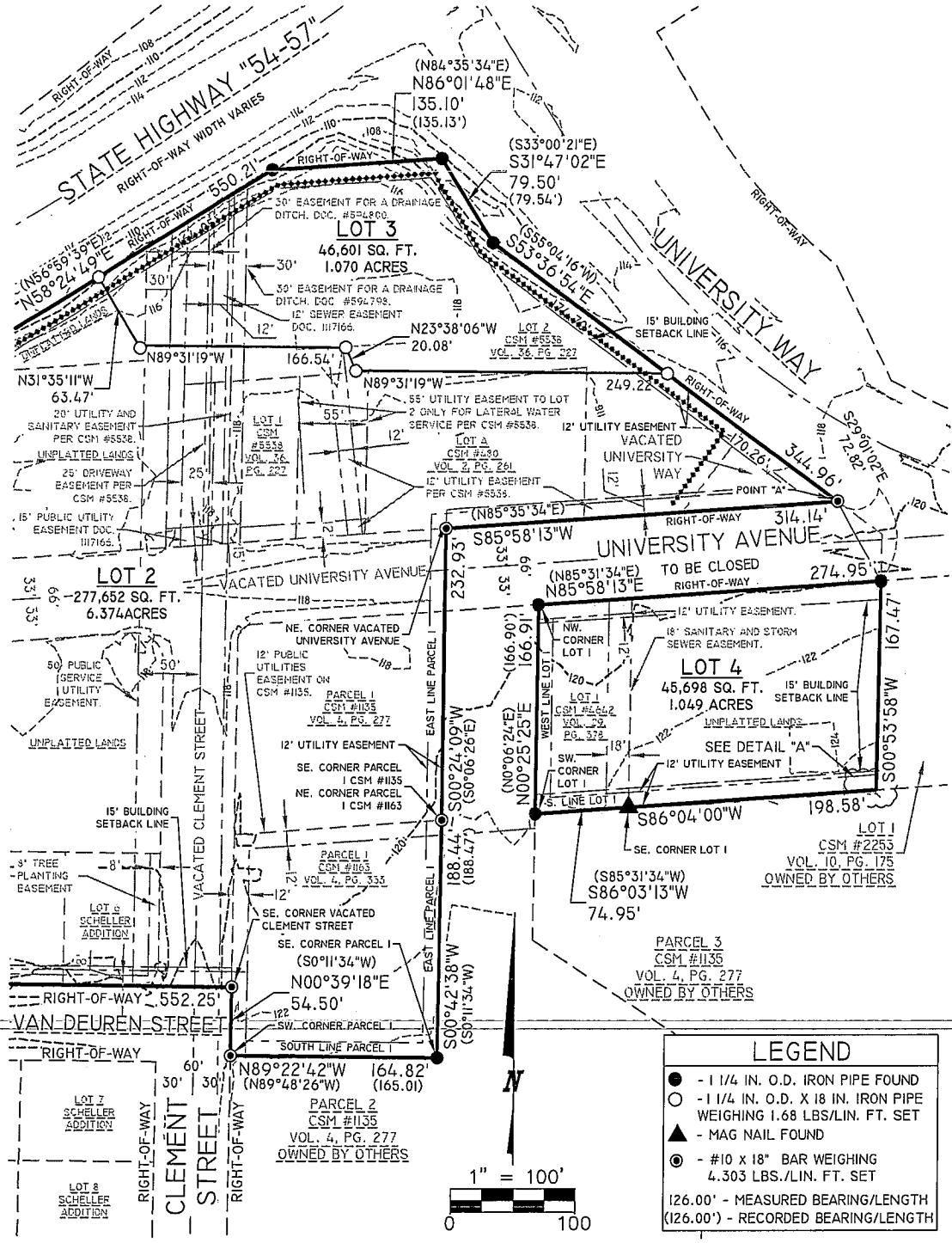

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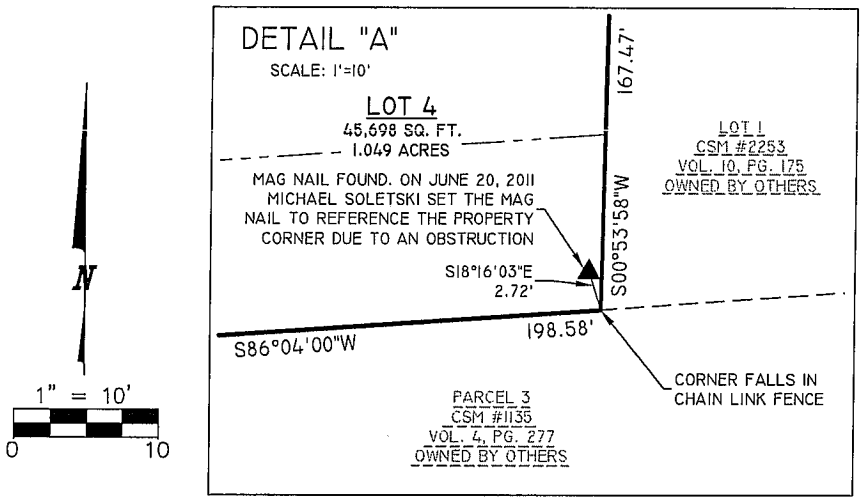
BROWN COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LOT 32 OF GEIMER ADDITION, RECORDED IN VOLUME 9 OF PLATS, ON PAGE 9, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL OF PARCEL 1 OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 277, MAP NUMBER 1135, ALL OF PARCEL 1 OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 333, MAP NUMBER 1163, ALL OF LOT 1, VOLUME 29 CERTIFIED SURVEY MAPS, PAGE 378, MAP NO. 4642, SAID MAPS BEING PART OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 33, PART OF GOVERNMENT LOT 3, ALL OF LOT 2 OF VOLUME 36 OF CERTIFIED SURVEY MAPS, PAGE 227, MAP NUMBER 5538, ALL OF LOT 1 OF VOLUME 36 OF CERTIFIED SURVEY MAPS, PAGE 227, MAP NO. 5538; ALL OF PARCELS A AND B, VOLUME 2, CERTIFIED SURVEY MAPS, PAGE 261 MAP NUMBER 480, SAID MAPS BEING A PART OF SAID GOVERNMENT LOT 3, PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION THIRTY-THREE 33, ALL OF LOTS 1, 2, 3, 4, 5, AND PART OF LOT 6, ACCORDING TO THE RECORDED PLAT OF SCHELLER ADDITION, AND ALL OF LOTS 1 AND 2, ACCORDING TO THE RECORDED PLAT OF GEIMER ADDITION AND PART OF SAID WEST 1/3 OF THE EAST 1/2 OF THE NORTHWEST 1/4, INCLUDING PART OF VACATED FRED STREET, ALL OF VACATED UNIVERSITY AVENUE, ALL OF VACATED CLEMENT STREET, AND ALL OF VACATED UNIVERSITY WAY, ALL IN SECTION 33, TOWNSHIP 24 NORTH, RANGE 21 EAST, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN.



R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

BROWN COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE

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SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED AND DIVIDED PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LOT 32 OF GEIMER ADDITION, RECORDED IN VOLUME 9 OF PLATS, ON PAGE 9, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL OF PARCEL 1 OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 277, MAP NUMBER 1135, ALL OF PARCEL 1 OF VOLUME 4 CERTIFIED SURVEY MAPS, PAGE 333, MAP NUMBER 1163, ALL OF LOT 1, VOLUME 29 CERTIFIED SURVEY MAPS, PAGE 378, MAP NO. 4642, SAID MAPS BEING PART OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 33, PART OF GOVERNMENT LOT 3, ALL OF LOT 2 OF VOLUME 36 OF CERTIFIED SURVEY MAPS, PAGE 227, MAP NUMBER 5538, ALL OF LOT 1 OF VOLUME 36 OF CERTIFIED SURVEY MAPS, PAGE 227, MAP NO. 5538; ALL OF PARCELS A AND B, VOLUME 2, CERTIFIED SURVEY MAPS, PAGE 261 MAP NUMBER 480, SAID MAPS BEING A PART OF SAID GOVERNMENT LOT 3, PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION THIRTY-THREE 33, ALL OF LOTS 1, 2, 3, 4, 5, AND PART OF LOT 6, ACCORDING TO THE RECORDED PLAT OF SCHELLER ADDITION, AND ALL OF LOTS 1 AND 2, ACCORDING TO THE RECORDED PLAT OF GEIMER ADDITION AND PART OF SAID WEST 1/3 OF THE EAST 1/2 OF THE NORTHWEST 1/4, INCLUDING PART OF VACATED FRED STREET, ALL OF VACATED UNIVERSITY AVENUE, ALL OF VACATED CLEMENT STREET, AND ALL OF VACATED UNIVERSITY WAY, ALL IN SECTION 33, TOWNSHIP 24 NORTH, RANGE 21 EAST, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 33; THENCE NORTH 00°21'44" EAST, COINCIDENT WITH THE WEST LINE OF SAID NORTHWEST 1/4, 1169.40 FEET; THENCE NORTH 85°58'13" EAST, 1025.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 32 OF GEIMER ADDITION, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY "54-57", AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 85°58'13" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY "54-57", 104.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 32; THENCE NORTH 00°17'00" EAST, 13.62 FEET; THENCE NORTH 58°24'49" EAST, 113.31 FEET; THENCE NORTH 85°58'13" EAST, 72.89 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF VACATED UNIVERSITY AVENUE AND SAID SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY "54-57"; THENCE NORTH 00°16'58" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 39.70 FEET; THENCE NORTH 58°24'49" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 550.21 FEET; THENCE NORTH 86°01'48" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 135.10 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY WAY; THENCE SOUTH 31°47'02" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY WAY, 79.50 FEET; THENCE SOUTH 53°36'54" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY WAY AND THE SOUTHERLY EXTENSION THEREOF, 344.96 FEET TO A POINT ON THE EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE EXTENDED EASTERLY, SAID POINT BEING KNOWN AS POINT "A" HEREINAFTER; THENCE SOUTH 85°58'13" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE AND THE EXTENSION THEREOF, 314.14 FEET TO THE NORTHEAST CORNER OF SAID VACATED UNIVERSITY AVENUE AND TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 1135; THENCE SOUTH 00°24'09" WEST, COINCIDENT WITH SAID NORTHERLY EXTENSION OF THE EAST LINE AND THE EAST LINE OF PARCEL 1, 232.93 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 1135 AND THE NORTHEAST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 1163; THENCE SOUTH 00°42'38" WEST, COINCIDENT WITH THE EAST LINE OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 1163, 188.44 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 1163; THENCE NORTH 89°22'42" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 1163, 164.82 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 1 OF CERTIFIED SURVEY MAP NUMBER 1163 AND THE EAST RIGHT-OF-WAY LINE OF CLEMENT STREET; THENCE NORTH 00°39'18" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF CLEMENT STREET, 54.50 FEET TO THE SOUTHEAST CORNER OF SAID VACATED CLEMENT STREET BEING ON THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF VAN DEUREN STREET; THENCE NORTH 89°20'23" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF VAN DEUREN STREET AND THE EASTERLY EXTENSION THEREOF, 552.25 FEET TO THE EAST RIGHT-OF-WAY LINE OF FRED STREET; THENCE NORTH 00°17'00" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF SAID VACATED FRED STREET, 99.87 FEET TO THE SOUTHEAST CORNER; THENCE NORTH 89°43'00" WEST, 60.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 32 OF GEIMER ADDITION; THENCE NORTH 89°43'54" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 32, 104.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 32; THENCE NORTH 00°18'59" EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 32, 129.61 FEET TO THE NORTHWEST CORNER OF SAID LOT 32 OF GEIMER ADDITION, SAID SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY "54-57", AND THE POINT OF BEGINNING.

AND

COMMENCING AT AFOREMENTIONED POINT "A"; THENCE SOUTH 29°01'02" EAST, 72.82 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID UNIVERSITY AVENUE AND THE POINT OF BEGINNING; THENCE SOUTH 00°53'58" WEST, 167.47 FEET; THENCE SOUTH 86°04'00" WEST, 198.58 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 4642; THENCE SOUTH 86°03'13" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 4642, 74.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 4642; THENCE NORTH 00°25'25" EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 4642, 166.91 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND SAID SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE; THENCE NORTH 85°58'13" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF UNIVERSITY AVENUE, 274.95 FEET TO THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCELS OF LAND CONTAIN 480,967 SQUARE FEET, 11.041 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF AIG PROPERTIES, LTD., AGENT OF SAID PARCEL.

THAT SAID PARCELS ARE SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34, 236.10 OR S. 236.12 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF GREEN BAY.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS_____DAY OF_____

_____

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

BROWN COUNTY CERTIFIED SURVEY MAP

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CORPORATE OWNER'S CERTIFICATE OF DEDICATION

AIG PROPERTIES, LTD., A WISCONSIN LIMITED LIABILITY CORPORATION FORMED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED, AND EASEMENT CREATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. AIG PROPERTIES, DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S. 236.10 OR S. 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF GREEN BAY AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION.

IN WITNESS WHEREOF, THE SAID AIG PROPERTIES, HAS CAUSED THESE PRESENTS

TO BE SIGNED BY (PRINT NAME)_____,
(TITLE)_____

AND COUNTERSIGNED BY (PRINT NAME)_____,
(TITLE)_____ ,

AT _____, WISCONSIN, AND ITS CORPORATE SEAL HEREUNTO AFFIXED ON

THIS_____, DAY OF _____, 2___.

IN THE PRESENCE OF: AIG PROPERTIES, LTD.

(SIGNATURE)_____

(PRINT NAME)_____

SIGNATURE)_____

(PRINT NAME)_____

STATE OF WISCONSIN)
SS
_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2___,

THE ABOVE NAMED (PRINT NAME)_____, (TITLE)_____

AND (PRINT NAME)_____, (TITLE)_____,

OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

_____
NOTARY PUBLIC STATE OF WISCONSIN

MY COMMISSION EXPIRES_____

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

BROWN COUNTY CERTIFIED SURVEY MAP

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CORPORATE MORTGAGEE CERTIFICATE

_____, A WISCONSIN CORPORATION FORMED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF LANDS CONTAINED IN THIS CERTIFIED SURVEY MAP, DOES HEREBY CONSENT TO THE ABOVE OWNERS CERTIFICATE AND TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LANDS DESCRIBED IN THIS CERTIFIED SURVEY MAP.

IN WITNESS WHEREOF, THE SAID_____HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CORPORATE OFFICERS LISTED AT_____, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS DAY OF _____ , 20__.

TO BE SIGNED BY_____ , ITS _____ (TITLE)

AND COUNTERSIGNED BY _____ , ITS _____ (TITLE) AT

_____, WISCONSIN, AND ITS CORPORATE SEAL HEREUNTO AFFIXED ON

THIS_____, DAY OF _____, 2___.

IN THE PRESENCE OF: AIG PROPERTIES, LTD.

_____
(SIGNATURE-TITLE)

_____
(SIGNATURE-TITLE)

STATE OF WISCONSIN)
SS
_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2___,

THE ABOVE NAMED NAME OF, _____ (TITLE),

AND_____, (TITLE-COUNTERSIGN),

OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

_____
NOTARY PUBLIC STATE OF WISCONSIN

MY COMMISSION EXPIRES_____

9h

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

BROWN COUNTY CERTIFIED SURVEY MAP

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CERTIFICATE OF THE CITY OF GREEN BAY TREASURER

STATE OF WISCONSIN)
SS
BROWN COUNTY)

I, _____ (PRINT NAME), BEING THE DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE CITY OF GREEN BAY, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF

_____, 20___ AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

DATED THIS_____DAY OF_____, 20___

_____
CITY OF GREEN BAY TREASURER

BROWN COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
)SS
BROWN COUNTY)

I, PAUL D. ZELLER, COUNTY TREASURER, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF BROWN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF

_____, 20____
AFFECTING THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

DATED THIS_____DAY OF_____,20____

_____
PAUL D. ZELLER, TREASURER, BROWN COUNTY

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784

BROWN COUNTY CERTIFIED SURVEY MAP

MAP NO._____VOLUME_____PAGE_____

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RESERVED FOR REGISTER OF DEEDS

CITY OF GREEN BAY COMMON COUNCIL APPROVAL CERTIFICATE

I, _____(CITY CLERK) BEING DULY APPOINTED BY THE CITY OF GREEN, HEREBY CERTIFY THAT THE ABOVE CERTIFIED SURVEY MAP WAS APPROVED BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, WISCONSIN AT ITS REGULAR MEETING ON _____ BY RESOLUTION NO. _____ .

_____.
CITY CLERK DATE

CITY OF GREEN BAY PLAN COMMISSION APPROVAL CERTIFICATE

APPROVED FOR THE CITY OF GREEN BAY THIS _____DAY OF_____, 20____ .

_____.
(NAME) (TITLE) (DATE)

_____.
(SIGNATURE)

RESOLUTION AUTHORIZING THE REQUEST TO DISCONTINUE A VARIETY OF EASEMENTS LOCATED THROUGH PORTIONS OF UNIVERSITY AVENUE, UNIVERSITY WAY, CLEMENT STREET, AND FRED STREET (ED 16-01)

March 1, 2016

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

That, pursuant to Easement Discontinuance 16-01 and the recommendation of the Plan Commission on February 22, 2016 the City of Green Bay does authorize the requested easement discontinuances located through the following described portions of University Avenue, University Way, Clement Street, and Fred Street:

Legal description and Tax Parcels: See attached exhibits

Said easement discontinuances are subject to the following conditions:

a. This Easement Discontinuance request shall only be instituted if the related Street Vacation and Closure (SV 15-02), CSM Variance Request (VR 16-01), CSM (CSM 15-05), Rezoning Request (ZP 15-17a), and PUD Request (ZP 15-17b) are approved.

b. Discontinuance of the 12 ft. sewer easement in Document #1117166 shall not be done until alternate easement documents have been recorded through proposed CSM 15-05 and the public storm sewer has been relocated and accepted by the City of Green Bay.

c. The petitioner is to provide an easement (recorded in CSM 15-02) for existing fiber optic lines OR pay the costs to relocate this line, including acquisition costs for additional right-of-way or easements.

d. All costs related to relocation of utilities, including any costs to acquire necessary easements, shall be the responsibility of the petitioner.

e. New easements for Wisconsin Public Service shall be provided to move existing facilities out of the construction area. This will be detailed in CSM 15-02.

f. AT&T shall maintain an existing duct packing along the south side of University Avenue. A utility easement shall be provided for this in CSM 15-02.

g. This request cannot obstruct or violate in any way the easement rights, transmission assets, or alignment of poles and overhead conductors for American Transmission Company.

h. Any unknown or otherwise undiscovered easements shall be the responsibility of the property owner. Any additional easements requiring vacation are subject to the Easement Discontinuance process.

Adopted _____

Approved _____

_____
Mayor

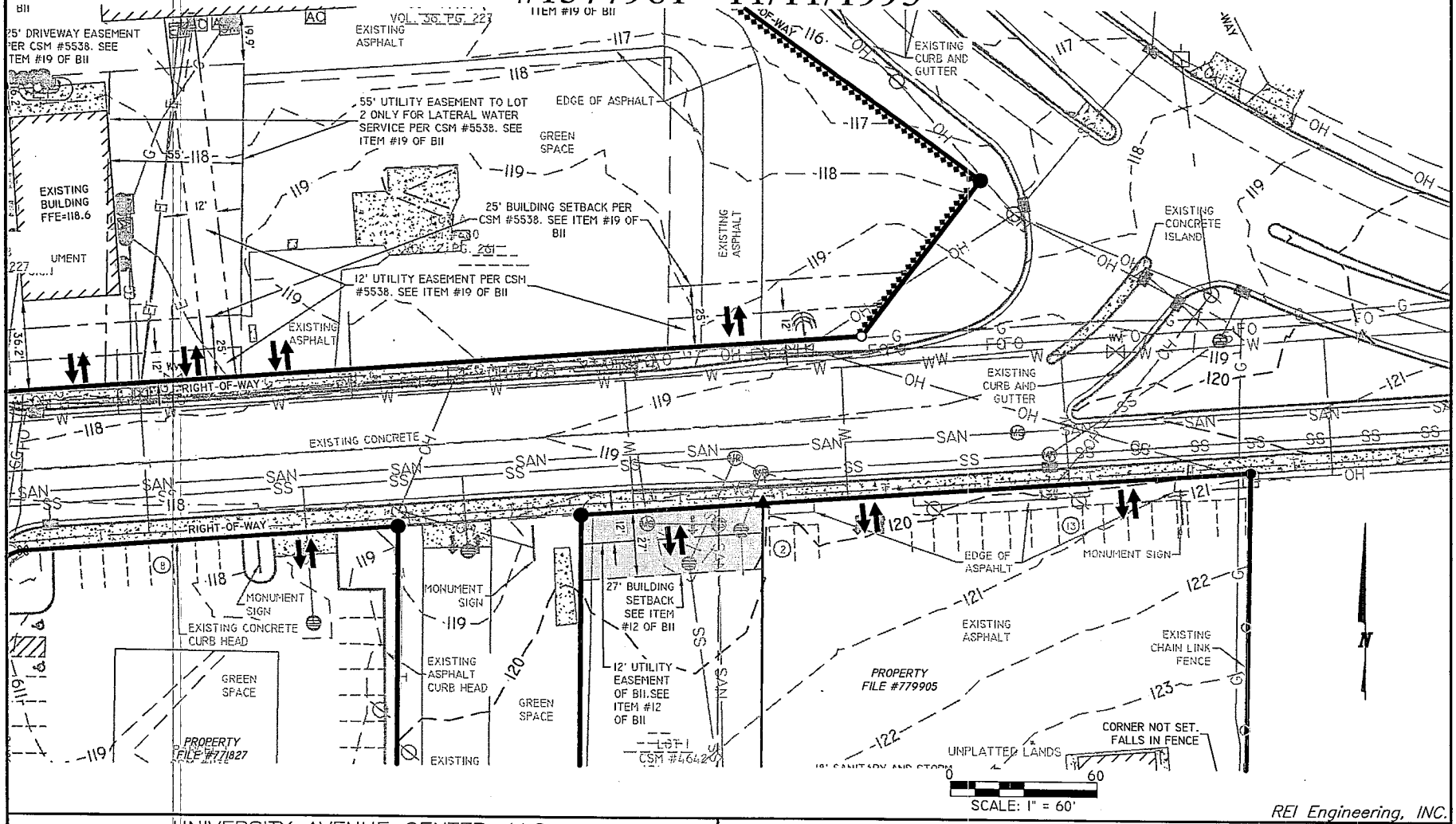
_____
Clerk

jwf

Attachment – Map

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

BUILDING SETBACK - CERTIFIED SURVEY MAP, No. 4642, Doc. #1377981 - 11/11/1993



REI Engineering, INC.

