



City of Green Bay  
Department of Community and Economic Development

**Tax  
Increment  
District  
Five (5)**

**East and West Downtown**

**Amended  
PROJECT PLAN**

**City of Green Bay, Wisconsin  
DRAFT 19 August 2019**

**Joint Review Board of the City of Green Bay**

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Chad Weininger, *Brown County*  
Cale Pulczynski, *Green Bay Area Public Schools*  
Bob Mathews, *Northeast Wisconsin Technical College*  
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## Summary of Findings