UNIVERSITY AVENUE CENTER, LLC. UNIVERSITY AVENUE GREEN BAY, WISCONSIN	FIGURE 1 : BUILDING SETBACK RELEASE		
	PROJECT NO. 6845	DRAWN BY: TAW	DATE: 2/8/2016

DRAWING FILE: P:\6800-6899\6845 - FESTIVAL - GREEN BAY\DWG\EXHIBITS\SURVEY EXHIBITS\6845-BUILDING SETBACK.DWG LAYOUT: EXHIBIT PLOTTED: FEB 09, 2016 - 10:27AM PLOTTED BY: TODDW

1377981 4613

CERTIFIED SURVEY MAP

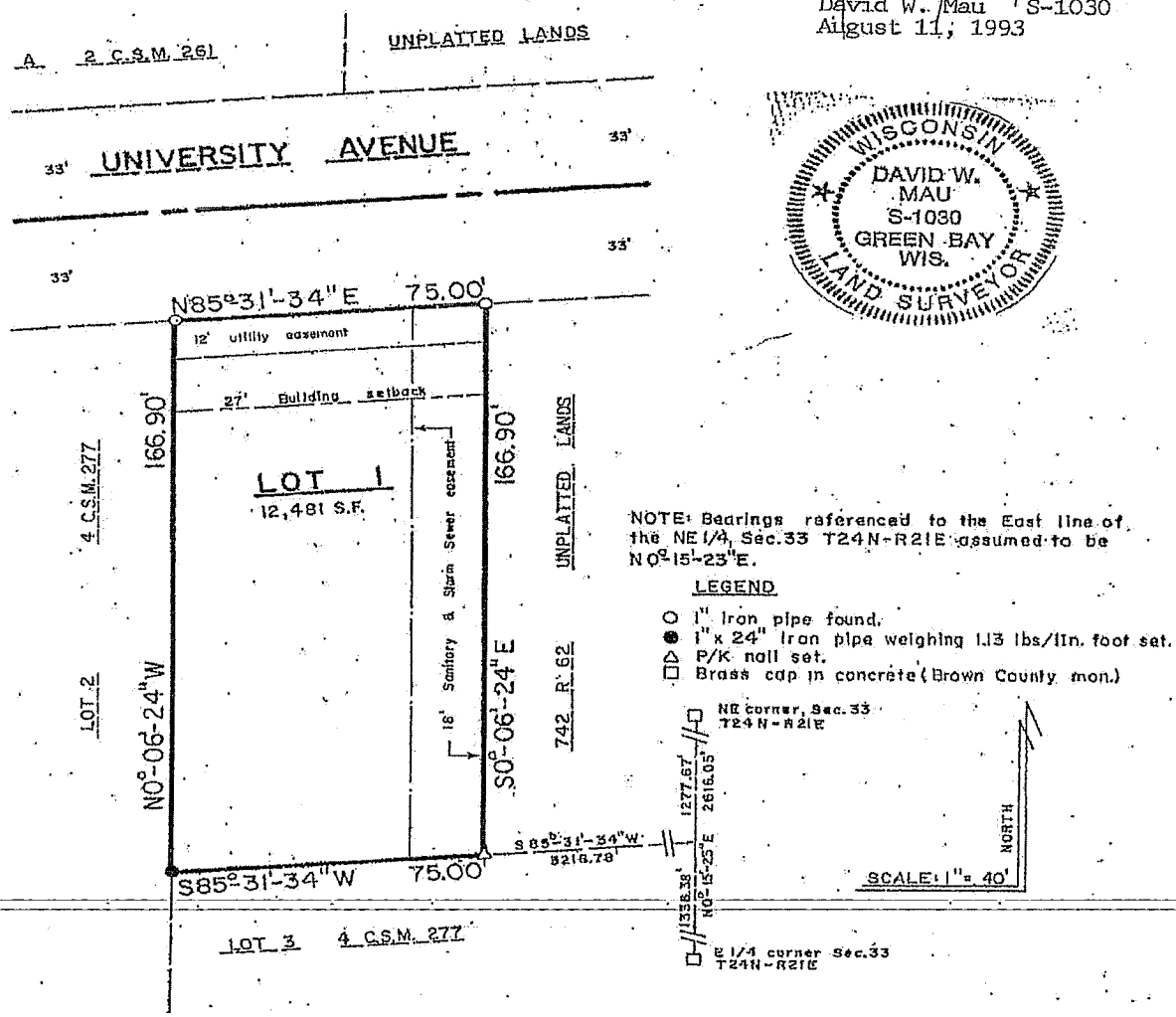
SURVEYOR'S CERTIFICATE

I, David W. Mau, Registered Land Surveyor, do hereby certify that I have surveyed, divided and mapped part of Lot 3, Volume 4, Certified Survey Maps, page 277, Brown County Records, being located in part of the Southeast 1/4-Northwest 1/4, Section 33, T24N-R21E, City of Green Bay, Brown County, Wisconsin, more fully described on Sheet Two.

That such plat is a correct representation of all the exterior boundaries of the land survey and the division thereof. That I have made such a survey, land division and plat by the direction of the owners listed hereon. That I have fully complied with the provisions of Chapter 236, section 236.34 of the Wisconsin Statutes and the City of Green Bay in surveying, dividing and mapping the same.

David W. Mau S-1030
August 11, 1993

WISCONSIN
DAVID W. MAU
S-1030
GREEN BAY WIS.
LAND SURVEYOR



NOTE: Bearings referenced to the East line of the NE 1/4, Sec. 33 T24N-R21E assumed to be N0°-15'-23"E.

LEGEND

- ○ 1" iron pipe found.
- ● 1"x 24" iron pipe weighing 1.13 lbs/lin. foot set.
- ▷ P/K nail set.
- □ Brass cap in concrete (Brown County mon.)

Sheet One of Three
Project No.: H-9293
Drawing No.: L-3415A

VOL 29 PAGE 378

10 C

SURVEYOR'S CERTIFICATE CONTINUED

Part of Lot 3, Volume 4, Certified Survey Maps, page 277, Brown County Records, being part of the Southeast 1/4-Northwest 1/4, Section 33, T24N-R21E, City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Commencing at the east 1/4 corner, Section 33, T24N-R21E; thence N0°15'23"E, 1338.38 feet along the east line of said Section 33; thence S85°31'34"W, 3216.78 feet to the southwest corner of Volume 742, Records, page 62, Brown County Records, and the point of beginning; thence continuing S85°31'34"W, 75.00 feet to the west line of Lot 3, Volume 4, Certified Survey Maps, page 277, Brown County Records; thence N0°06'24"W, 166.90 feet along said west line to the south right-of-way of University Avenue; thence N85°31'34"E, 75.00 feet along said south right-of-way to the northwest corner of said Volume 742, Records, page 62; thence S0°06'24"E, 166.90 feet along the west line of said Volume and page to the point of beginning.

Parcel contains 12,481 square feet/0.29 acres, more or less.

David W. Mau S-1030
August 11, 1993

CERTIFICATE OF THE CITY OF GREEN BAY

Approved for the City of Green Bay this 8TH day of NOVEMBER, 1993.

Dale D. Preston
Principal Planner

CERTIFICATE OF THE GREEN BAY CITY CLERK

As the duly appointed city clerk for the City of Green Bay I hereby certify that the records in my office show no unpaid taxes or special assessments affecting any of the land included in this certified survey map as of the date listed below.

Paul G. Jandart
Green Bay City Clerk

11/11/93
Date

RESTRICTIVE COVENANTS

The land on all side and rear lot lines of all lots shall be graded by the subdivider and maintained by the abutting property owners to provide for adequate drainage of surface water.
Each lot owner shall grade the property to conform to the adopted grade elevation and maintain said elevation for future
sidewalks.

WISCONSIN
DAVID W. MAU
S-1030
GREEN BAY
WIS.
LAND SURVEYOR

Sheet Two of Three
Project No.: H-9293
Drawing No.: L-3415B

1377981

OWNER'S CERTIFICATE

As owners, We hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented hereon. We also certify that this Certified Survey Map is required to be presented to the City of Green Bay for approval or objection in accordance with current Land Subdivision Ordinances. We further understand that the City will discontinue any public improvements upon discovery or notice of any other condition requiring abnormal public improvement costs. We further acknowledge that the City's action or inaction in this regard shall not be construed as an admission of liability for hazardous waste clean-up or burial site preservation costs.

Dennis L. Hermans

Pamela A. Hermans

Personally came before me this 21 day of October, 1993, the above named Owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Connie K. Glasl
Notary Public
Brown County, Wisconsin

My Commission Expires 1-16-94

CONSENT OF CORPORATE MORTGAGEE

M & I Fox Heights Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Dennis L. & Pamela A. Hermans, Owners.
IN WITNESS WHEREOF, the said M & I Fox Heights Bank has caused these presents to be signed by R. G. Baumgarten, its President and countersigned by D. G. Lautenschlager its Vice President, at Green Bay, Wisconsin, and its corporate seal to be hereunto affixed this 25th day of October, 1993.

R G Baumgarten

Personally came before me this 25th day of October, 1993, R. G. Baumgarten President and D. G. Lautenschlager, Vice Pres. of the above named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Sandra A. Witherow
Notary Public
Brown County, Wisconsin

My Commission Expires January 8, 1995

STATE OF WISCONSIN] SS
COUNTY OF BROWN]

REGISTER'S OFFICE
Brown Co. Wis.
Received for record the 11th day of November A.D. 1993 at 10:19 o'clock A M. and recorded in Vol. 29 of Certified Survey Maps on Page 378
Cathy Willgirth
Register of Deeds
1400

WISCONSIN
DAVID W. MAU
S-1030
GREEN BAY
WIS.
LAND SURVEYOR
10/11/93

Sheet Three of Three
Project No.: H-9293
Drawing No.: L-3415C

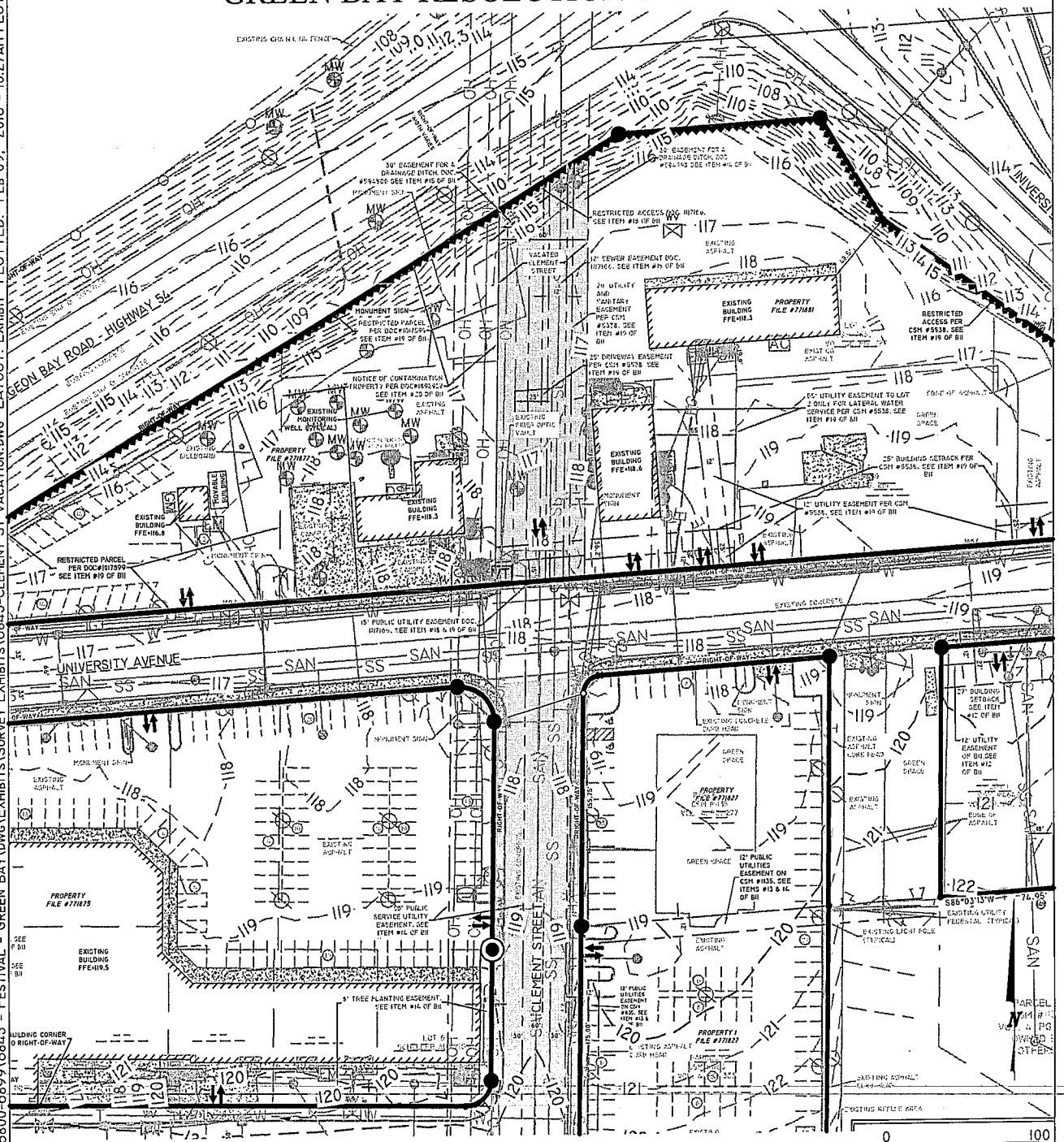
VOL 29 PAGE 380

BROWN COUNTY REGISTER OF DEEDS DOC# 1377981 PG 3

10e

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

PROPOSED CLEMENT STREET VACATION ALL UTILITIES WILL BE RELOCATED FROM THIS AREA IN ANTICIPATION OF BUILDING AND PARKING LOT CONSTRUCTION - ALSO CITY OF GREEN BAY RESOLUTION 11739-3/26/87



UNIVERITY AVENUE CENTER, LLC. UNIVERITY AVENUE GREEN BAY, WISCONSIN	FIGURE 6 : PROPOSED CLEMET STREET VACATION		
	PROJECT NO. 6845	DRAWN BY: TAW	DATE: 2/8/2016

DRAWING FILE: P:\6800-6899\6845 - FESTIVAL - GREEN BAY\DWG\EXHIBITS\SURVEY EXHIBITS\6845-CLEMENT ST VACATION.DWG LAYOUT: EXHIBIT PLOTTED: FEB 09, 2016 - 10:27AM PLOTTED BY: TODDW

1 of

1117166

J 11739 I 34

City of Green Bay

WISCONSIN
54301

OFFICE OF CITY CLERK
ROOM 101 - CITY HALL
100 N. JEFFERSON ST.
TELEPHONE: 414 - 435-3825

PAUL G. JANQUART
City Clerk

ANITA RALEIGH
Deputy Clerk

CERTIFICATION OF CITY CLERK

I, Paul G. Janquart, the duly appointed, qualified and acting City Clerk of the City of Green Bay, Wisconsin, do hereby certify that the attached Resolution, bearing my initials, is a true and correct copy of action taken by the Common Council of the City of Green Bay, Brown County, Wisconsin, at a meeting thereof held on March 17, 1987.

CITY CLERK

Dated at Green Bay, Wisconsin, March 25, 1987

SEAL

REGISTER OF DEEDS
BROWN COUNTY
1987 MAR 26 AM 10: 57
CATHY WILLIQUETTE BREUNIG
REGISTER OF DEEDS
8.00

BROWN COUNTY REGISTER OF DEEDS-This document complies with standards established by S889.30(3)(b).

109

J 11739 I 35

RESOLUTION VACATING A PORTION OF CLEMENT STREET

Green Bay, Wisconsin
March 17, 1987

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

That, based upon the petition 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 Clement Street from University Avenue to S.T.H. 54-57, described on the attachment hereto, be, and the same is hereby, vacated, abandoned and discontinued, subject to easements for utility purpose.

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 March 17, 1987

Approved March 18, 1987

/s/ Samuel J. Halloin
Mayor

/s/ Paul G. Janquart
Clerk

ch

(Attachment)

27.

BROWN COUNTY REGISTER OF DEEDS-This document complies with standards established by S889.30(3)(b).

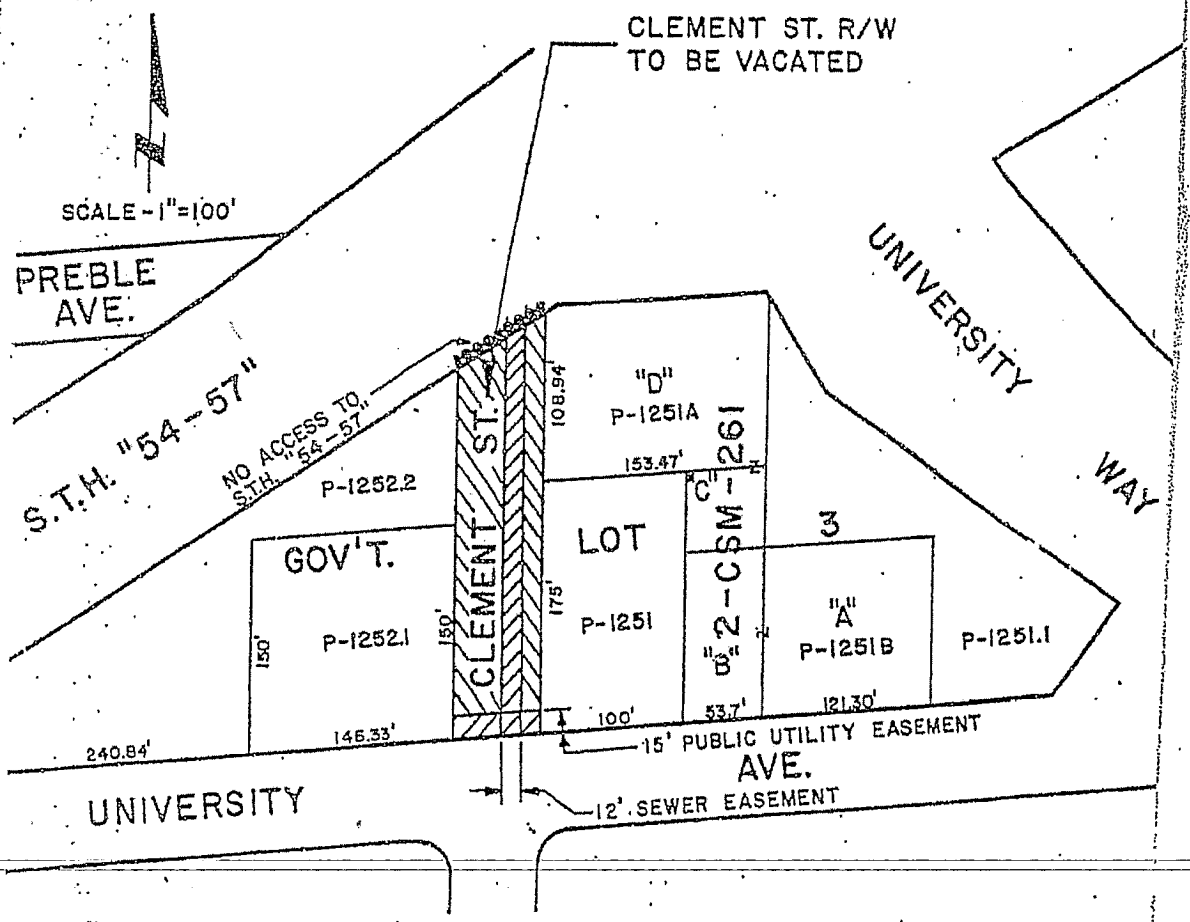
1117166

J 11739 I 36

DESCRIPTION OF PORTION OF CLEMENT STREET TO BE VACATED.

That portion of Clement Street right-of-way lying between Wisconsin State Trunk Highway "54-57" and University Avenue located in Government Lot 3, Section 33, Township 24, North, Range 21 East, City of Green Bay, Brown County, Wisconsin. Properties affected being said Government Lot 3.

Public Utility easement rights over the south 15.0 feet of the above-described right-of-way and sewer easement rights over the westerly 12 feet of the easterly 26 feet of said right-of-way to be retained by the City of Green Bay. Also, access to STH 54-57 is prohibited.



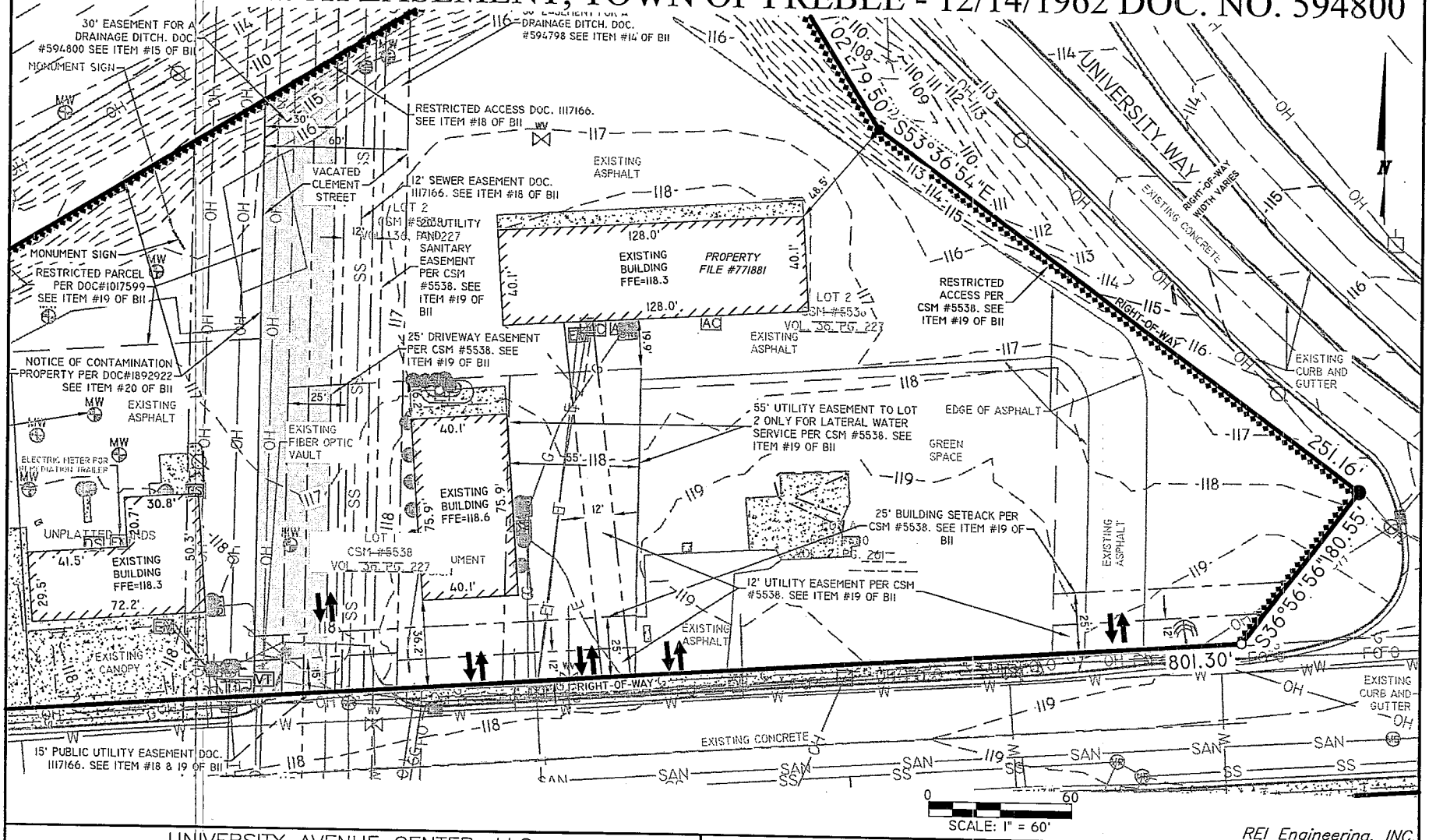
27a.

BROWN COUNTY REGISTER OF DEEDS-This document complies with standards established by S889.30(3)(b).

101

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

DRAINAGE DITCH EASEMENT, TOWN OF PREBLE - 12/14/1962 DOC. NO. 594800



REI Engineering, INC.

UNIVERSITY AVENUE CENTER, LLC. UNIVERSITY AVENUE GREEN BAY, WISCONSIN	FIGURE 8 :DRAINAGE DITCH EASEMENT RELEASE		
	PROJECT NO. 6845	DRAWN BY: TAW	DATE: 2/8/2016

DRAWING FILE: P:\6800-6899\6845 - FESTIVAL - GREEN BAY\DWG\EXHIBITS\SURVEY EXHIBITS\6845-DRAINAGE DITCH EASEMENT-1.DWG LAYOUT: EXHIBIT PLOTTED: FEB 09, 2016 - 10:28AM PLOTTED BY: TODDW

594800

In consideration of One and 00/100 - - - - - - - - Dollars and in further consideration of the special benefits to be derived, the receipt and sufficiency of which is hereby acknowledged, the undersigned grant to the Town of Preble, Brown County, Wisconsin the right to enter upon and dig a drainage ditch, operate and forever maintain such ditch for the drainage of surface waters from the adjacent area, over and across the following described property,

The east 30 feet of the west one third of the east one half of the north west quarter of Section 33 in Township 24 North; Range 21 East., lying north of Willow Street.

It is expressly understood and agreed that after the construction of said ditch, the grantor and his successors shall have and retain all rights to the use and occupation of said realestate, including the right to build thereon as they see fit; provided that such use and occupation, and any building erected thereon will not in any manner disturb, damage, destroy, injure or obstruct said ditch or any part thereof.

For the purpose of the construction of said ditch and of its maintenance and repair the said Town shall have the right to enter, pass over, and use said premises and the land adjacent thereto for the transportation laying down, and storage of materials, tools and equipment, the depositing and removal of excavated material and for other purposes incidental to the work, but shall do so with the least inconvenience practicable to the grantor; and provided that in event any damage is caused to said land adjacent thereto, including buildings erected thereon, by reason of said Town entering thereon for the purpose of the maintenance and/or repair of said ditch, said Town shall fully compensate the grantor or his successors therefor.

This agreement is binding upon the heirs, successors and assigns of the parties hereto.

Signed and sealed this 14 day of Nov 1936

IN THE PRESENCE OF:

Henry Rahn
Henry Rahn

Mrs Margaret Scheller (seal)
Mrs. Margaret Scheller

(seal)

(seal)

(seal)

STATE OF WISCONSIN)
BROWN COUNTY)ss

Personally appeared before me this 14 day of Nov 1936.

Mrs. Margaret Scheller

To me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Brown County, Wisconsin. Henry Rahn

My commission expires July 14 - 1940 Henry Rahn

REGISTER'S OFFICE, Brown Co., Wis.
Received for record the 14th day of December 1962 at 10:26 A.M. in Vol. 608 of R. Deeds Page 209
Harold P. [illegible] Register of Deeds

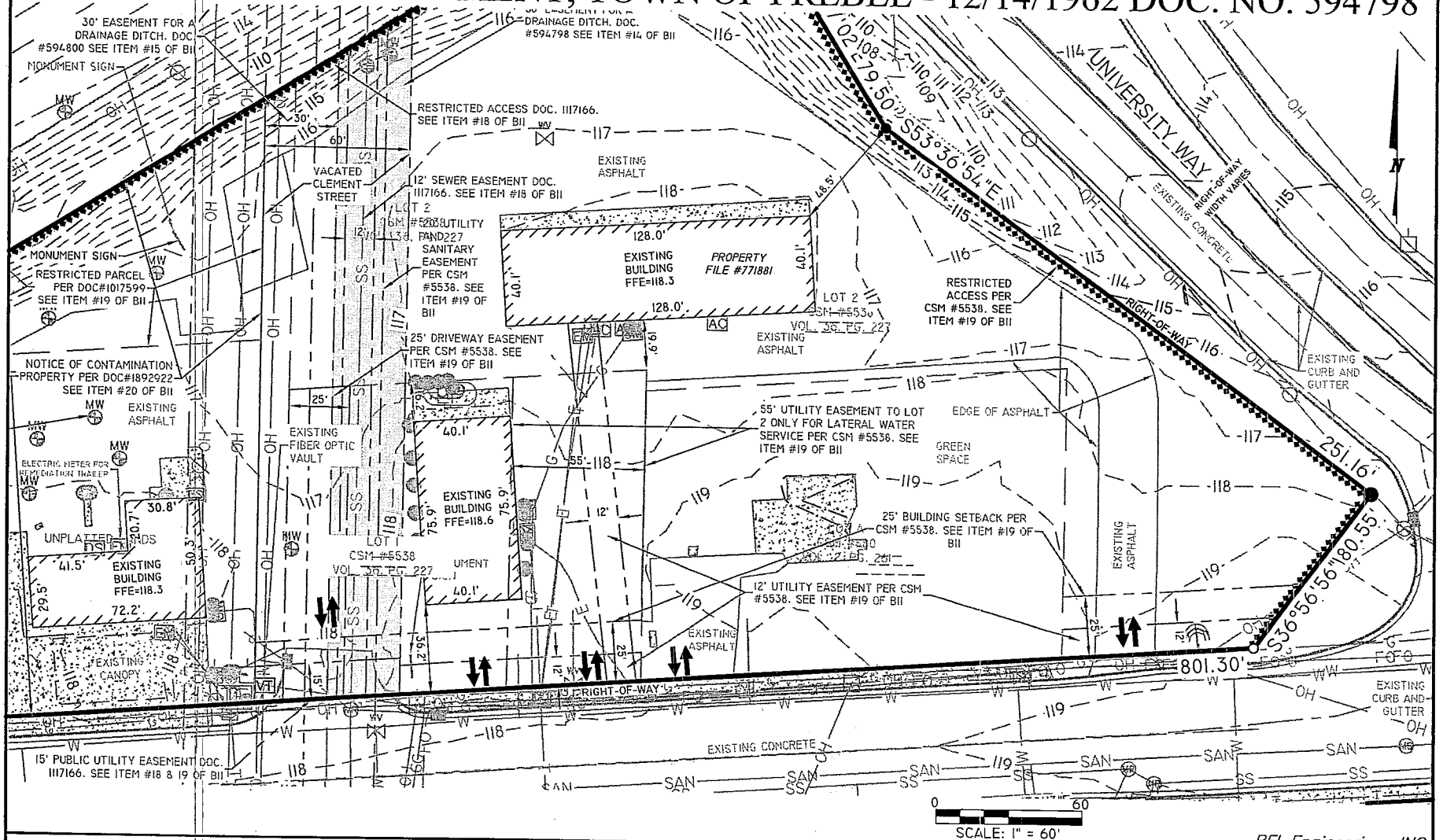
Drafted by H. R. Albert

VOL 608 PAGE 209

10 K

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

DRAINAGE DITCH EASEMENT, TOWN OF PREBLE - 12/14/1962 DOC. NO. 594798



UNIVERSITY AVENUE CENTER, LLC.
UNIVERSITY AVENUE
GREEN BAY, WISCONSIN

FIGURE 9 :DRAINAGE DITCH EASEMENT RELEASE

PROJECT NO.	DRAWN BY:	DATE:
6845	TAW	2/8/2016

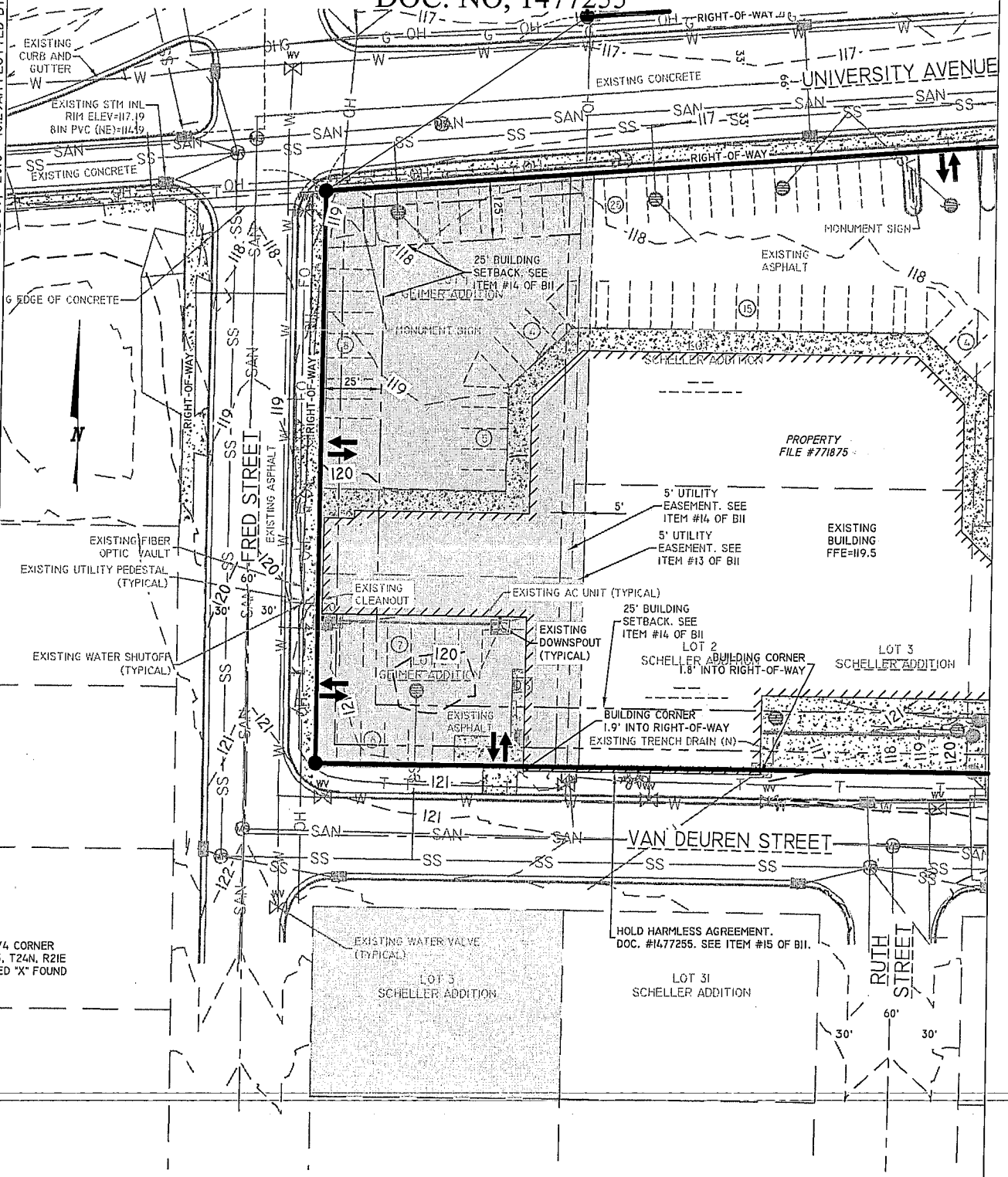
REI Engineering, INC.

DRAWING FILE: P:\6800-6899\6845 - FESTIVAL - GREEN BAY\DWG\EXHIBITS\SURVEY EXHIBITS\6845-DRAINAGE DITCH EASEMENT-2.DWG LAYOUT: EXHIBIT PLOTTED: FEB 09, 2016 - 10:28AM PLOTTED BY: TODDW

107

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

CITY OF GREEN BAY HOLD HARMLESS AGREEMENT
DOC. NO, 1477255



0 60
SCALE: 1" = 60'

REI Engineering, INC.

DRAWING FILE: P:\6800-6899\6845 - FESTIVAL - GREEN BAY\DWG\EXHIBITS\SURVEY EXHIBITS\6845-HOLD HARMLESS AGREEMENT.DWG LAYOUT: EXHIBIT PLOTTED: FEB 09, 2016 - 10:29AM PLOTTED BY: TODDW

UNIVERITY AVENUE CENTER, LLC. UNIVERITY AVENUE GREEN BAY, WISCONSIN	FIGURE 2 : HOLD HARMLESS AGREEMENT RELEASE		
	PROJECT NO. 6845	DRAWN BY: TAW	DATE: 2/8/2016

10 M

J 25957 I 22

1477255

HOLD HARMLESS AGREEMENT

THIS AGREEMENT is made in the City of Green Bay, Brown County, Wisconsin, by and between the CITY OF GREEN BAY, WISCONSIN, a municipal corporation ("CITY"), and W&E BUYING AND LEASING ("W&E").

WHEREAS, W&E are owners of certain real property and building improvements located at 2400 University Avenue, Green Bay, Brown County, Wisconsin, legally described as:

Scheller Addition, Lots 1, 2, and 3, Geimer Addition, Lots 1 and 2;

and

WHEREAS, said improvements encroach in CITY right-of-way adjacent to Van Duren Street, Green Bay, Brown County, WI, as more particularly described and identified in the site plan (revision date of 5/26/95) attached hereto and incorporated by reference as Exhibit A; and

WHEREAS, the Common Council of the City of Green Bay has granted permission for such building encroachment to remain in CITY right-of-way subject to conditions more specifically described below.

NOW THEREFORE, in consideration of the covenants and promises hereinafter set forth and other good and valuable consideration acknowledged by the parties herein

IT IS HEREBY AGREED AS FOLLOWS:

BROWN COUNTY REGISTER OF DEEDS-This document complies with standards established by S889.30(3)(b).

1. CITY has granted to W&E permission for such building to encroach and remain in CITY right-of-way.

2. W&E has presented to the CITY a certificate of insurance indicating the coverage and policy limits of an insurance policy covering activities described herein and specifically any injury or damage that may occur to the City of Green Bay or third parties pursuant to the Agreement, said insurance policy to be maintained in full force and effect throughout the duration of this Agreement and said insurance policy to have names as an additional insured the City of Green Bay. Said certificate of insurance is attached hereto as Exhibit B and incorporated by reference.

3. W&E shall indemnify, defend, and save harmless the CITY, its employees, officials, and agents against any loss, damage or expense arising from any claim for damages arising out of personal injuries and/or loss or destruction of personal property which actually or allegedly is caused in total or in part by or to the building or the maintenance or removal thereof including any damage to such building caused by or allegedly caused by negligence of the CITY, its officers, agents, or employees.

4. This obligation to indemnify and save harmless shall run with the land and shall be binding upon all subsequent successors, assigns, transferees, and grantees.

5. This Agreement shall cease in the event the CITY causes

BROWN COUNTY REGISTER OF DEEDS-This document complies with standards established by S889.30(3)(b).

improvements to be made to the CITY right-of-way subject to this Agreement which requires the removal or dismantling of said encroachment, and W&E agrees to completely dismantle and remove such encroachment at W&E's own expense upon notice of such improvements by the CITY.

6. With exception to the above paragraph relating to street right-of-way improvements, this Agreement shall continue in full force and effect until such time as the building or encroachment is removed by W&E, its' successors and assigns.

Dated this 17th day of November, 1995.

W&E BUYING AND LEASING

BY: Douglas Erdman
TITLE: Owner

BY:
TITLE:

STATE OF WISCONSIN)
)ss.
COUNTY OF BROWN)

Personally appeared before me this 17th day of November, 1995, the above-named Douglas Erdman, to me known to be the persons who executed the foregoing instrument

BROWN COUNTY REGISTER OF DEEDS-This document complies with standards established by S889.30(3)(b).

1477255

J 25957 I 25

and acknowledged the same.

Notary Public, Brown County, WI
My Commission expires 3-29-98

Dated this 29th day of November, 1995.

CITY OF GREEN BAY, WISCONSIN

Paul Jadin, Mayor

Paul G. Janquart, City Clerk

STATE OF WISCONSIN)
)ss
COUNTY OF BROWN)

Personally appeared before me this 29th day of Nov., 1995, the above-named Paul Jadin, Mayor of the City of Green Bay, and Paul G. Janquart, Clerk of the City of Green Bay, to me known to be the persons who executed the foregoing instrument and to me known to be such Mayor and Clerk of the City of Green Bay, and acknowledged that they executed the foregoing instrument as such Mayor and Clerk as the act of said City by its authority.

Notary Public, Brown County, WI
My Commission expires 3-31-96

THIS INSTRUMENT WAS DRAFTED BY
ASSISTANT CITY ATTORNEY
JUDITH SCHMIDT-LEHMAN

REGISTER OF DEEDS
BROWN COUNTY

DEC - 6 1995

AT 1:50 O'CLOCK P M.
CATHY WILLIQUETTE
REGISTER OF DEEDS
BROWN COUNTY, WIS.

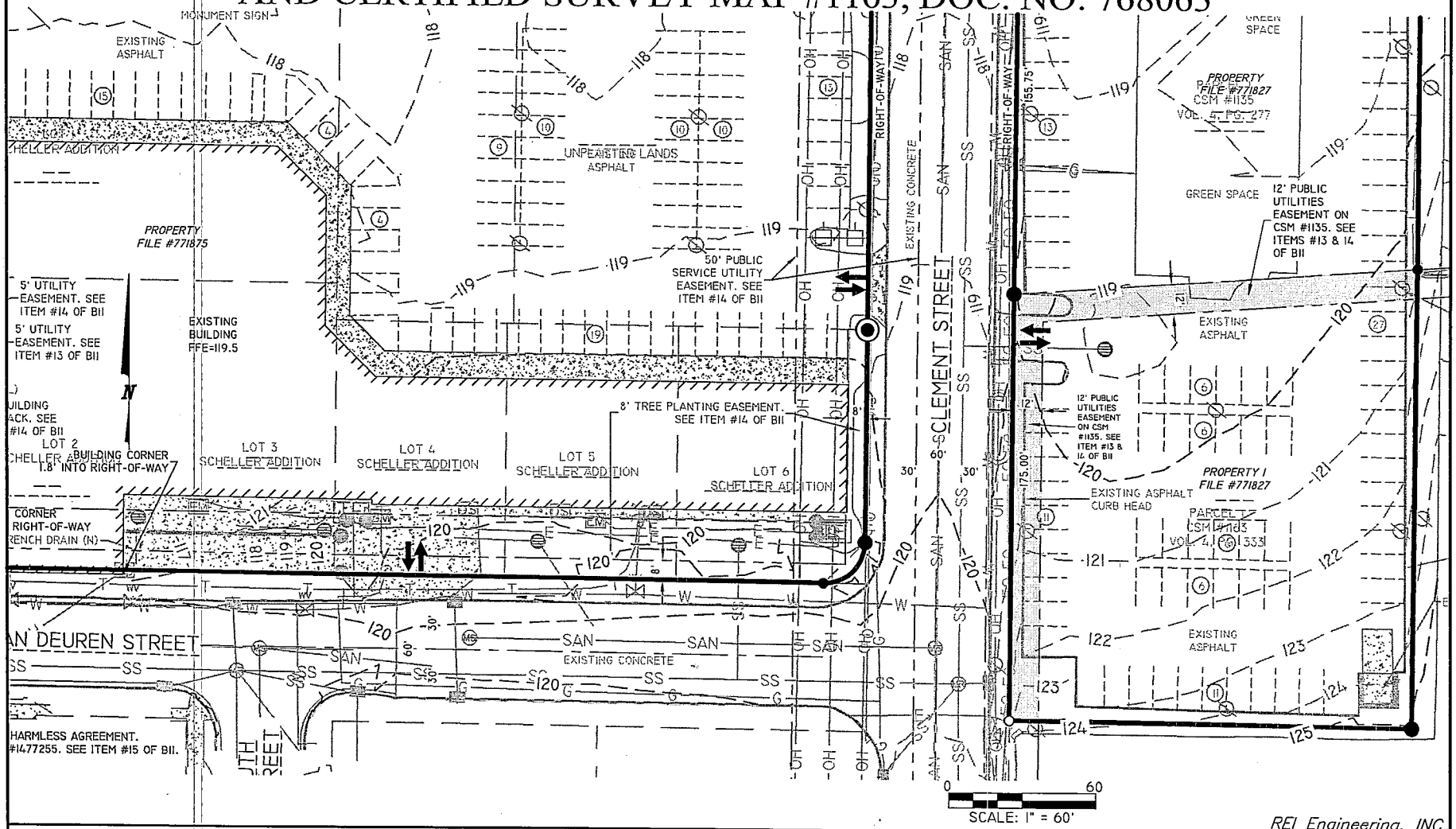
16 00

BROWN COUNTY REGISTER OF DEEDS-This document complies with standards established by S889.30(3)(b).

100

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

PUBLIC UYILITY EASEMENT - CERTIFIED SURVEY MAP #1135, DOC. NO.762081 AND CERTIFIED SURVEY MAP #1163, DOC. NO. 768063



REI Engineering, INC.

UNIVERSITY AVENUE CENTER, LLC. UNIVERSITY AVENUE GREEN BAY, WISCONSIN	FIGURE 10 :PUBLIC UTILITY EASEMENT RELEASE		
	PROJECT NO. 6845	DRAWN BY: TAW	DATE: 2/8/2016

DRAWING FILE: P:\6800-6899\6845 - FESTIVAL - GREEN BAY\DWG\EXHIBITS\SURVEY EXHIBITS\6845-PUBLIC UTILITY EASEMENT.DWG LAYOUT: EXHIBIT PLOTTED: FEB 09, 2016 - 10:40AM PLOTTED BY: TODDW

768063

CERTIFIED SURVEY MAP

1163

SURVEYOR'S CERTIFICATE:
I, Robert D Hall, surveyor, do hereby certify that I have divided that part of Parcel 2 as recorded in Volume 4 of Certified Survey Maps, Page 277, Brown County Records, City of Green Bay, Brown County, Wisconsin, described as follows: Beginning at a northwest corner of said Parcel 2, thence N 85°-31'-34"E 165.56 Ft. along a Northerly line of said Parcel, thence S 0°11'-34"W 188.74 Ft., thence N 89°-48'-26"W 165.01 Ft., thence N 0°-11'-34"E 175.00 Ft. along the East line of Clement St. to the point of beginning, that I made such dividion by order of the owners of the land divided and that I have complied with the Subdivision Regulations of the City of Green Bay, and with Section 236.34, Wisconsin Statutes in surveying, dividing and mapping the same.
Dated this 5TH day of APRIL 1973

Robert D. Hall, Surveyor

OWNER'S CERTIFICATE:
As owners we certify that we caused the land described on this map to be surveyed, divided mapped and dedicated as represented on this map.

RIVIERA LANES, INC.

IN THE PRESENCE OF:

Robert D. Hall

Lenore Nys

James Van Bellinger-Sec.

Gene S. Pinchard, Pres.

STATE OF WISCONSIN)
BROWN COUNTY) ss

Personally came before me this 5TH day of APRIL, 1973, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Brown County, Wis.

My Commission Expires [illegible] 1976

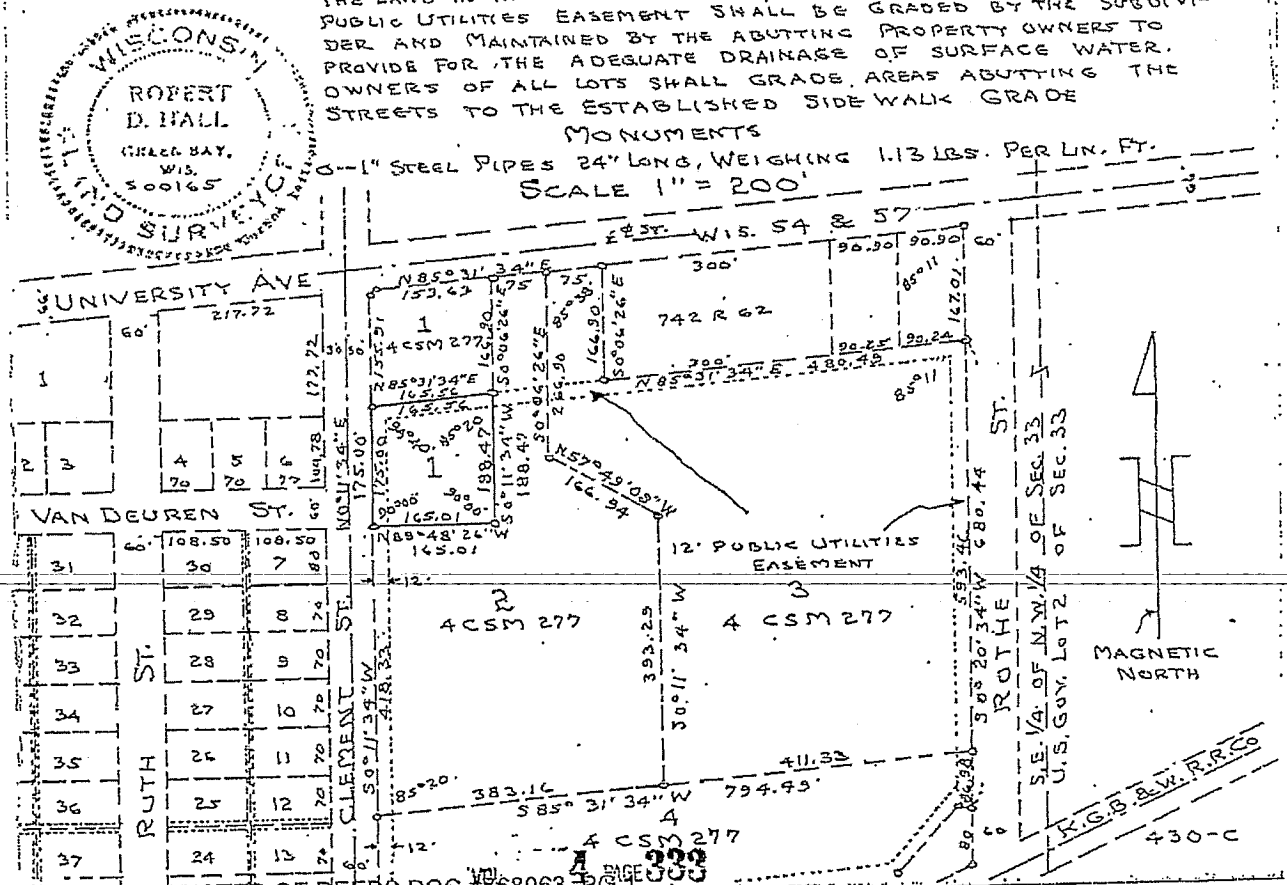
Approved by the City Plan Commission of the City of Green Bay, Wis. this [illegible] day of [illegible] 1973.

Senior City Planner

NOTES
THE LAND IN THE REAR OF ALL LOTS IN THE AREA OCCUPIED BY THE PUBLIC UTILITIES EASEMENT SHALL BE GRADED BY THE SUBDIVIDER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR THE ADEQUATE DRAINAGE OF SURFACE WATER. OWNERS OF ALL LOTS SHALL GRADE AREAS ABUTTING THE STREETS TO THE ESTABLISHED SIDE WALK GRADE

MONUMENTS
O--1" STEEL PIPES 24" LONG, WEIGHING 1.13 LBS. PER LIN. FT.

SCALE 1" = 200'



BROWN COUNTY REGISTER OF DEEDS DOC #768063 PG 105

768063

Riviera Lanes, Inc.

Certified Survey Map

REGISTER'S OFFICE
Brown Co., Wis.
Received for record the 16th day
of April A.D. 1973 at
2:20 o'clock P. M. and recorded in
Vol. 4 of Certified Survey Maps
on Page 333

Harold P. Loch
Register of Deeds

2.00

VOL 4 PAGE 334

BROWN COUNTY REGISTER OF DEEDS DOC #768063 PG 2

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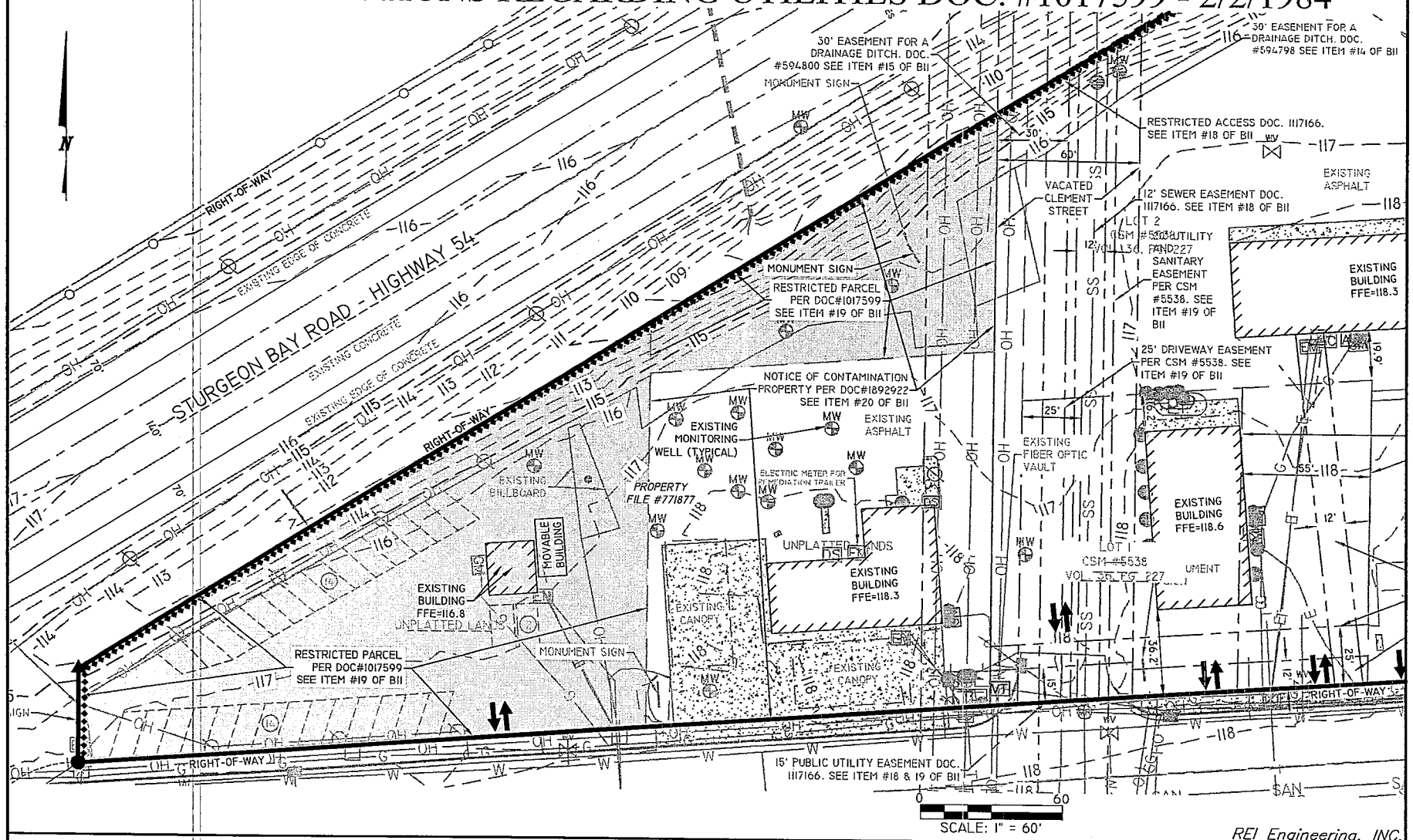
REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

TERMS & RESTRICTIONS REGARDING UTILITIES DOC. #1017599 - 2/2/1984



REI Engineering, INC.

UNIVERSITY AVENUE CENTER, LLC. UNIVERSITY AVENUE GREEN BAY, WISCONSIN	FIGURE 4 :TERMS & RESTRICTIONS REGARDING UTILITIES RELEASE		
	PROJECT NO. 6845	DRAWN BY: TAW	DATE: 2/8/2016

DRAWING FILE: P:\6800-6899\6845 - FESTIVAL - GREEN BAY\DWG\EXHIBITS\SURVEY EXHIBITS\6845-TERMS & RESTRICTIONS RE_UTILITIES.DWG LAYOUT: EXHIBIT PLOTTED: FEB 09, 2016 - 10:41AM PLOTTED BY: TODDW

DOCUMENT NO.

1017599

J 7817 I 41

QUIT CLAIM DEED
STATE OF WISCONSIN—FORM 13
THIS SPACE RESERVED FOR RECORDING DATA

REGISTER OF DEEDS
BROWN COUNTY

FEB - 2 1984

AT 11:20 O'CLOCK A M.

REGISTER OF DEEDS 6.00

RETURN TO Janice Conard 3266 Peterson Rd GB 01

THIS INDENTURE, Made by the State of Wisconsin(Department of Transportation, Division of Highways and Transportation Facilities) grantor as approved by the Governor on August 31, 1981

hereby quit-claims to Lyle N. Conard and Janice M. Conard, his wife

grantee

of Brown County, Wisconsin, for the sum of Sixty One Thousand and No/100($61,000.00)Dollars pursuant to the provisions of Section 84.09 Wis. Statutes

the following tract of land in Brown County, State of Wisconsin:

That part of Government Lot 3, Section 33, T24N, R21E, in the City of Green Bay, described as follows:

Beginning at the southeast corner of Lot 64, Newberry's Addition of Subdivision No. 1, City of Green Bay; Thence N 0°34'25"W along the east lot line, 39.49 feet to the southeasterly line of STH 54, 57, as laid out under Wisconsin Department of Transportation Project 1220-5-23, Milwaukee-Green Bay Road(CTH "N"-Danz Avenue); Thence N 56°59'39"E along said southeasterly line, 283.86 feet; Thence S 0°34'25"E 171.46 feet to the north line of University Avenue; Thence S 84°35'34"W along said north line 240.44 feet to the point of beginning.

Containing 0.58 acres, more or less.

Also that part of Government Lot 3, Section 33, T24N, R21E, in the City of Green Bay, described as follows:

Commencing at the southeast corner of Lot 64, Newberry's Addition of Subdivision No.1, City of Green Bay; Thence N 0°34'25"W along the east lot line, 39.49 feet to the southeasterly line of STH 54, 57 as laid out under Wisconsin Department of Transportation Project 1220-5-23, Milwaukee - Green Bay Road (CTH "N" - Danz Avenue); Thence N 56°59' 39"E along said line 283.86 feet to the point of beginning; Thence continuing N 56°59'. 39"E along said line 172.76 feet to the west line of Clement Street; Thence S 0°34'25"E along said west line 101.78 feet; Thence S 84°35'34"W 146.33 feet; Thence N 0°34'25"W 21.46 feet to the point of beginning.

Containing 0.21 acre, more or less.

It is expressly intended and agreed by and between the parties hereto that:

There shall be no vehicular ingress or egress between the above-described lands and the highway currently designated S.T.H. 54-57.

No advertising signs or billboards of any type shall be erected, located or maintained on the above-described lands, except such signs of reasonable size as may be authorized by pertinent state and local regulations, and relating only to products manufactured or sold, or services available on the premises, or advertising the premises for sale or lease.

(CONTINUED)

IN WITNESS WHEREOF, the said grantor has hereunto set its hand and seal this 12th day of January, A. D., 19 84.

SIGNED AND SEALED IN PRESENCE OF

Linda R. Himsel

Linda R. Himsel

Barbara R. Jurewicz

Barbara R. Jurewicz

H. L. Fiedler (SEAL)

H. L. Fiedler, Administrator Division of Highways and Transportation Facilities (SEAL)

(SEAL)

(SEAL)

STATE OF WISCONSIN, Dane County, } ss.

Personally came before me, this twelfth day of January, A. D., 19 84 the above named H. L. Fiedler, Administrator, Division of Highways and Transportation Facilities

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

NOTARY SEAL

Eugene R. Irlbeck

Eugene R. Irlbeck

This instrument drafted by

Bureau of Real Estate

Project I.D. 1220-5-23

Notary Public State of Wisconsin County Wis.

My Commission (Expires) April 7, 1985

Parcels 12A and 12B

(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary).

QUIT CLAIM DEED—STATE OF WISCONSIN, FORM NO. 13

BROWN COUNTY REGISTER OF DEEDS-This document complies with standards established by S889.30(3)(b).

10V

1017599

J 7817 I 42

All public and private utilities located upon, over or under the above-described lands, whether by permit or easement, shall have the continued right of occupancy and the continued right of ingress and egress for the purpose of maintaining or improving their facilities located partially within the above-described lands as of the date of this instrument.

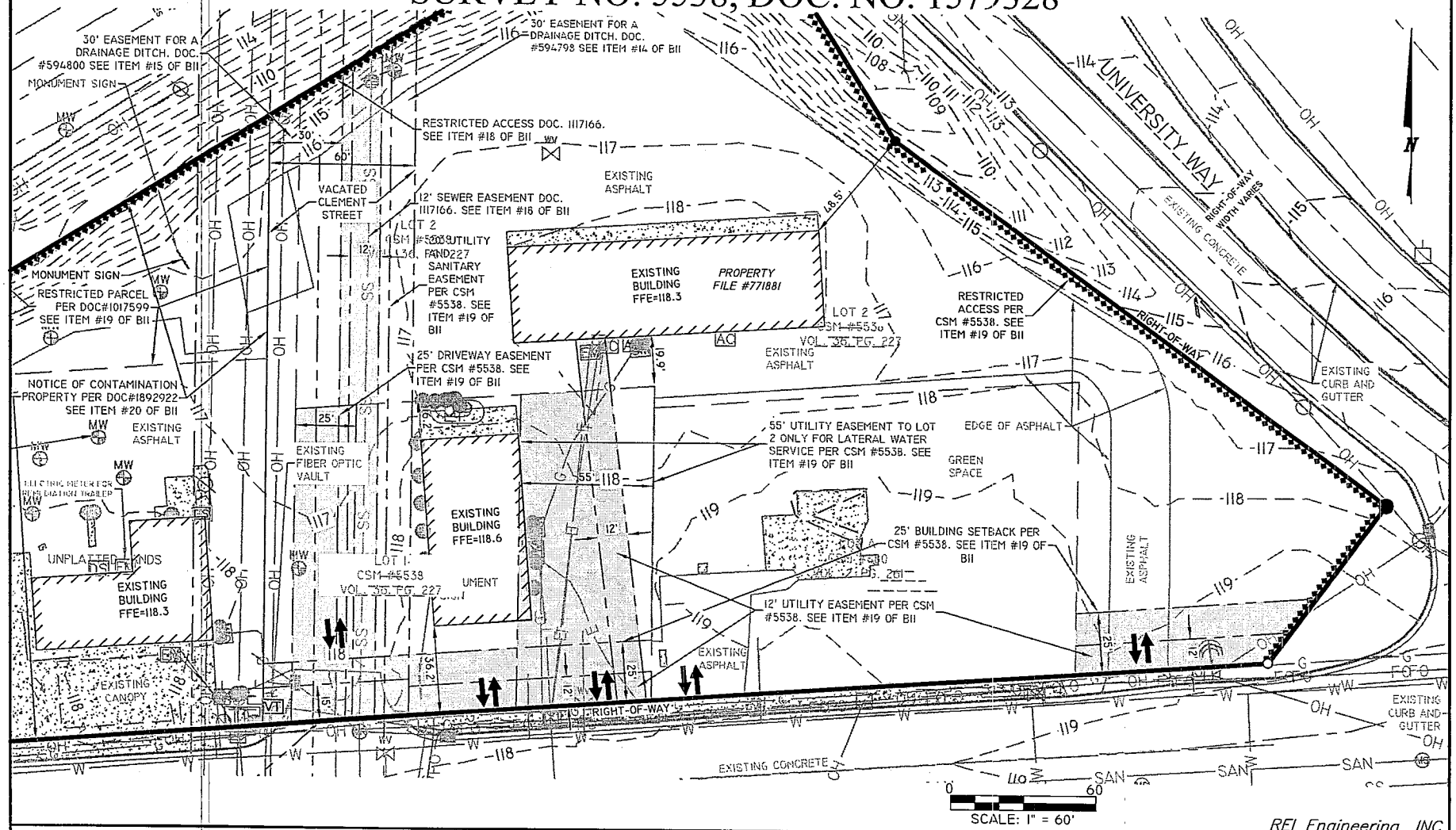
These covenants, burdens and restrictions shall run with the land and shall forever bind the grantee, his heirs, successors and assigns; and, upon breach or failure of all or any part thereof all right, title and interest in and to the above-described lands shall immediately vest in the grantor State of Wisconsin, the same as if this instrument had not been given.

FEE
77.25(2)
EXEMPT

BROWN COUNTY REGISTER OF DEEDS-This document complies with standards established by S889.30(3)(b).

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

UTILITY & DRIVEWAY EASEMENTS, BUILDING SETBACK - CERTIFIED SURVEY NO. 5538, DOC. NO. 1579328



REI Engineering, INC.

UNIVERSITY AVENUE CENTER, LLC. UNIVERSITY AVENUE GREEN BAY, WISCONSIN	FIGURE 5 :UTILITY & DRIVEWAY EASEMENTS, BUILDING SETBACK RELEASE		
	PROJECT NO. 6845	DRAWN BY: TAW	DATE: 2/8/2016

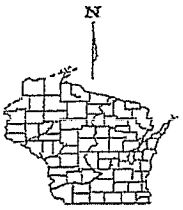
DRAWING FILE: P:\6800-6899\6845 - FESTIVAL - GREEN BAY\DWG\EXHIBITS\SURVEY EXHIBITS\6845-UTILITY - DRIVEWAY EASEMENTS.DWG LAYOUT: EXHIBIT PLOTTED: FEB 09, 2016 - 10:42AM PLOTTED BY: TODDW

1579328 5538

CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE:

I, MICHAEL M. SOLETSKI, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED PART OF GOVERNMENT LOT 3 AND VACATED CLEMENT ST., SEC. 33, T24N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED ON SHEET TWO. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF. THAT I HAVE MADE SUCH A SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS LISTED HEREON. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236, SECTION 236.34 OF THE WISCONSIN STATUTES, THE CITY OF GREEN BAY IN SURVEYING, DIVIDING AND MAPPING THE SAME.



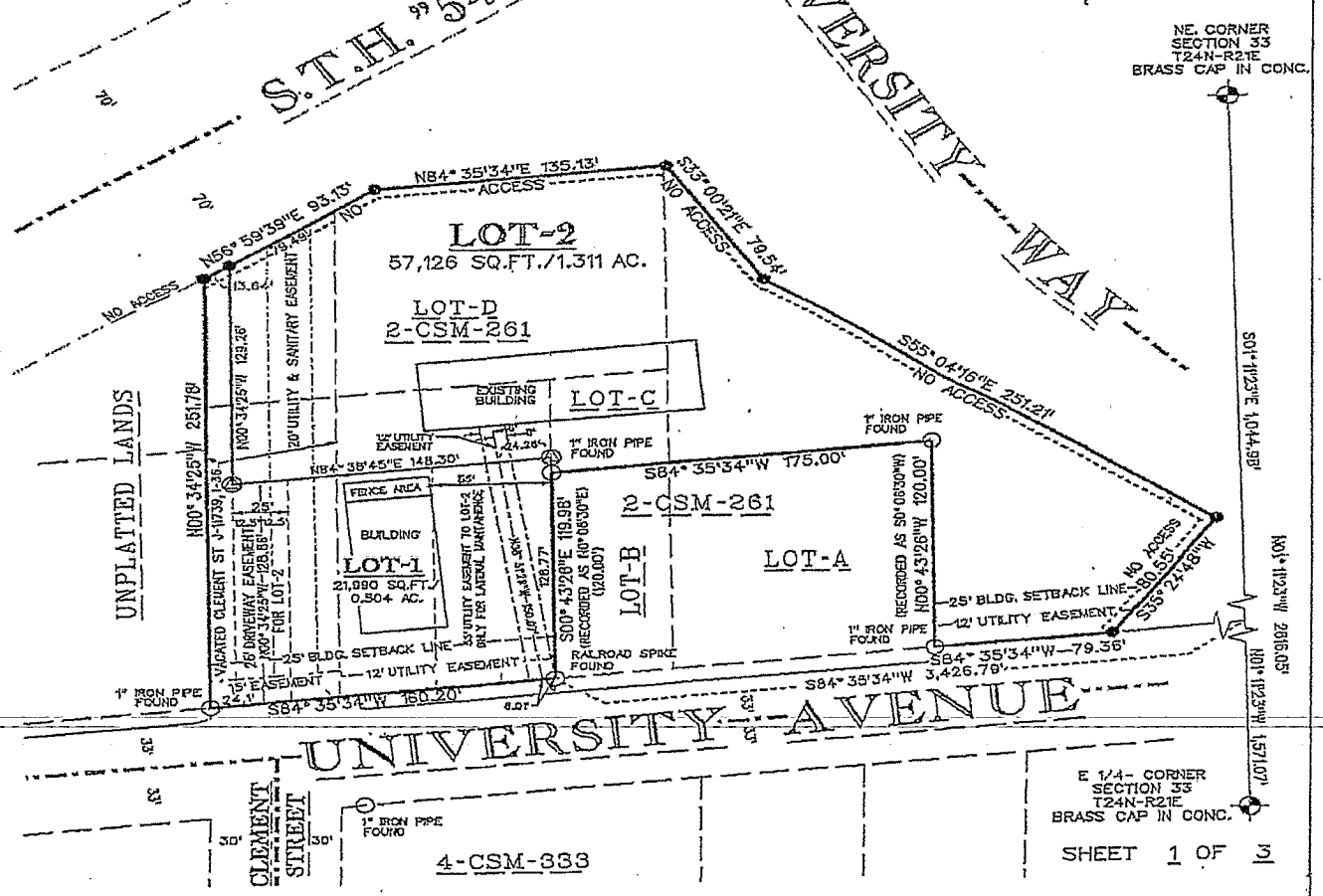
SCALE 1" = 80'

BEARINGS REFERENCED TO THE SOUTH RIGHT OF WAY LINE OF S.T.H. "54-57" RECORDED AS N56°59'39"E

LEGEND

- ● --1" X 24" IRON PIPE WEIGHING 1.13 LBS/LIN. FOOT SET
- ○ --1" IRON PIPE FOUND (UNLESS NOTED)
- ⊘ --PK NAIL SET

WISCONSIN MICHAEL M. SOLETSKI S-1774 Green Bay, Wis. LAND SURVEYOR 11/5/87



SHEET 1 OF 3

VOL 36 PAGE 227

104

CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE CONTINUED:

PART OF GOVERNMENT LOT 3 AND VACATED CLEMENT ST, SEC. 33, T24N-R21E, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33, T24N-R21E; THENCE S01° 11'23"E 1,044.98 FEET ALONG THE EAST LINE OF SAID NE 1/4, SEC. 33; THENCE S84° 35'34"W, 3,426.79 FEET TO SOUTHWEST CORNER OF LOT-B OF 2-CSM-261 AND THE NORTHERLY RIGHT OF WAY OF UNIVERSITY AVENUE AND BEING THE POINT OF BEGINNING; THENCE S84° 35'34"W, 160.20 FEET ALONG SAID RIGHT OF WAY; THENCE N00° 34'25"W, 251.78 FEET TO THE SOUTHERLY RIGHT OF WAY OF S.T.H. "54-57"; THENCE N56° 59'39"E, 93.13 FEET ALONG SAID RIGHT OF WAY; THENCE N84° 35'34"E, 135.13 FEET ALONG SAID RIGHT OF WAY TO THE SOUTHERLY RIGHT OF WAY OF UNIVERSITY WAY; THENCE S33° 00'21"E, 79.54 FEET ALONG SAID RIGHT OF WAY; THENCE S55° 04'16"E, 251.21 FEET ALONG SAID RIGHT OF WAY; THENCE S35° 24'48"W, 80.55 FEET ALONG SAID RIGHT OF WAY TO THE NORTHERLY RIGHT OF WAY OF UNIVERSITY AVENUE; THENCE S84° 35'34"W, 79.36 FEET TO THE SOUTHEAST CORNER OF LOT A OF 2-CSM-261; THENCE N00° 43'26"W, 120.00 FEET ALONG THE EAST LINE OF SAID CSM; THENCE S84° 35'34"W, 175.00 FEET ALONG THE NORTH LINE OF LOTS A AND B OF 2-CSM-261 TO THE NORTHWEST CORNER OF LOT B; THENCE S00° 43'26"E, 119.98 FEET ALONG THE WEST LINE OF SAID CSM TO THE POINT OF BEGINNING.

PARCEL CONTAINS 79,116 SQ. FT./1.816 ACRES MORE OR LESS.

WISCONSIN MICHAEL M. SOLETSKI S-1774 Green Bay, Wis. LAND SURVEYOR

Michael M. Soletski

MICHAEL M. SOLETSKI S-1774
DATE: 11/5/97

OWNER'S CERTIFICATE

AS OWNER, I, LYLE CONARD HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. I UNDERSTAND THAT THE CITY WILL DISCONTINUE ANY PUBLIC IMPROVEMENTS UPON DISCOVERY OR NOTICE OF ANY CONDITION REQUIRING ABNORMAL PUBLIC IMPROVEMENT COSTS. I FURTHER ACKNOWLEDGE THAT THE CITY'S ACTION OR INACTION IN THIS REGARD SHALL NOT BE CONSTRUED AS AN ADMISSION OF LIABILITY FOR HAZARDOUS WASTE CLEAN UP OR BURIAL SITE PRESERVATION COSTS.

Lyle Conard

LYLE CONARD

STATE OF WISCONSIN } SS
COUNTY OF Brown }

PERSONALLY CAME BEFORE ME THIS 6th DAY OF November, 1997, THE ABOVE NAMED OWNER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

Jon E. Shelf

NOTARY PUBLIC
BROWN COUNTY, WISCONSIN

MY COMMISSION EXPIRES 9-19-99

JON KOGG NOTARY PUBLIC STATE OF WISCONSIN

SHEET 2 OF 3

1579328

CERTIFIED SURVEY MAP

CERTIFICATE OF THE GREEN BAY CITY CLERK

AS THE DULY APPOINTED CITY CLERK FOR THE CITY OF GREEN BAY, I HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP. SIGNED THIS 6 DAY OF November 1997

PAUL G. JANQUART
GREEN BAY CITY CLERK

CERTIFICATE OF THE GREEN BAY PLAN COMMISSION

APPROVED FOR THE CITY OF GREEN BAY THIS 6TH DAY OF NOVEMBER, 1997

DALE D. PRESTON
PRINCIPAL PLANNER

RESTRICTIVE COVENANTS:

1. THE LAND ON ALL SIDE AND REAR LOT LINES SHALL BE GRADED BY THE OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.

2. EACH LOT OWNER SHALL GRADE THE PROPERTY ABUTTING A STREET TO CONFORM TO THE ADOPTED SIDEWALK GRADE ELEVATION AND MAINTAIN SAID ELEVATION FOR FUTURE SIDEWALKS.

REGISTER'S OFFICE
Brown Co. Wis.
Received for record the 6th
day of November A.D. 19 97
at 11:49 o'clock A M.
and recorded in Vol. 36 of
Certified Survey Maps on Page 227
1400
Register of Deeds

WISCONSIN
MICHAEL M. SOLECKI
S-1774
Green Bay, Wis.
LAND SURVEYOR
11/5/97

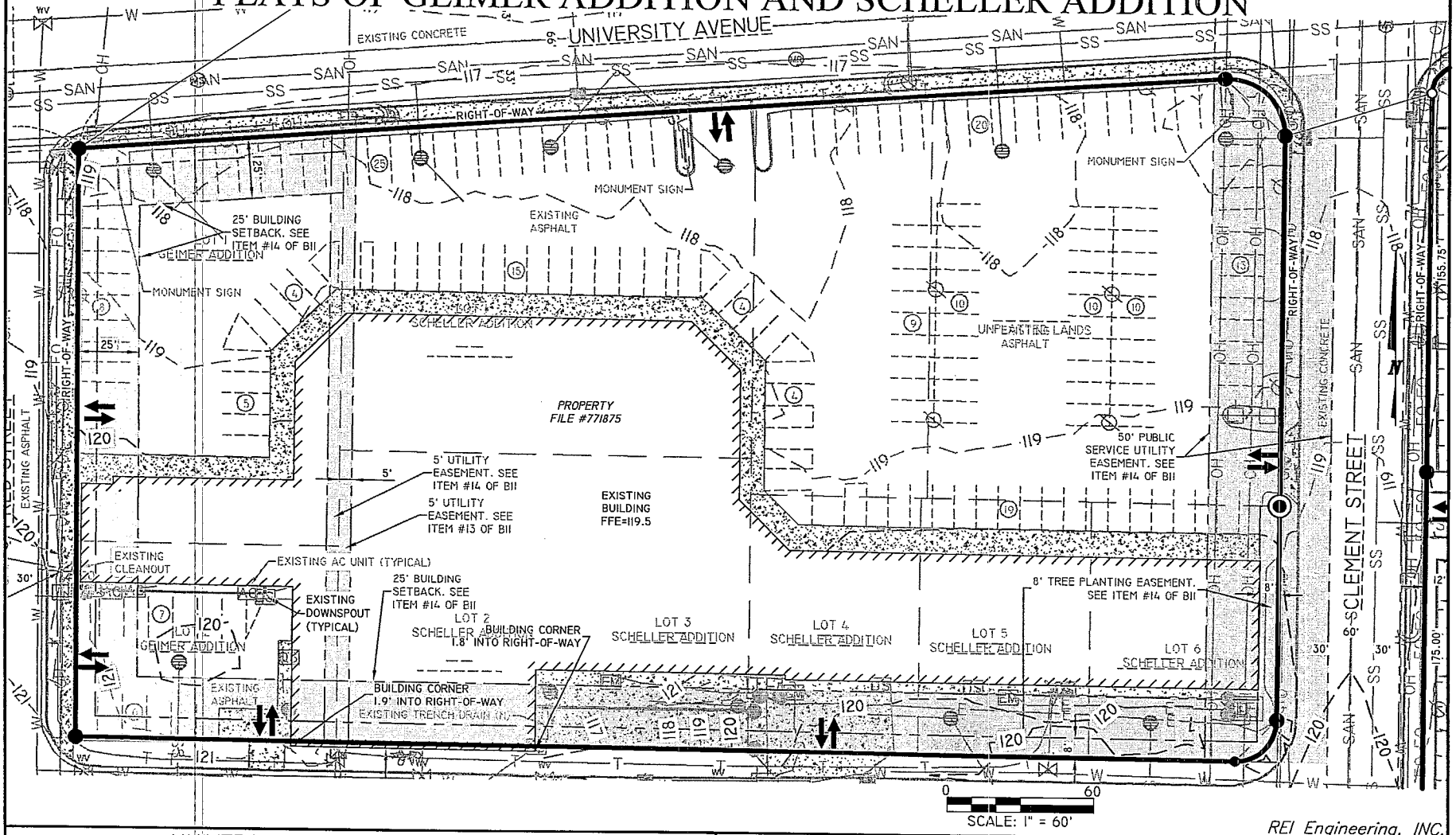
SHEET 3 OF 3

VOL 36 PAGE 229

1044

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

UTILITY EASEMENT, TREE PLANTING EASEMENT, AND BUILDING SETBACK PLATS OF GEIMER ADDITION AND SCHELLER ADDITION



REI Engineering, INC.

UNIVERSITY AVENUE CENTER, LLC. UNIVERSITY AVENUE GREEN BAY, WISCONSIN	FIGURE 3 :UTILITY/TREE EASEMENT, BUILDING SETBACK RELEASE		
	PROJECT NO. 6845	DRAWN BY: TAW	DATE: 2/8/2016

DRAWING FILE: P:\6800-6899\6845 - FESTIVAL - GREEN BAY\DWG\EXHIBITS\SURVEY EXHIBITS\6845-UTILITY - TREE PLANTING EASEMENT-1.DWG LAYOUT: EXHIBIT PLOTTED: FEB 09, 2016 - 10:43AM PLOTTED BY: TODDW

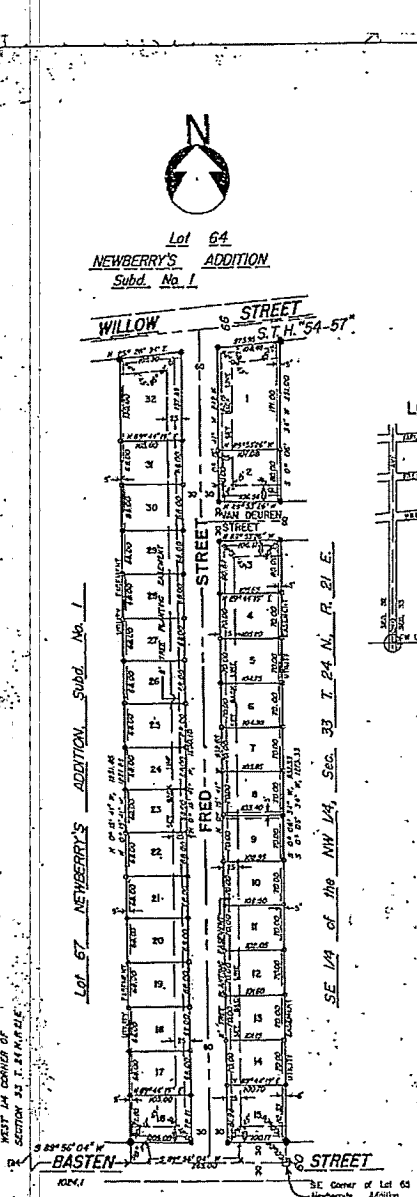
GEIMER ADDITION

IN THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 33, T.24N, R.21E.
BEING A SUBDIVISION IN LOTS 65 AND 66
NEWBERRY'S ADD., SUBD. NO. 1
TOWN OF PREBLE, BROWN COUNTY, WISCONSIN.
JAN. 1956 SCALE 1" = 100' W.R. ALBERT, C.S.

Vol. 9 Sec 9

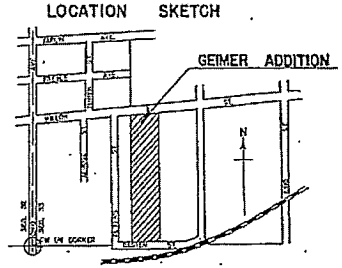
510131

REGISTER'S OFFICE
Brown Co., Wis.
Received for record the 8 day of May A.D. 19 56 at 2 o'clock P M. and recorded in Vol. 9 of Plats on page 9
Harold P. Lach
Register of Deeds



NOTE: All distances measured to the nearest hundredth of a foot including lengths and widths.

LOCATION SKETCH



State of Wisconsin } ss
Brown County }

I, W.R. Albert, surveyor, do hereby certify that I have surveyed into lots, all of lots 65 & 66 Newberry's Addition, Subdivision Number One, described as follows: Commencing at the southeast corner of the southwest quarter of the northwest quarter of Section 33 in Township 24 North, Range 21 East, Town of Preble, Brown County, Wisconsin, being the southeast corner of said lot 65, and running thence S. 89°-56'-04" W. along the south line thereof, 265.00 feet; thence N. 0°-15'-41" W. along west line of said lot 65, 1258.85 feet; thence N. 85°-26'-34" E., 273.35 feet; thence S. 0°-05'-34" W., along the east line of said lot 65, 1273.33 feet to the point commenced at.

That I have made such survey and subdivision by order and direction of Mary Geimer, owner of the land so surveyed and platted. That the plat hereon drawn is a correct representation of all exterior boundaries of the land so surveyed and of the subdivision thereof made, and it is situated within the limits of the Town of Preble, Brown County, Wisconsin. That I have complied with all the provisions of Chapter 236 Wisconsin Statutes, in surveying and mapping the same.

Given under my hand this 1 day of March, 1956

W. R. Albert
W.R. Albert, surveyor.

State of Wisconsin } ss
Brown County

Subscribed and sworn before me this 1 day of March, 1956

Viola Thiel
Notary Public, Brown County, Wis.
My commission expires June 11, 1958

State of Wisconsin } ss
Brown County

As owner I, Mary Geimer, do hereby certify that I am a resident of the Town of Preble, Brown County, Wisconsin, and that I have caused the land to the foregoing affidavit of W. R. Albert, surveyor, to be surveyed, divided, mapped, and dedicated as represented on this plat.

Given under my hand this 1 day of March, 1956

Witness W. R. Albert

Witness Viola Thiel

Mary Geimer
Mary Geimer

State of Wisconsin } ss
Brown County

Personally came before me this 1 day of March, 1956, the above named Mary Geimer, of Brown County, Wisconsin, to me known to be the person who executed the above certificate and acknowledged the same to be her free act and deed.

Viola Thiel
Notary Public, Brown County, Wis.
My commission expires June 11-1958

Approved by the Town Board of the Town of Preble, Brown County, Wisconsin, this 2 day of May, 1956

Everett H. Yates Chairman
Anthony A. Valentino Clerk

BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF GREEN BAY RESOLVED:

That the plat of GEIMER ADDITION having been approved by the Planning Commission of the City of Green Bay, it is hereby accepted and approved.

I, Clifford A. Costen, City Clerk of the City of Green Bay, Wisconsin, do hereby certify that the above is a true and correct copy adopted by the Council of the City of Green Bay, Wisconsin, this 7th day of May, 1956.

Clifford A. Costen
City Clerk

Approved by the Brown County Board of Supervisors, By Resolution No. 10 on the 20 day of March, 1956.

Dated at Green Bay, Wisconsin, this 26 day of March, 1956.

John P. Holloway
County Clerk, Brown County, Wis.

Approved by the State Director of Regional Planning this 25th day of April 1956

Nancy N. Ford
State Director of Regional Planning

State of Wisconsin } ss
Brown County

We, Anthony A. Valentino, Town Clerk; and Lawrence Van Den Heuvel, Town Treasurer, of the Town of Preble, Brown County, Wisconsin, do hereby certify that there are no unpaid special assessments or unpaid taxes as of this date on any of the lands included in the plat designated as GEIMER ADDITION hereon drawn.

Dated this 4 day of March, 1956.

Anthony A. Valentino
Town Clerk, Town of Preble
Brown County, Wisconsin

Lawrence Van Den Heuvel
Town Treasurer, Town of Preble
Brown County, Wisconsin

State of Wisconsin } ss
Brown County

I, Louis J. Erick, County Treasurer, Brown County, Wisconsin, do hereby certify that there are no unpaid special assessments or unpaid taxes as of this day on any of the lands included in the plat designated as GEIMER ADDITION hereon drawn.

Dated this 23rd day of March, 1956

Louis J. Erick
County Treasurer, Brown County, Wis.

Resolution: Be it resolved that the plat entitled GEIMER ADDITION in the SW 1/4 — NW 1/4, Sec. 33 T.24 N., R.21 E. Brown County, Wis. be and the same is hereby approved by the State Highway Commission this 23rd day of April, 1956, as required by Chapter 236 of the Statutes.

Secretary

Restrictive covenants, pertaining to and applying to the plot of GEIMER ADDITION.

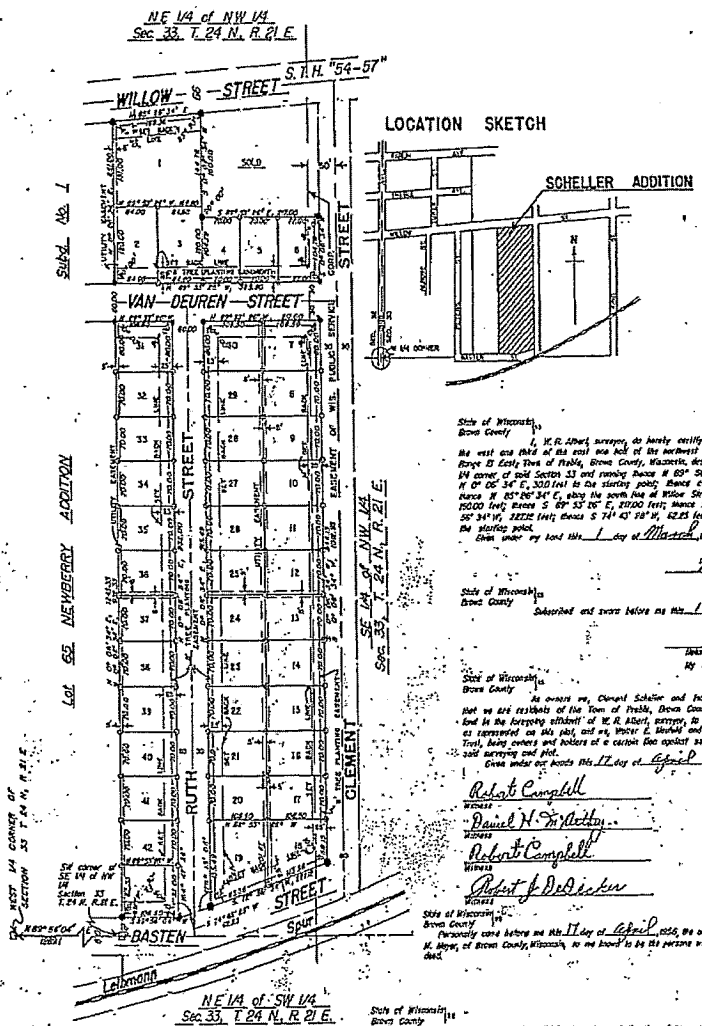
1. No building shall be moved onto any lot.
2. Any house must occupy not less than 900 square feet.
3. No temporary structure of any kind will be permitted for dwelling purposes.
4. The set back line shall be as designated on the plat.
5. Every dwelling shall have a footing below frost line.
6. All buildings shall have a permanent finish appearance on the exterior within one year of the starting date.
7. No homes exceeding one and one-half stories will be permitted.
8. Perpetual easements are reserved, as designated on the plat, for utility installation and maintenance.
9. Covenants 1 through 7 run with the land and shall be binding on all parties claiming under them until January 1981.
10. The land on the rear of all lots while the same occupied by the utility easement must not be graded so as to interfere with the drainage of storm water.
11. No trees will be permitted within the limits of the streets.
12. All direct vehicular ingress and egress to S.T.H. "54-57" from lots 1 and 32 of this plat as approved by the State Highway Commission on April 23 1956 is prohibited.

510036

SCHELLER ADDITION

IN THE S.E. 1/4 OF THE N.W. 1/4, OF SECTION 33, T. 24 N. R. 21 E.
TOWN OF PREBLE, BROWN COUNTY, WISCONSIN.
JAN. 1956 SCALE 1"=100' W. R. ALBERT C.S.

REGISTER'S OFFICE
Brown Co., Wis. } ss.
Received for record the 3 day
of May A.D. 1956 at
4:25 o'clock P. M. and recorded in
Vol. 9 of Plats on page 7
Harold R. Zoch
Register of Deeds



LOCATION SKETCH

● 8" IRON PIN 30" LONG
● 1" IRON PIN 30" LONG
○ 1" IRON PIN 24" LONG

NOTE: All distances measured to the nearest hundredth of a foot including angles and widths.

State of Wisconsin }ss
Brown County

I, W. R. Albert, surveyor, do hereby certify that I have surveyed into lots that part of the west one third of the east one half of the northwest quarter of Section 33 in Township 24 North, Range 21 East, Town of Preble, Brown County, Wisconsin, described as follows: Commencing at the West 1/4 corner of said Section 33 and running thence N 89° 56' 04" E, 1289.1 feet; and running thence N 0° 05' 34" E, 300.00 feet to the starting point; thence continuing N 0° 05' 34" E, 1643.33 feet; thence N 85° 26' 34" E, along the south line of Willow Street, 159.36 feet; thence S 0° 05' 34" W, 1500.00 feet; thence S 89° 53' 05" E, 231.00 feet; thence S 0° 05' 34" W, 1082.53 feet; thence S 72° 56' 34" W, 282.28 feet; thence S 74° 43' 28" W, 62.85 feet; thence S 89° 56' 04" W, 1080.8 feet to the starting point.
Given under my hand this 1 day of March, 1956.

W. R. Albert
W. R. Albert, surveyor

State of Wisconsin }ss
Brown County
Subscribed and sworn before me this 1 day of March, 1956.

Vicki Hiehl
Notary Public, Brown County, Wis.
My commission expires June 11-1959

State of Wisconsin }ss
Brown County

Be it known, Clement Scheller and Isabell Scheller, his wife, do hereby certify that we are residents of the Town of Preble, Brown County, Wisconsin, and that we have caused the land in the foregoing affidavit of W. R. Albert, surveyor, to be surveyed, divided, mapped and dedicated as represented on this plat, and we, Walter E. Maxfield and Lucile M. Meyer, Trustees of the E.A. Maxfield Trust, being owners and holders of a certain lien against said premises do hereby join in and consent to said surveying and plat.
Given under our hands this 17 day of April, 1956

Robert Campbell
Witness
Daniel H. McNulty
Witness
Robert Campbell
Witness
Robert J. DeDeicker
Witness

Clement Scheller
Clement Scheller
Isabell Scheller
Isabell Scheller
Walter E. Maxfield
Walter E. Maxfield
Lucile M. Meyer
Lucile M. Meyer

State of Wisconsin }ss
Brown County
Personally came before me this 17 day of April, 1956, the above named Clement Scheller and Isabell Scheller, his wife, and Walter E. Maxfield and Lucile M. Meyer, of Brown County, Wisconsin, to me known to be the persons who executed the above certificate and acknowledged the same to be their free act and deed.

W. J. O'R. Albert
Notary Public, Brown County, Wis.
My commission expires July 6, 1956

State of Wisconsin }ss
Brown County

I, W.R. Albert, surveyor, do hereby certify that I have made such survey and subdivision by order and direction of Clement Scheller and Isabell Scheller, his wife, owners of the land so surveyed and platted. That the plat hereon drawn is a correct representation of all exterior boundaries of the land so surveyed and of the subdivision thereof made, and it is situated within the limits of the Town of Preble, Brown County, Wis. That I have complied with all provisions of Chapter 236 Wisconsin Statutes, in surveying and mapping the same.
Given under my hand this 1 day of March, 1956

W. R. Albert
W. R. Albert, surveyor

State of Wisconsin }ss
Brown County
Subscribed and sworn before me this 1 day of March, 1956.

Vicki Hiehl
Notary Public, Brown County, Wis.
My commission expires June 11-1959

Approved by the Town Board of the Town of Preble, Brown County, Wisconsin, this 2 day of March, 1956.

Kenneth H. Peters
Chairman
Anthony A. Valentino
Clerk

BY THE MAYOR AND COMMON COUNCIL OF GREEN BAY RESOLVED:
That the plat of SCHELLER ADDITION having been approved by the Planning Commission of the City of Green Bay, it is hereby accepted and approved.

I, Clifford A. Canton, City Clerk of the City of Green Bay, Wisconsin, do hereby certify that the above is a true and correct copy adopted by the Council of the City of Green Bay, Wisconsin, this 5th day of March, 1956.

Clifford A. Canton
City Clerk

Approved by the Brown County Board of Supervisors, By Resolution No. 9 on the 20 day of March, 1956.

Dated at Green Bay, Wisconsin this 26 day of March, 1956.

John P. Williams
County Clerk, Brown County, Wisconsin

Approved by the State Director of Regional Planning this 25th day of April, 1956.

Henry J. Fox
State Director of Regional Planning

State of Wisconsin }ss
Brown County

We, Anthony A. Valentino, Town Clerk, and Lawrence Van Deuren, Town Treasurer, of the Town of Preble, Brown County, Wisconsin, do hereby certify that there are no unpaid special assessments or unpaid taxes as of this date on any of the lands included in the plat designated as SCHELLER ADDITION hereon drawn.
Dated this 2 day of March, 1956.

Anthony A. Valentino
Town Clerk, Town of Preble, Brown County, Wisconsin.

Lawrence Van Deuren
Town Treasurer, Town of Preble, Brown County, Wisconsin.

State of Wisconsin }ss
Brown County

I, Louis J. Erdek, County Treasurer, Brown County, Wisconsin, do hereby certify that there are unpaid special assessments or unpaid taxes as of this day on any of the lands included in the plat designated as SCHELLER ADDITION hereon drawn.
Dated this 23rd day of March, 1956.

Louis J. Erdek
County Treasurer, Brown County, Wisconsin

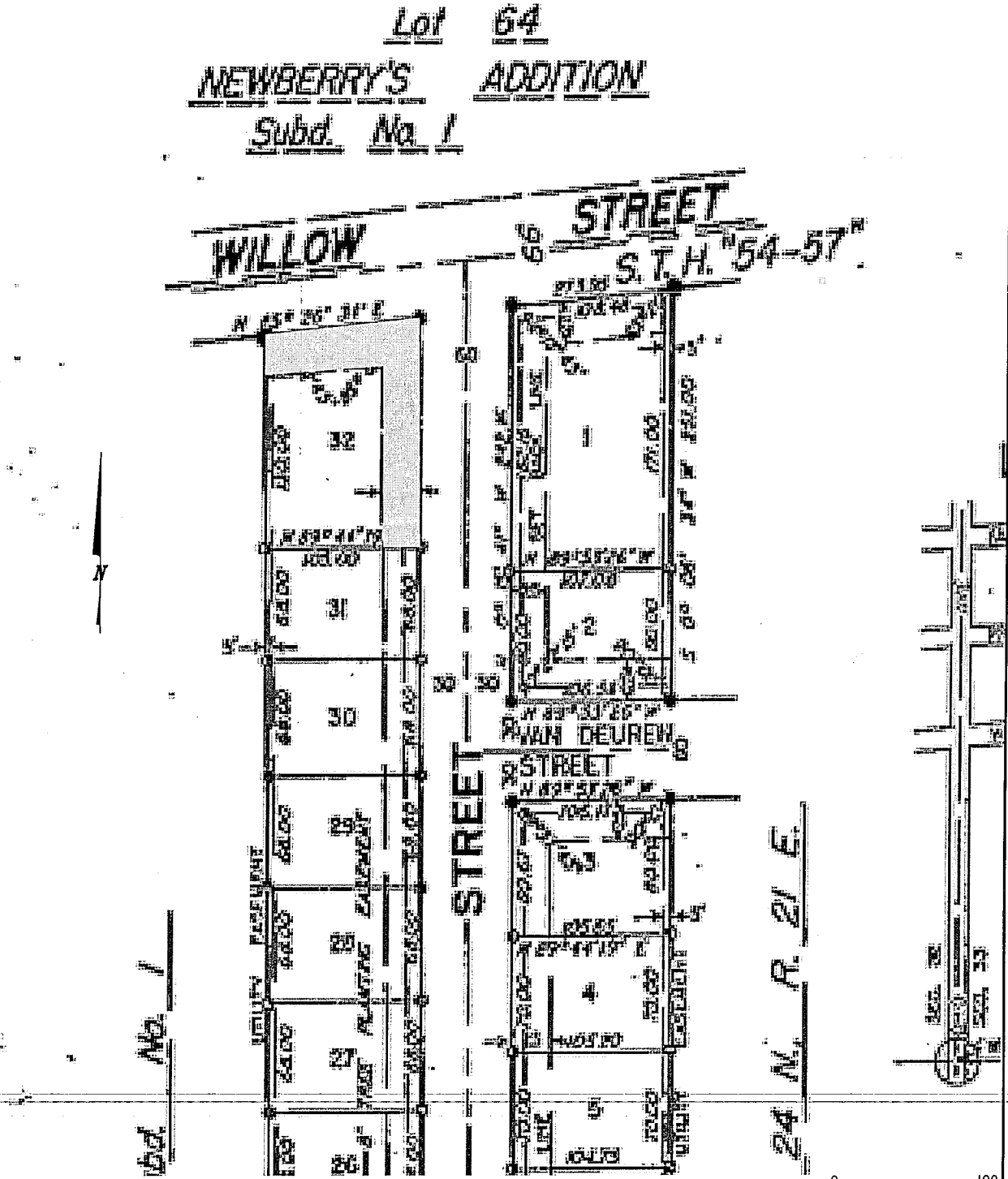
Resolution: Be it resolved that the plat entitled SCHELLER ADDITION in the SE1/4—NW1/4 Sec. 33, T 24 N, R 21 E, Brown County, Wisconsin, be and the same is hereby approved by the State Highway Commission this 23rd day of April, 1956, as required by Chapter 236 of the Statutes.

Secretary

Restrictive covenants pertaining to and applying to the plat of SCHELLER ADDITION.
1. No building shall be moved onto any lot.
2. Any house must occupy not less than 900 square feet.
3. No temporary structures of any kind will be permitted for dwelling purposes.
4. The set back lines shall be as designated on plat.
5. Every dwelling shall have a footing below frost line.
6. All buildings shall have a permanent finish appearance on the exterior within one year of the starting date.
7. No homes excepting one and one-half stories will be permitted.
8. Perpetual easements are reserved, as designated on the plat, for utility installation and maintenance.
9. Covenants 1 through 7 are to run with the land and shall be binding on all parties claiming under them until January 1967.
10. The land on the east of all lots within the area occupied by the utility easement must not be graded so as to interfere with the drainage of storm water.
11. No trees will be permitted within the limits of the streets.

REI
CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

BUILDING SETBACK AND TREE PLANTING EASEMENT.
PLAT OF GEIMER ADDTION



UNIVERITY AVENUE CENTER, LLC. UNIVERITY AVENUE GREEN BAY, WISCONSIN	FIGURE 11 :BUILDING SETBACK AND TREE PLANTING EASEMENT RELEASE		
	PROJECT NO. 6845	DRAWN BY: TAW	DATE: 2/8/2016

DRAWING FILE: P:\6800-6899\6845 - FESTIVAL - GREEN BAY\DWG\EXHIBITS\SURVEY EXHIBITS\6845-UTILITY - TREE PLANTING EASEMENT-2.DWG LAYOUT: EXHIBIT PLOTTED: FEB 09, 2016 - 10:51AM PLOTTED BY: TODDW

1022

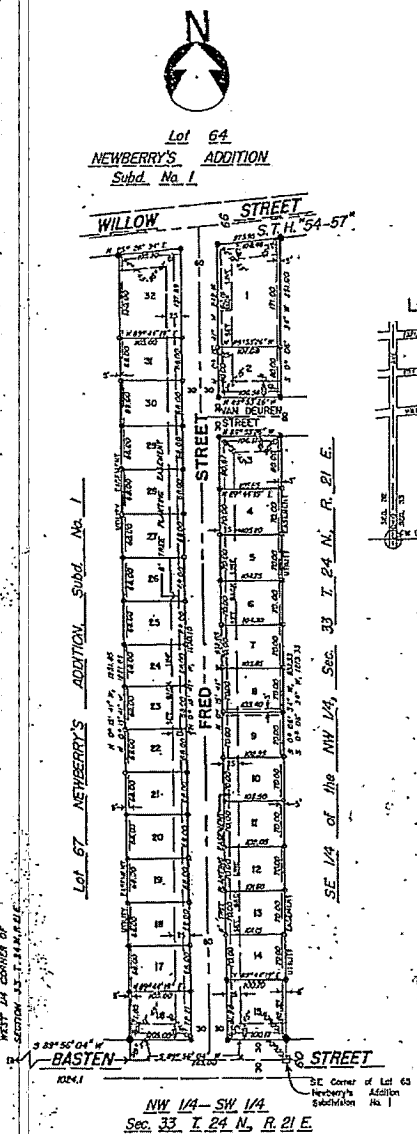
GEIMER ADDITION

IN THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 33, T.24 N., R.21 E.
BEING A SUBDIVISION IN LOTS 65 AND 66
NEWBERRY'S ADD., SUBD. NO. 1
TOWN OF PREBLE, BROWN COUNTY, WISCONSIN.
JAN. 1956 SCALE 1"=100' W.R. ALBERT, C.S.

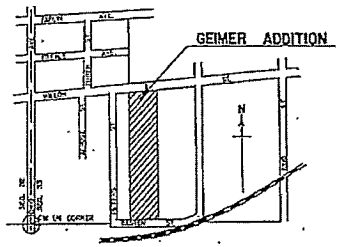
Vol. 9 Plat 9

510131

REGISTER'S OFFICE
Brown Co., Wis.
Received for record the 8 day of May A. D. 19 56 at 9:15 o'clock A M. and recorded in Vol. 9 of Plats on page 9
Harold P. Luedtke
Register of Deeds



LOCATION SKETCH



NOTE: All distances measured to the nearest hundredth of a foot including lengths and widths.

State of Wisconsin } ss
Brown County }

I, W.R. Albert, surveyor, do hereby certify that I have surveyed into lots, all of lots 65 & 66 Newberry's Addition, Subdivision Number One, described as follows: Commencing at the southeast corner of the southwest quarter of the northwest quarter of Section 33 in Township 24 North, Range 21 East, Town of Preble, Brown County, Wisconsin, being the southeast corner of said lot 65, and running thence S. 89°-56'-04" W. along the south line thereof, 805.00 feet; thence N. 0°-21'-41" W. along west line of said lot 65, 125.65 feet; thence N. 85°-26'-34" E., 273.95 feet; thence S. 0°-05'-56" W., along the east line of said lot 65, 107.33 feet to the point commenced at.

That I have made such survey and subdivision by order and direction of Mary Geimer, owner of the land so surveyed and platted. That the plat hereon drawn is a correct representation of all exterior boundaries of the land so surveyed and of the subdivision thereof made, and it is situated within the limits of the Town of Preble, Brown County, Wisconsin. That I have complied with all the provisions of Chapter 235 Wisconsin Statutes, in surveying and mapping the same.

Given under my hand this 1 day of March, 1956

W. R. Albert
W.R. Albert, surveyor.

State of Wisconsin } ss
Brown County

Subscribed and sworn before me this 1 day of March, 1956

Vicky Hiele
Notary Public, Brown County, Wis.
My commission expires June 11, 1956

State of Wisconsin } ss
Brown County

As owner I, Mary Geimer, do hereby certify that I am a resident of the Town of Preble, Brown County, Wisconsin, and that I have caused the land to the foregoing certificate of W. R. Albert, surveyor, to be surveyed, divided, mapped, and dedicated as represented on this plat.

Given under my hand this 1 day of March, 1956

Witness W. R. Albert

Witness Vicky Hiele

Mary Geimer
Mary Geimer

State of Wisconsin } ss
Brown County

Personally came before me this 1 day of March, 1956, the above named Mary Geimer, of Brown County, Wisconsin, to me known to be the person who executed the above certificate and acknowledged the same to be her free act and deed.

Vicky Hiele
Notary Public, Brown County, Wis.
My commission expires June 11, 1956

Approved by the Town Board of the Town of Preble, Brown County, Wisconsin, this 2 day of March, 1956

Kenneth H. Yates, Chairman
Anthony A. Valentino, Clerk

BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF GREEN BAY RESOLVED:

That the plat of GEIMER ADDITION having been approved by the Planning Commission of the City of Green Bay, it is hereby accepted and approved.

I, Clifford A. Conlon, City Clerk of the City of Green Bay, Wisconsin, do hereby certify that the above is a true and correct copy adopted by the Council of the City of Green Bay, Wisconsin, this 21 day of March, 1956.

Clifford A. Conlon
City Clerk

Approved by the Brown County Board of Supervisors, By Resolution No. 10 on the 20 day of March, 1956.

Dated at Green Bay, Wisconsin, this 26 day of March, 1956.

John P. Holloway
County Clerk, Brown County, Wis.

Approved by the State Director of Regional Planning this 25th day of April, 1956.

Henry A. Reed
State Director of Regional Planning

State of Wisconsin } ss
Brown County

We, Anthony A. Valentino, Town Clerk, and Lawrence Van Den Heuvel, Town Treasurer, of the Town of Preble, Brown County, Wisconsin, do hereby certify that there are no unpaid special assessments or unpaid taxes as of this date on any of the lands included in the plat designated as GEIMER ADDITION hereon drawn.

Dated this 2 day of March, 1956.

Anthony A. Valentino
Town Clerk, Town of Preble
Brown County, Wisconsin

Lawrence Van Den Heuvel
Town Treasurer, Town of Preble
Brown County, Wisconsin

State of Wisconsin } ss
Brown County

I, Louis J. Emick, County Treasurer, Brown County, Wisconsin, do hereby certify that there are no unpaid special assessments or unpaid taxes as of this day on any of the lands included in the plat designated as GEIMER ADDITION hereon drawn.

Dated this 23 day of March, 1956

Louis J. Emick
County Treasurer, Brown County, Wis.

Resolved: Be it resolved that the plat entitled GEIMER ADDITION in the SW 1/4 — NW 1/4, Sec. 33 T.24 N., R.21 E., Brown County, Wis., be and the same is hereby approved by the State Highway Commission this 23rd day of April, 1956, as required by Chapter 236 of the Statutes.

A. V. Hughes
Secretary

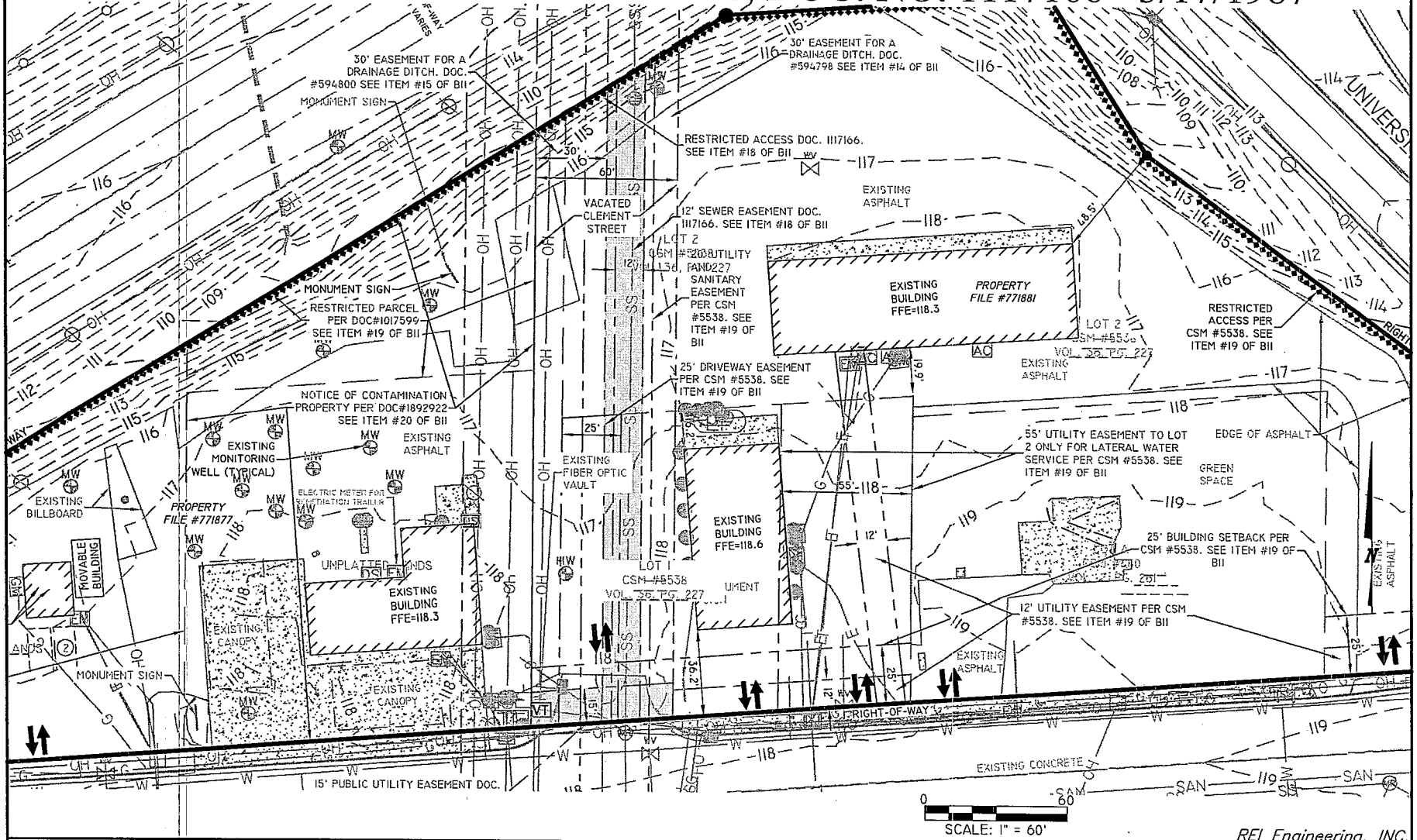
Restrictive covenants, pertaining to and applying to the plat of GEIMER ADDITION.

1. No building shall be moved onto any lot.
2. Any house must occupy not less than 900 square feet.
3. No temporary structure of any kind will be permitted for dwelling purposes.
4. The plat book title shall be as designated on the plat.
5. Every dwelling shall have a footing below frost line.
6. All buildings shall have a permanent finish appearance on the exterior within one year of the starting date.
7. No homes exceeding one and one-half stories will be permitted.
8. Perpetual easements are reserved, as designated on the plat, for utility installation and maintenance.
9. Covenants 1 through 7 run with the land and shall be binding on all parties claiming under them until January 1981.
10. The land on the rear of all lots within the area occupied by the utility easement must be graded so as to interfere with the drainage of storm water.
11. No trees will be permitted within the limits of the streets.
12. All direct vehicular ingress and egress to S.T.H. "54-57" from lots 1 and 32 of this plat as approved, by the State Highway Commission on April 23 1956 is prohibited.

1674

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

CITY OF GREEN BAY EASEMENT, DOC. NO. 1117166 - 3/17/1987



REI Engineering, INC.

UNIVERSITY AVENUE CENTER, LLC. UNIVERSITY AVENUE GREEN BAY, WISCONSIN	FIGURE 7 :CITY OF GREEN BAY UTILITY EASEMENT RELEASE		
	PROJECT NO. 6845	DRAWN BY: TAW	DATE: 2/8/2016

DRAWING FILE: P:\6800-6899\6845 - FESTIVAL - GREEN BAY\DWG\EXHIBITS\SURVEY EXHIBITS\6845-UTILITY EASEMENT GREEN BAY.DWG LAYOUT: EXHIBIT PLOTTED: FEB 09, 2016 - 10:53AM PLOTTED BY: TODDW

1015

1117166

J 11739 I 34

City of Green Bay

WISCONSIN
54301

OFFICE OF CITY CLERK
ROOM 101 - CITY HALL
100 N. JEFFERSON ST.
TELEPHONE: 414 - 436-3825

PAUL G. JANQUART
City Clerk

ANITA RALEIGH
Deputy Clerk

CERTIFICATION OF CITY CLERK

I, Paul G. Janquart, the duly appointed, qualified and acting City Clerk of the City of Green Bay, Wisconsin, do hereby certify that the attached Resolution, bearing my initials, is a true and correct copy of action taken by the Common Council of the City of Green Bay, Brown County, Wisconsin, at a meeting thereof held on March 17, 1987.

CITY CLERK

Dated at Green Bay, Wisconsin, March 25, 1987

SEAL

REGISTER OF DEEDS
BROWN COUNTY
1987 MAR 26 AM 10: 57
CATHY WILLIQUETTE BREUNIG
REGISTER OF DEEDS
8.00

BROWN COUNTY REGISTER OF DEEDS-This document complies with standards established by S889.30(3)(b).

10 hh

J 11739 I 35

RESOLUTION VACATING A PORTION OF CLEMENT STREET

Green Bay, Wisconsin
March 17, 1987

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

That, based upon the petition 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 Clement Street from University Avenue to S.T.H. 54-57, described on the attachment hereto, be, and the same is hereby, vacated, abandoned and discontinued, subject to easements for utility purpose.

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 March 17, 1987

Approved March 18, 1987

/s/ Samuel J. Halloin
Mayor

/s/ Paul G. Janquart
Clerk

ch

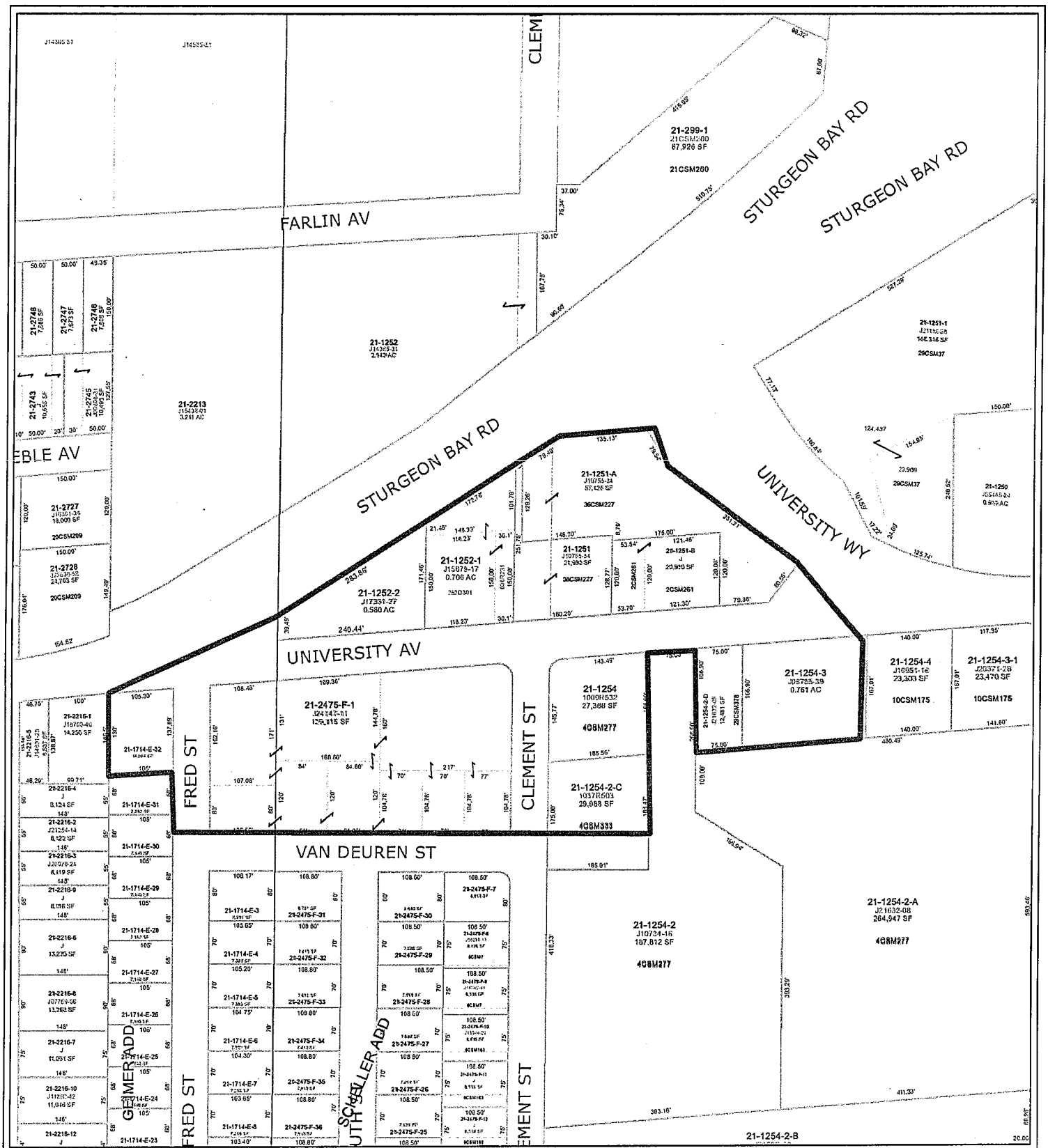
(Attachment)

27.

KJS

BROWN COUNTY REGISTER OF DEEDS-This document complies with standards established by S889.30(3)(b).

1011



Easement Discontinuance Request (ED 16-01)
Request to discontinue a variety of easements located through portions of University Avenue, University Way, Clement Street, and Fred 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.
SJH February 2016

0 125 250 500 Feet

N

10kk

RESOLUTION AUTHORIZING CONDITIONAL-USE APPROVAL AT 3597 NICOLET DRIVE (ZP 15-14)

March 1, 2016

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

That, pursuant to Zoning Petition 15-14 and the recommendation of the Plan Commission on February 22, 2016 the City of Green Bay does authorize a conditional-use permit for an outdoor recreational use in a Low Density Residential (R1) zoning district located on the following described property at 3597 Nicolet Drive:

N 2.50 ACRES OF GOVT LOT 1 SEC 12 T24N R21E
EX PRT LYG ELY OF NICOLET RD (Tax Parcel No. 22-42)

Said conditional-use permit shall be granted subject to the following conditions:

a. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit (CUP), including standard site plan review and approval.

b. Incorporating multiple building materials on the east and south facades.

c. Providing building foundation landscaping along the east and south facades.

d. Providing parking screening along the south side of the parking and drive area.

e. Limiting the hours of operation to dawn to dusk.

f. There shall be no expansion of the conditional use without Plan Commission and City Council approval.

g. Recommend using permeable pavement options around the boat launch area.

Adopted _____

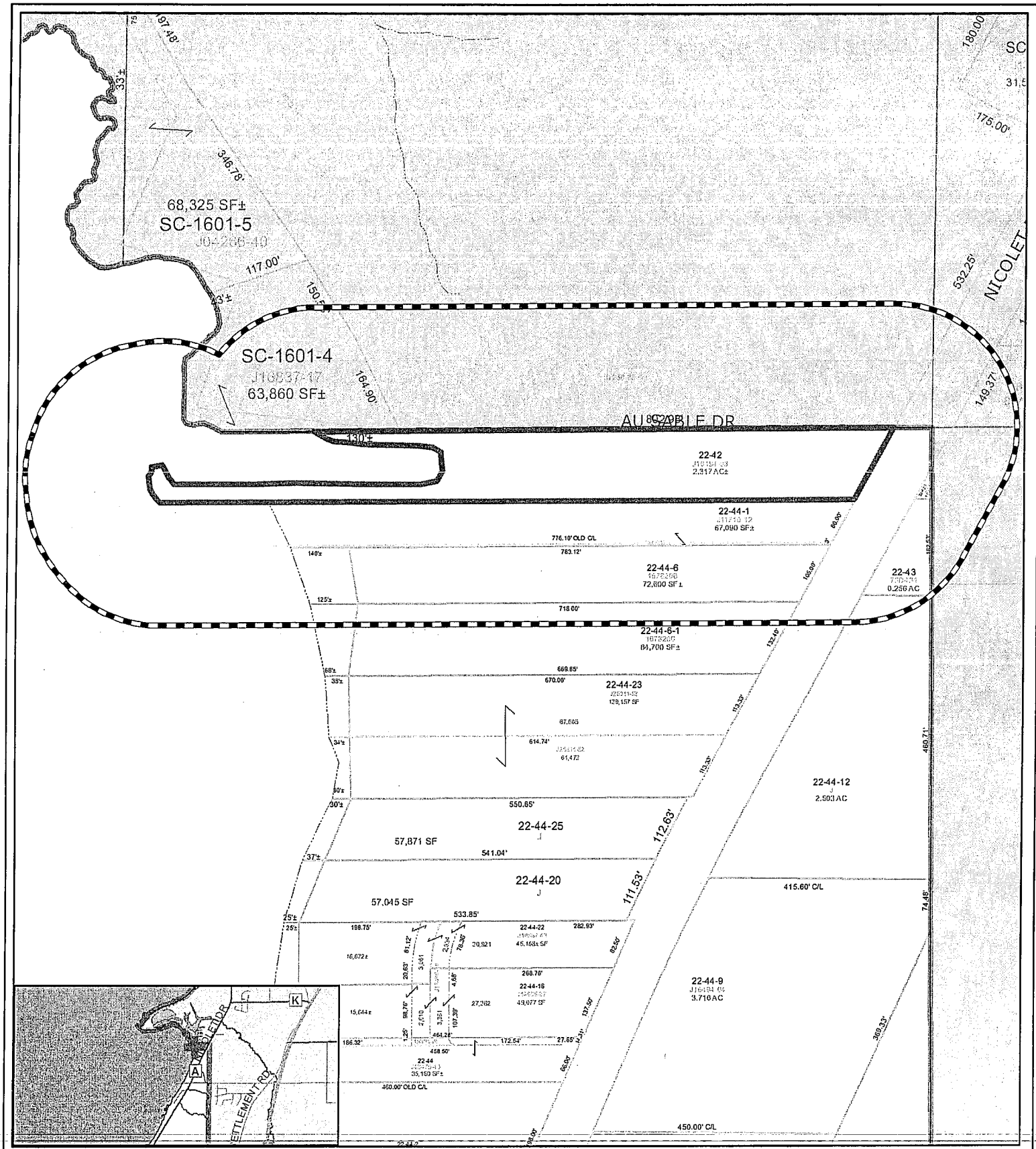
Approved _____

_____
Mayor

_____
Clerk

mac
Attachment – Map

11.



Zoning Petition (ZP 15-14) Request to rezone 3597 Nicolet Drive from General Commercial (C1) to Low Density Residential (R1) and a Conditional Use Permit (CUP) for an outdoor recreational use.

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.
M.L. February 2016. :\Planning\City\ZPMaps\2015\ZP15-14

N

0 100 200 Feet

Subject Area

200' Notice Area

ZONING ORDINANCE NO. 3-16

AN ORDINANCE
REZONING 1857 SHAWANO AVENUE
FROM GENERAL COMMERCIAL (C1) DISTRICT
TO HIGHWAY COMMERCIAL (C2) DISTRICT
(ZP 16-05)

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 General Commercial (C1) District to Highway Commercial (C2) District:

1857 Shawano Avenue: PC #1 WSFR THAT PRT OF PC # 1W DES IN 656 R 514 & EX NLY 10 FT THEREOF & EX PCL 1 IN 4 CSM 209 & ALSO LOTS 1 & 2 WEST ACRES SUBD BLK 1 (Parcel No. 6-258-A-4)

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 _____, 2016.

APPROVED:

_____
Mayor

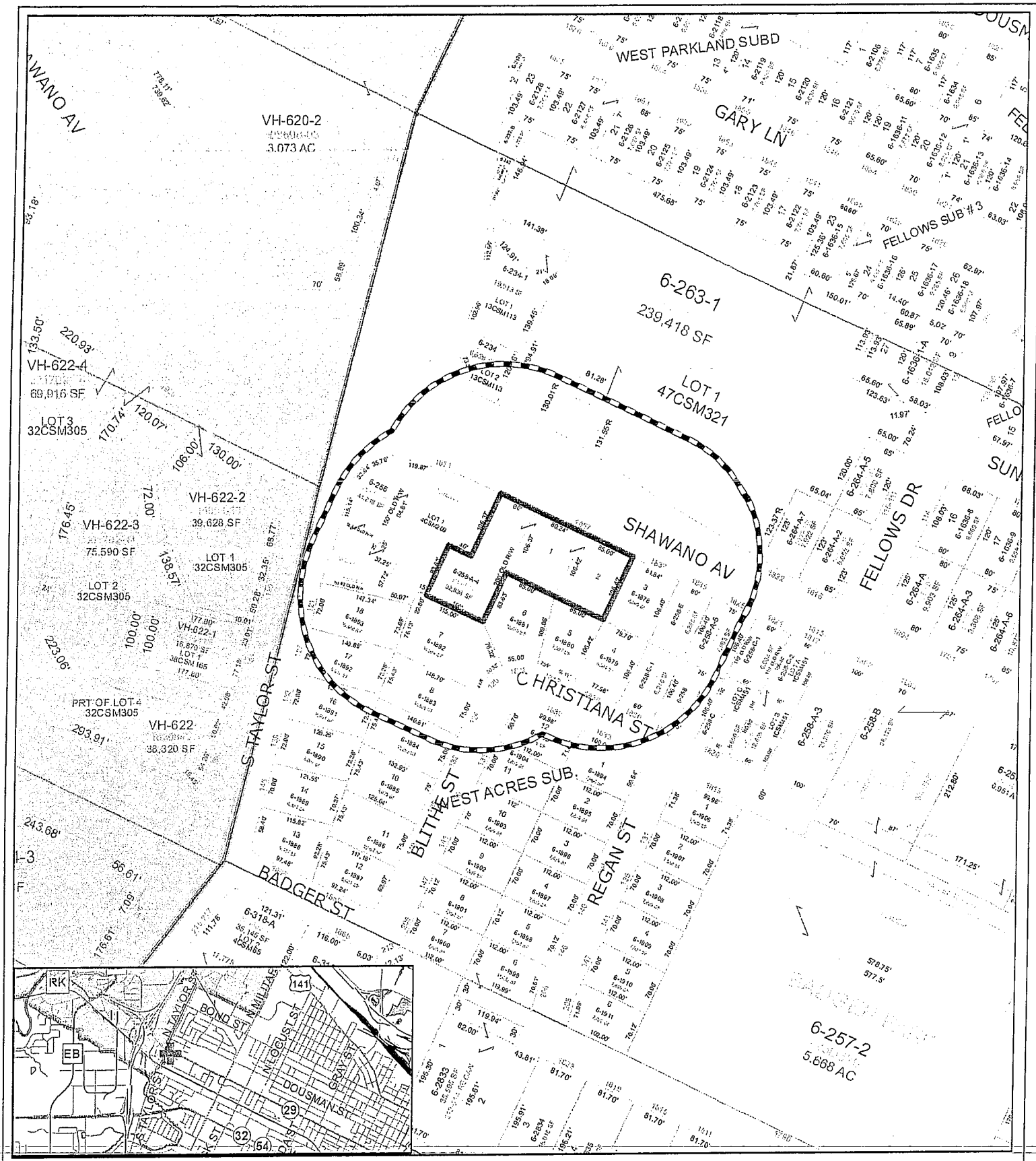
ATTEST:

_____
Clerk

jwf

02/15/15

Attachment – Map



Zoning Petition (ZP 16-05)
A request to rezone 1857 Shawano Avenue
from General Commercial (C1) to Highway Commercial (C2)

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. P.N. January 2016. :\Planning\City\ZPMaps\2016\ZP16-05

N

0 100 200 Feet

Subject Area

200' Notice Area

ZONING ORDINANCE NO. 4-16

AN ORDINANCE
REZONING 3597 NICOLET DRIVE
FROM GENERAL COMMERCIAL (C1) DISTRICT
TO LOW DENSITY RESIDENTIAL (R1)
(ZP 15-14)

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 General Commercial (C1) District to Low Density Residential (R1):

3597 Nicolet Drive: N 2.50 ACRES OF GOVT LOT 1 SEC 12 T24N R21E EX PRT LYG ELY OF NICOLET RD (Tax Parcel No. 22-42)

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 _____, 2016.

APPROVED:

_____
Mayor

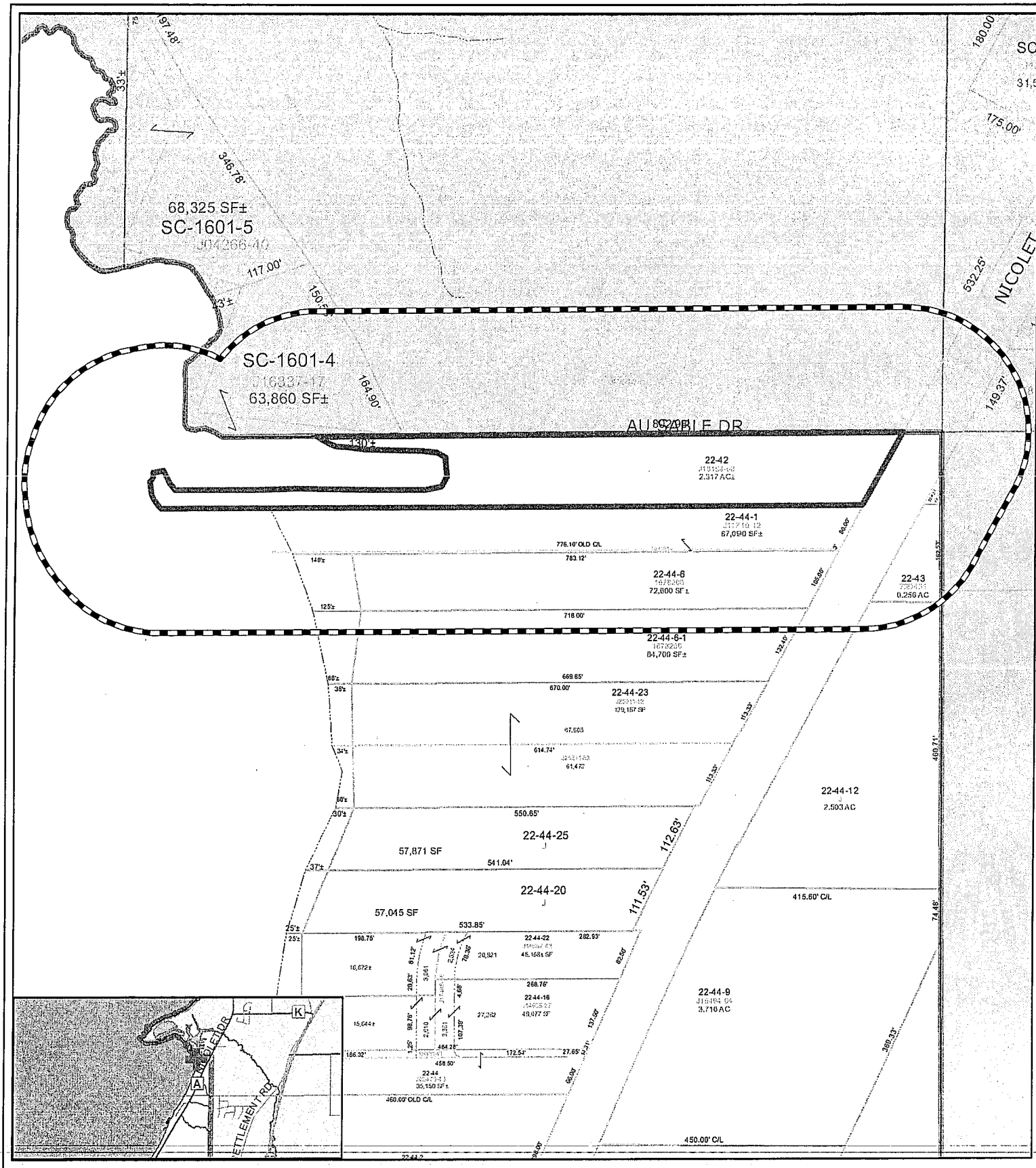
ATTEST:

_____
Clerk

mac

03/01/16

Attachment – Map



Zoning Petition (ZP 15-14) Request to rezone 3597 Nicolet Drive from General Commercial (C1) to Low Density Residential (R1) and a Conditional Use Permit (CUP) for an outdoor recreational use.

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.
M.L. February 2016. :\Planning\City\ZPMaps\2015\ZP15-14

N

0 100 200 Feet

Subject Area

200' Notice Area

ZONING ORDINANCE NO. 05-16

AN ORDINANCE REZONING PORTIONS OF 2400 BLOCK OF UNIVERSITY AVENUE TO HIGHWAY COMMERCIAL (C2) AND COMMUNITY CENTER COMMERCIAL (C3) (ZP 15-17a)

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 to Highway Commercial (C2) District and Community Center Commercial (C3):

Highway Commercial (C2): Proposed Lot 1 as depicted on the attached Certified Survey Map (CSM) (Parcel No. 21-1714-E-32, 21-2475-F-1)

Community Center Commercial (C3): Proposed lots 2, 3, & 4 as depicted on the attached Certified Survey Map (CSM) (Parcel No. 21-2475-F-1, 21-1254, 21-1254-2-C, 21-1254-2-D, 21-1254-3, 21-1252, 21-1251, 21-1251-B, 21-1251-A).

Said rezoning is subject to the following condition:

a. The approval of proposed Certified Survey Map described above.

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 _____, 2016.

APPROVED:

_____
Mayor

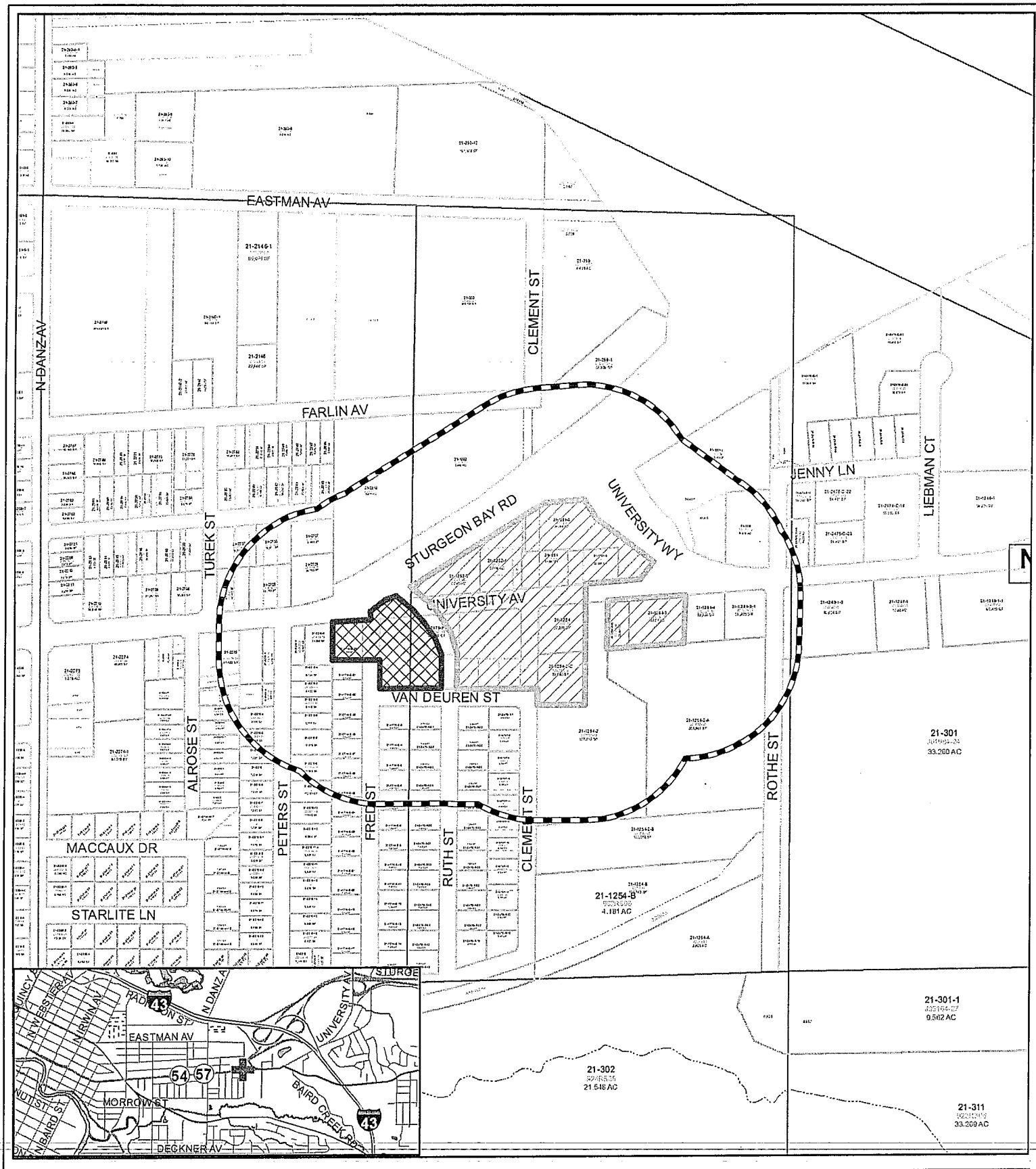
ATTEST:

_____
Clerk

jwf

03/01/16

Attachments – Map and Certified Survey Map
i:\legislative\council 2016\03012016\law\zo 5-16 - zp 15-17a - 2400 university avenue.docx



Zoning Petition (ZP 15-17a)
A request to rezone the 2400 Block of University Avenue

To be rezoned to Highway Commercial (C2)

To be rezoned to Community Center Commercial (C3)

400' Notice Area

0 100 200 Feet

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. P.N. February 2016. :\Planning\City\ZPMaps\2015\ZP15-17a

14a

ZONING ORDINANCE NO. 6-16

AN ORDINANCE AMENDING ZONING ORDINANCE 17-07 TO RELOCATE PREVIOUSLY APPROVED TWO-FAMILY USES AS PART OF THE PRELIMINARY PLAT OF EATON HEIGHTS SECOND ADDITION LOCATED ALONG THE 1000 BLOCK OF SPARTAN ROAD (ZP 16-08)

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 by relocating previously approved two-family uses as part of the preliminary plat of Eaton Heights Second Addition:

> Eaton Heights, Second Addition, 1000 Block of Spartan Road: PROPOSED LOTS 50, 51, 52 EATON HEIGHTS, SECOND ADDITION (Tax Parcel No. 21-396)

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 _____, 2016.

APPROVED:

_____
Mayor

ATTEST:

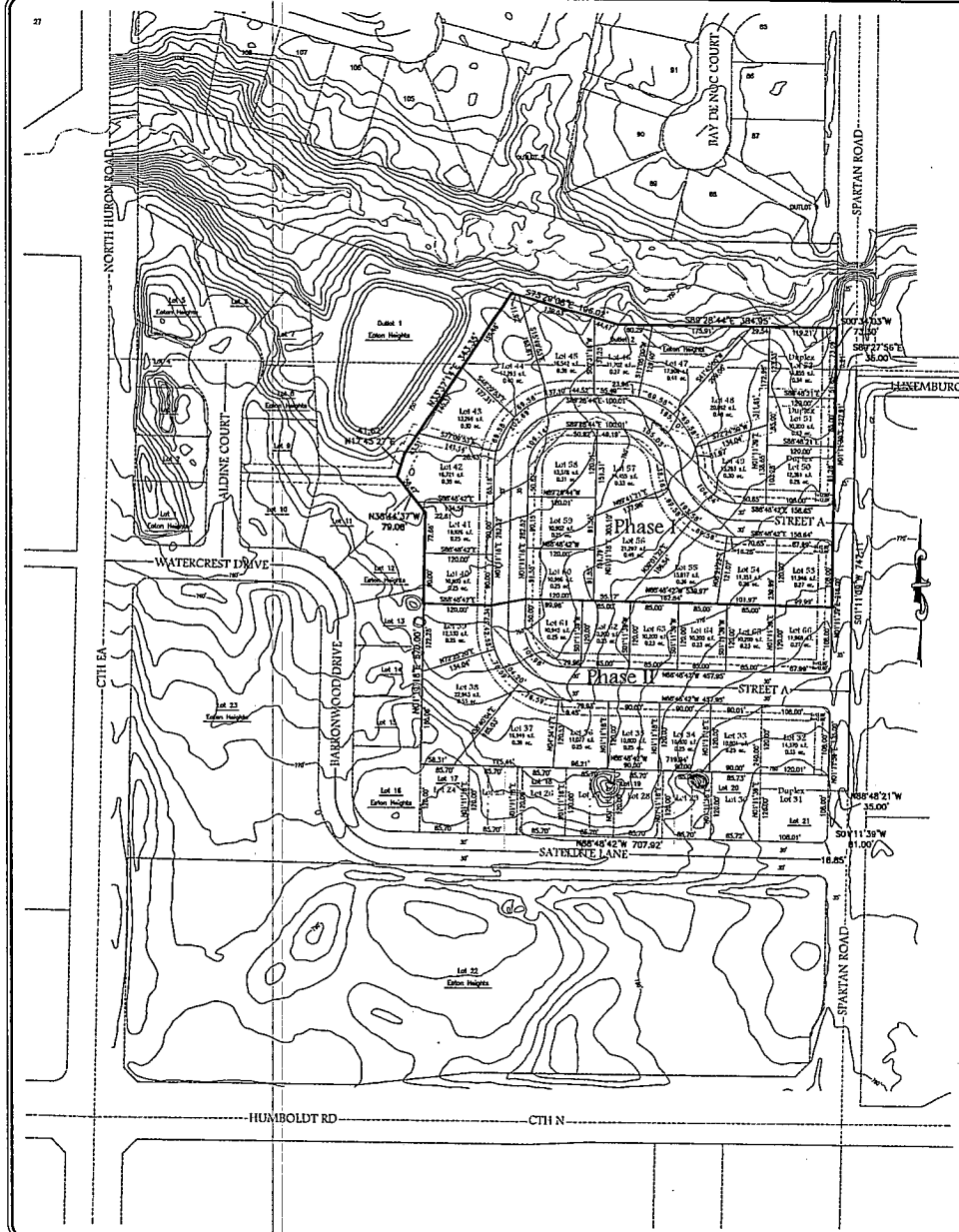
_____
Clerk

jwf

03/01/16

Attachment – Map

154



- A Preliminary Plat of -

~~ Eaton Heights, Second Addition ~~

The Northwest 1/4 of the Northwest 1/4, Section 36, Town 24 North, Range 21 East, all being in T24N-R21E, excepting therefrom road conveyances recorded in Vol. 905 Records, Page 135, in Doc. No. 1932484, and in Doc. No. 1978995, and further excepting the recorded Plats of Eaton Heights and Eaton Heights First addition, and Outlot 1, according to the Plat of Eaton Heights, all in the City of Green Bay, Brown County, Wisconsin.

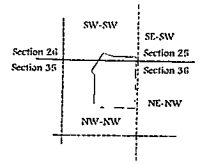
Owner / Developer

Bay Settlement Investments LLC
c/o John Bunker
825 South Huron Road Suite 'G'
Green Bay, Wisconsin 54311
(920) 498-3299

Approving / Objecting Agencies

City of Green Bay
Brown County Planning Commission
Department of Administration

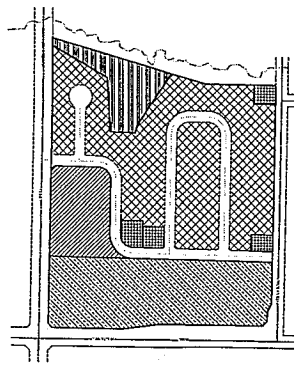
Project Location



January 21, 2016

Existing Zoning

(per current Zoning Ordinance)

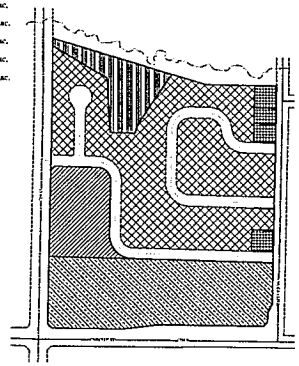


Zonings

16.45 ac.	R-1 Residential (single family)	16.59 ac.
1.28 ac.	R-2 Residential (two family)	1.18 ac.
3.85 ac.	Condominium	3.65 ac.
10.41 ac.	General/Neighborhood Commercial	10.41 ac.
2.82 ac.	Stormwater Management	2.82 ac.
5.25 ac.	Roadway	5.19 ac.
40.04 ac.	Total	40.04 ac.

Proposed Zoning

(per revised Zoning Ordinance)



Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
400 Security Boulevard * Green Bay, Wisconsin 54313
Phone: 920-434-6670 Fax: 920-434-6672

UTILITY STATEMENT
The underground utilities shown have been located from field information and existing maps. The contractor should notify all utility companies and have them locate their utilities before excavation begins. The exact location and depth of utilities must be determined by the contractor before the start of any construction.

RIGHT-OF-WAY MONUMENT
All right-of-way monuments shall be set at the locations shown on this plat and shall conform to the Wisconsin Administrative Code (AE-7) and Section 236.15 (1) (b) of the Wisconsin Statutes.

SURVEYOR'S CERTIFICATE
I, Kim A. Bonesteel, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped Eaton Heights, Second Addition; that this plat correctly represents all exterior boundaries and the subdivision of the land surveyed; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the City of Green Bay in surveying, dividing and mapping the same; that such boundaries are correctly designated on this plat; that such plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made; and that I have made such survey, land division and plat by the direction of the owners of said land.
Dated this 18th day of March, 2016
Kim A. Bonesteel, S-2583

-- Eaton Heights, Second Addition --

Bay Settlement Investments LLC

SCALE: 1" = 100'
DRAWN BY: JMM
DATE SURVEYED: 11/06
File: B-3807/Plat 120414.dwg

PROJECT NO. B-3807
SHEET NO. 1 of 1
DRAWING NO. S-2583

PLANNING ORDINANCE NO. 2-16

**AN ORDINANCE
AMENDING THE OFFICIAL MAP OF THE
CITY OF GREEN BAY TO REVISE THE FUTURE ROAD
PATTERN FOR AN AREA DEVELOPMENT PLAN #112,
GENERALLY LOCATED ALONG SITKA ROAD
(OMA 15-02-A)**

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

SECTION 1. The Official Map of the City of Green Bay, as created by Section 12.02, Green Bay Municipal Code, is hereby amended by revising the proposed future road pattern for an Area Development Plan #112 generally located along Sitka Road, as depicted on a map attached hereto, and made a part of this ordinance as though fully set forth herein.

Legal Description

Lot 4 of Volume 60 Certified Survey Maps, 218, being part of the Northeast ¼ of the Southeast ¼ Section 3, Township 23 North, Range 21 East, in the City of Green Bay, East Side of Fox River, Brown County, Wisconsin (Tax Parcel No. 21-68-3).

Subject to the following condition:

a. Proposed Gilbert Drive southern right-of-way line shall align with the northern property line of Parcel 21-68-4.

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 12.03, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2016.

APPROVED:

_____
Mayor

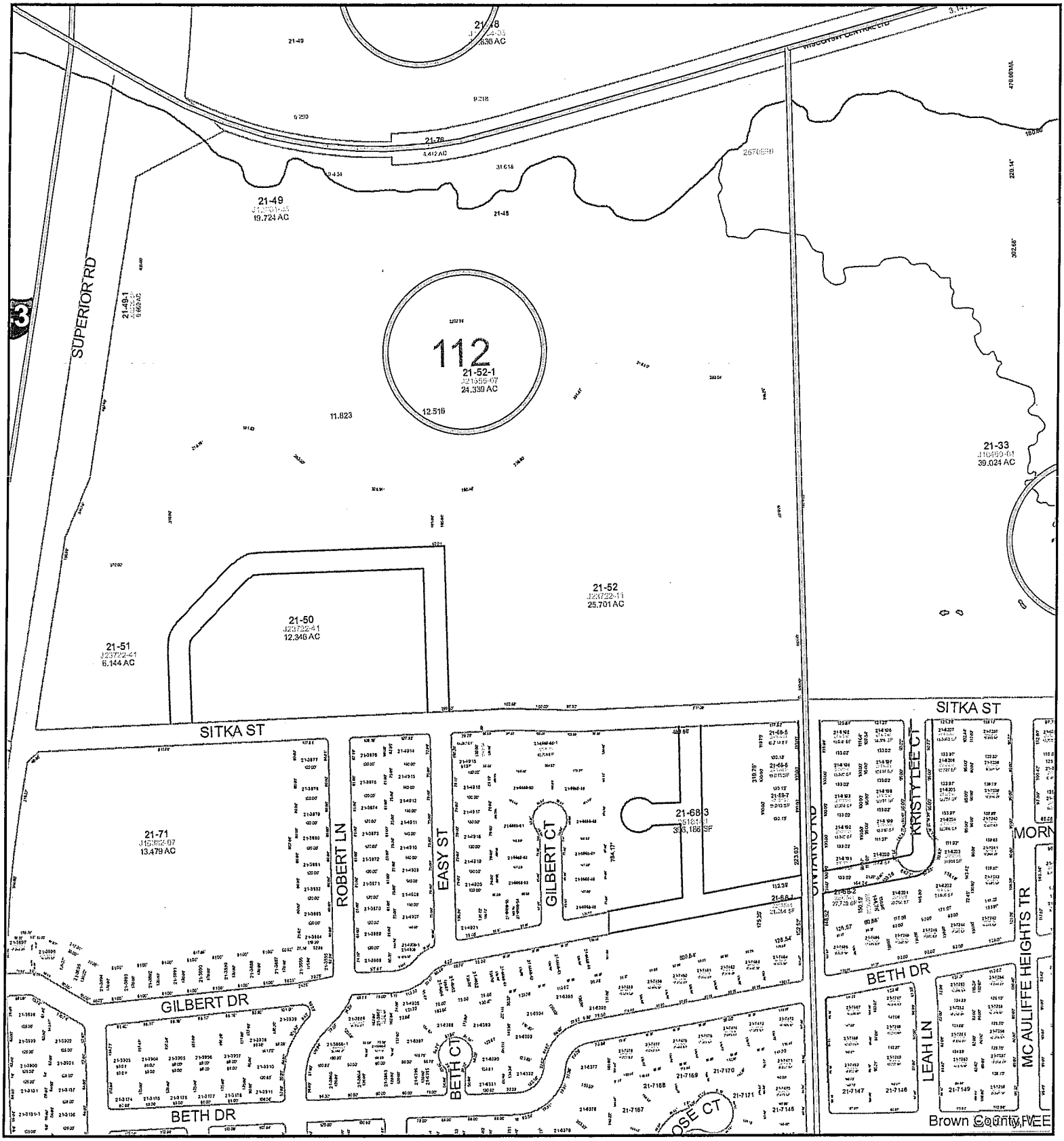
ATTEST:

_____
Clerk

jwf

Attachments – Map

11



Existing Future Road Pattern Official Map Amendment (OMA 15-02)

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.

GENERAL ORDINANCE NO. 3-16

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 removing therefrom the following NO PARKING zones:

ADAMS STREET, both sides, from Main Street to a point 90 feet north of Main Street

CITYDECK COURT, both sides, from its westerly terminus to Washington Street

ADAMS STREET, west side, from a point 45 feet north of Crooks Street to a point 40 feet south of Crooks Street

SECTION 2. Section 29.208, Green Bay Municipal Code, is hereby amended by removing therefrom the following NO PARKING PASSENGER LOADING ONLY zone:

ADAMS STREET, east side, from a point 90 feet north of Main Street to a point 115 feet south of Elm Street

SECTION 3. Section 29.208, Green Bay Municipal Code, is hereby amended by removing therefrom the following NO PARKING 30-MINUTE LOADING ONLY zone:

ELM STREET, south side, from Adams Street to Jefferson Street

SECTION 4. Section 29.208, Green Bay Municipal Code, is hereby amended by adding thereto the following NO PARKING zones:

ADAMS STREET, west side, from Main Street to a point 150 feet north of Main Street

ADAMS STREET, west side, from Elm Street to a point 45 feet south of Elm Street

ADAMS STREET east side, from Main Street to a point 70 feet north of Main Street

ADAMS STREET, east side, from Elm Street to a point 80 feet south of Elm Street

ELM STREET, south side, from Adams Street to a point 55 feet east of Adams Street

CITYDECK COURT, south side, from its west terminus to Washington Street

ADAMS STREET, west side, from a point 45 feet north of Crooks Street to a point 110 feet south of Crooks Street

SECTION 5. Section 29.208, Green Bay Municipal Code, is hereby amended by establishing a NO PARKING 15-MINUTE LOADING ONLY zone:

ADAMS STREET, west side, from a point 150 feet north of Main Street to a point 45 feet south of Elm Street

SECTION 6. Section 29.208, Green Bay Municipal Code, is hereby amended by adding thereto the following NO PARKING 30-MINUTE LOADING ONLY zones:

ADAMS STREET, east side, from a point 70 feet north of Main Street to a point 150 feet north of Main Street

ADAMS STREET, east side, from a point 180 feet north of Main Street to a point 275 feet north of Main Street.

ELM STREET south side, from a point 55 feet east of Adams Street to Jefferson Street

SECTION 7. Section 29.208, Green Bay Municipal Code, is hereby amended by removing therefrom the following ONE-HOUR PARKING 7:00 AM – 4:00 PM SCHOOL DAYS zone:

ST. CLAIR STREET, north side, from Roosevelt Street to Baird Street

SECTION 8. Section 29.208, Green Bay Municipal Code, is hereby amended by adding thereto the following TWO-HOUR PARKING 7:00 AM – 4:00 PM SCHOOL DAYS zone:

ST. CLAIR STREET, north side, from Roosevelt Street to Baird Street

SECTION 9. Section 29.208, Green Bay Municipal Code, is hereby amended by removing therefrom the following TWO-HOUR PARKING zone:

ADAMS STREET, west side, from a point 40 feet south of Crooks Street to a point 80 feet north of Chicago Street

SECTION 10. Section 29.208, Green Bay Municipal Code, is hereby amended by adding thereto the following TWO-HOUR PARKING zone:

ADAMS STREET, west side, from a point 110 feet south of Crooks Street to a point 80 feet north of Chicago Street

SECTION 11. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 12. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin this _____ day of _____, 2016.

APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

bc

02/02/16

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PLANNING ORDINANCE NO. 1-16

**AN ORDINANCE
AMENDING THE OFFICIAL MAP OF THE
CITY OF GREEN BAY TO REVISE THE FUTURE ROAD
PATTERN FOR AN AREA DEVELOPMENT PLAN #112,
GENERALLY LOCATED ALONG SITKA ROAD
(OMA 15-02)**

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

SECTION 1. The Official Map of the City of Green Bay, as created by Section 12.02, Green Bay Municipal Code, is hereby amended by revising the proposed future road pattern for an Area Development Plan #112 generally located north of Sitka Road, as depicted on a map attached hereto, described as tax parcel number 21-50, 21-51, 21-52, and made a part of this ordinance as though fully set forth herein.

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

SECTION 3. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 12.03, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2016.

APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

jwf

Attachments – Map

2/15/16

i:\legislative\council 2016\02152016\law\po 1-16 - amend official map for area development plan 112, north of sitka road.docx

ZONING ORDINANCE NO. 2-16

AN ORDINANCE REPEALING ZONING ORDINANCE NO. 11-02 REZONING CERTAIN PROPERTY LOCATED AT THE NORTHWEST AND NORTHEAST CORNERS OF SOUTH JACKSON STREET AND CHICAGO STREET AS A PLANNED COMMERCIAL OVERLAY DISTRICT (ZP 16-02)

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

SECTION 1. Zoning Ordinance No. 11-02 adopted on July 16, 2002, is repealed.

SECTION 2. Section 13-108, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Commercial Overlay District on the following described property.

Part of Parcel 14-649:	The easterly 10 feet of Lot 12, Block 50, Plat of Astor
Parcel 14-648:	The northerly 45 feet of the westerly 100 feet of Lot 11, Block 50, Plat of Astor
Parcel 14-647:	Lot 11, except the northerly 45 feet of the westerly 100 feet, Block 50, Plat of Astor
Parcel 14-646:	Lots 9 and 10, Block 50, Plat of Astor
Parcel 14-639:	The westerly 70 feet of Lots 5, 6, 7, and 8, Block 50, Plat or Astor
Parcel 14-503:	The easterly 81 feet of Lot 8, Block 43, Plat of Astor
Parcel 14-502:	The easterly 85 feet of the southerly 40 feet of Lot 7, Block 43, Plat of Astor

SECTION 3. Pursuant to Section 13-1900, et seq., Green Bay Municipal Code, as they apply, the following conditions are imposed:

A. Project Scope. This development is to be regulated in the following three units as depicted on Exhibit A:

1. Unit A. The redevelopment of a neighborhood business center consisting of a two-story structure that is proposed to contain approximately 10,500 sq. ft. of Neighborhood Business uses and approximately

4,200 sq. ft. of professional offices.

2. Unit B. Unit B consists of the creation of a passive commercial use as a Farmory

3. Unit C. Unit C consists of the creation of a parking area for employees and customers of the neighborhood business center described as Unit A above.

B. Permitted Uses.

1. Unit A. The only uses which may be established and/or maintained on the subject property are those permitted in Section 13-700, Neighborhood Business and High Density (excluding the residential uses), Green Bay Municipal Code.

2. Unit B.

a. Farmory including but not limited to indoor agriculture, education, outdoor storage and small scale retail.

3. Unit C. The only use that may be established and/or maintained on the subject property is the creation of a parking lot containing no less than 15 spaces. This parking area shall contain designated employee parking for the neighborhood business center described as Unit A above.

4. Any and all other uses of the subject property, other than those uses permitted pursuant to the provisions of Section B or appurtenant thereto which are or may otherwise be permitted under the applicable provisions of the Zoning Ordinance, Chapter 13, Green Bay Municipal Code, as now or hereafter amended, are hereby expressly prohibited and shall not be established and/or maintained without specific amendment to this ordinance made as required by law.

C. Setbacks. Setbacks shall be established in conformity with the approved site plan (attached Exhibit B). In no case shall setbacks from all public street frontages be less than as follows:

1. Unit A.

   a. Front Yard Setback (West). Front yard setbacks for all buildings shall be no less than 10 feet from the property line.

   b. Rear Yard Setback (East). Rear yard setbacks for all buildings shall be no less than 135 feet from the property line.

   c. Side Yard Setback (North). Side yard setbacks for all buildings shall be no less than 60 feet from the property line.

   d. Corner Side Yard Setback (South). There shall be no setback requirement from the property line.

   e. Parking Lot Setback. Setbacks for all parking areas shall be no less than 6 feet from the property line, except for the west property line abutting Parcel No. 14-649, which shall not require a setback but shall contain fencing as depicted on the approved site plan.

2. Unit B.

   a. Front Yard Setback (South). Front yard setbacks for all buildings shall be no less than 15 feet from the property line.

   b. Rear Yard Setback (North). Rear yard setbacks for all buildings shall be no less than 20 feet from the property line.

   c. Side Yard Setback (East). There shall be no setback requirement from the property line.

   d. Side Yard Setback (West). Side yard setbacks for all buildings shall be no less than 180 feet from the South Jackson Street right-of-way line.

   e. Parking Lot Setback. Setbacks for all parking areas shall be no less than 6 feet from the

property line, except for the west property line abutting Parcel No. 14-649, which shall not require a setback but shall contain fencing as depicted on the approved site plan.

3. Unit C.

1. Front Yard Setback (East). Front yard setbacks for all parking or drive aisles shall be no less than 8 feet from the property line.

2. Rear Yard Setback (West). Rear yard setbacks for all parking or drive aisles shall be no less than 8 feet from the property line.

3. Side Yard Setback (North). Side yard setbacks for all parking or drive aisles shall be no less than 7 feet from the property line.

4. Corner Side Yard Setback (South). Corner side yard setbacks for all parking or drive aisles shall be no less than 6 feet from the Chicago Street right-of-way line.

D. Landscaping.

1. Units A and B. Landscaping for Units A and B shall incorporate
6 Arborvitae, 19 Anthony Waterer Spirea, 11 Spirea, 8 Barberry,
8 dogwood, 5 American Linden, 4 Profusion Crab, and grass areas that are established in conformity with the approved landscape plan attached as Exhibit C.

2. Unit C. Landscaping for Unit C shall incorporate 24 Arborvitae,
4 Dogwood, 10 Barberry, and grass areas that are established in conformity with the approved landscape plan attached as Exhibit C.

E. Storm Water Management. A storm water management plan meeting the standards established by the City's Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City prior to the issuance of building permits.

F. Architecture.

1. Unit A. The redevelopment of the existing commercial building shall include brick replacement and infill to match the existing brick, aluminum storefront windows with applied mullions, clad wood double hung windows, prefinished metal soffit, gutter, downspout and coping, and roof windows that are in conformity with the approved elevation plans, attached as Exhibits D1-2.

2. Unit B: The redevelopment of the existing armory building will include a residential character; examples may be lapse siding, EFIS columns, store front windows.

G. Parking. Parking shall be provided for guests, residents, employees, and customers of the proposed development as outlined below:

1. Unit A. Parking shall be provided on-site in the amount of 15 spaces and 9 on-street parking for customers of the proposed development and shall be in conformity with the approved site plan attached as Exhibit B.

2. Unit B. 15 parking spaces will be provided.

3. Unit C. A minimum of 15 parking spaces shall be provided in Unit C and shall contain designated employee parking for the neighborhood business center described as Unit A above.

4. All parking areas are to be paved bituminous or concrete.

5. Handicapped parking spaces shall be made available as outlined in the Wisconsin Handicapped Parking Requirements (ADAAG 4.1.2).

H. Access and Circulation.

1. Units A and B. Vehicular access and circulation shall be in substantial conformity with the approved site plan (attached Exhibit B). One access to the internal drive system and parking area shall be established off

South Jackson Street, and one access to the internal drive system and parking area shall be established off Chicago Street. Each entrance shall be a minimum of 16 feet wide at the property line and the drive aisles shall be a minimum of 24 feet in width.

2. Unit C. Vehicular access and circulation shall be in substantial conformity with the approved site plan (attached Exhibit B). One access to the internal drive system and parking area shall be established off South Jackson Street. The entrance shall be a minimum of 16 feet wide at the property line and the drive aisle shall be a minimum of 26 feet in width.

I. Landscaping and Parking Maintenance. All maintenance and upkeep of landscaping, internal drives, stormwater management and parking areas within the PCD are the sole responsibilities of the developer.

J. Signage.

1. Unit A. Signage for business center shall be regulated as outlined below:

a. Business Center Identification Sign. One business center identification sign shall be permitted on the west facade within the historical sign area as depicted on the approved elevation plans attached as Exhibit D1-2. This sign shall be wall mounted and depict only the name and logo of the business center.

b. Projecting Signs. One projecting sign that is no greater than 4 feet wide by 4 feet tall (16 sq. ft.) shall be permitted per tenant. The bottom of the sign shall be mounted no less than 9 feet from finished first floor grade. The sign shall be made of wood or a wood-type product and shall be externally lit with decorative fixtures.

c. Wall Signs. One wall sign comprised of individual 3-dimensional letters no taller than 1 foot high shall be permitted per tenant. The sign shall be of a single color and shall be externally lit with decorative fixtures. Total wall signage shall not exceed 10% of the total facade area, excluding windows, doors and

other architectural features.

d. All other signage incidental to the use of the property, such as directional and noncommercial informational signage.

2. Unit B. Signage for the Farmory shall be regulated as outlined below.

1. Wall sign. One wall identification sign shall be permitted on the south and west facades. The sign is limited to a maximum of 32 sq. ft.

2. All other signage incidental to the use of the property, such as directional and noncommercial informational signage.

3. Unit C. Parking lot signage shall be limited to directional and noncommercial informational signage only.

K. Refuse & Mechanicals. All refuse areas shall be enclosed with a cedar board-on-board or masonry fences, impervious to sight, which complement and are architecturally compatible with the primary structures. Mechanicals shall be hidden from public view.

L. Lighting. Site lighting for the development shall be limited to ground mounted pole lighting and building mounted lighting as follows:

1. Parking lot lighting shall not exceed 15 feet from ground level and may be used in either a single or twin format. Parking lot lighting shall be of the same style/family as the building mounted lighting

2. Building mounted lighting shall occur as part of the overall design concept and be of the same style/family as the parking lot lighting.

SECTION 4. The provisions of this ordinance, including, without limitation, the granting of a conditional-use permit and all obligations, conditions, restrictions and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the

subject property.

SECTION 5. Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of and incorporated into this ordinance to the same extent as if each such exhibit, and the plans identified therein, had been set forth in its entirety in the body of this ordinance.

SECTION 6. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 7. In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

SECTION 8. If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

SECTION 9. This rezoning shall be subject to the following conditions:

a. The developer shall acquire the two parcels located at 438 and 446 South Jackson Street (Parcel Nos. 14-502 and 14-503).

b. The on-street parking spaces must receive approval of the Improvement & Service Committee.

c. All proposed fencing must be no greater than 6 feet in height.

d. The fencing of the parking lot located at the northwest corner of the intersection of Chicago Street and Jackson Street must be moved to the outside property line.

e. The landscaping must be removed from the vision triangle at the northwest corner of the intersection of Chicago Street and Jackson Street.

f. Any aspects of this development not covered in this ordinance shall meet the regulations of the Green Bay Municipal Code.

SECTION 10. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13-204, Green Bay Municipal Code; the conditions listed in Section 9 above have been met as determined by the City of Green Bay Planning Department; and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2016.

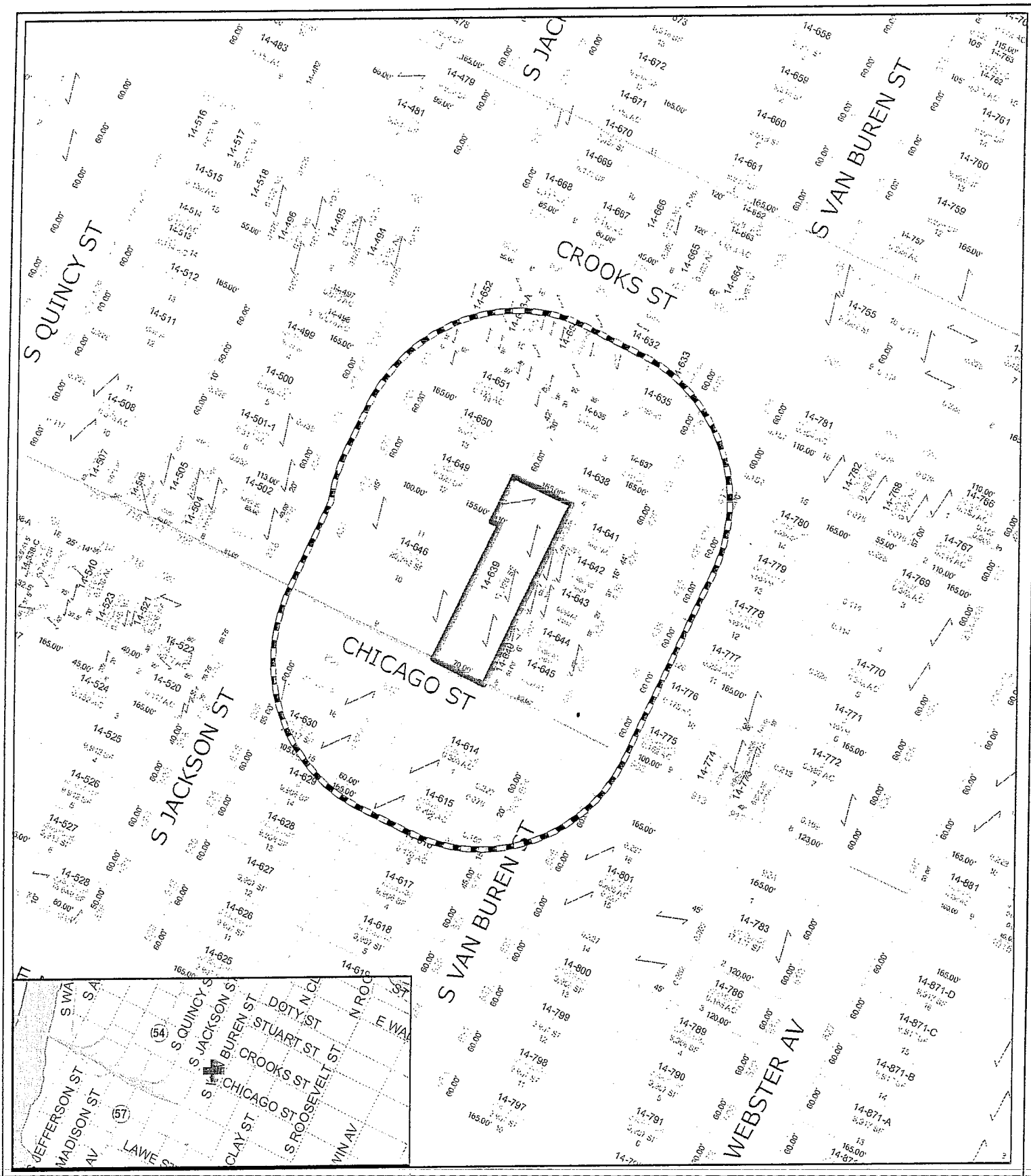
APPROVED:

_____
Mayor

ATTEST:

_____
Clerk

Attachments (map and drawings)



Zoning Petition (ZP 16-02) Reqest to amend the previously approved Planned Unit Development (PUD) to modify the existing permitted uses for Unit B from condominium units to passive commercial for a Farmory located at 815 Chicago St.

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. M.L. January 2016 :\Planning\City\ZPMaps\2015\ZP16-02

N

0 100 200 Feet

Subject Area

400' Notice Area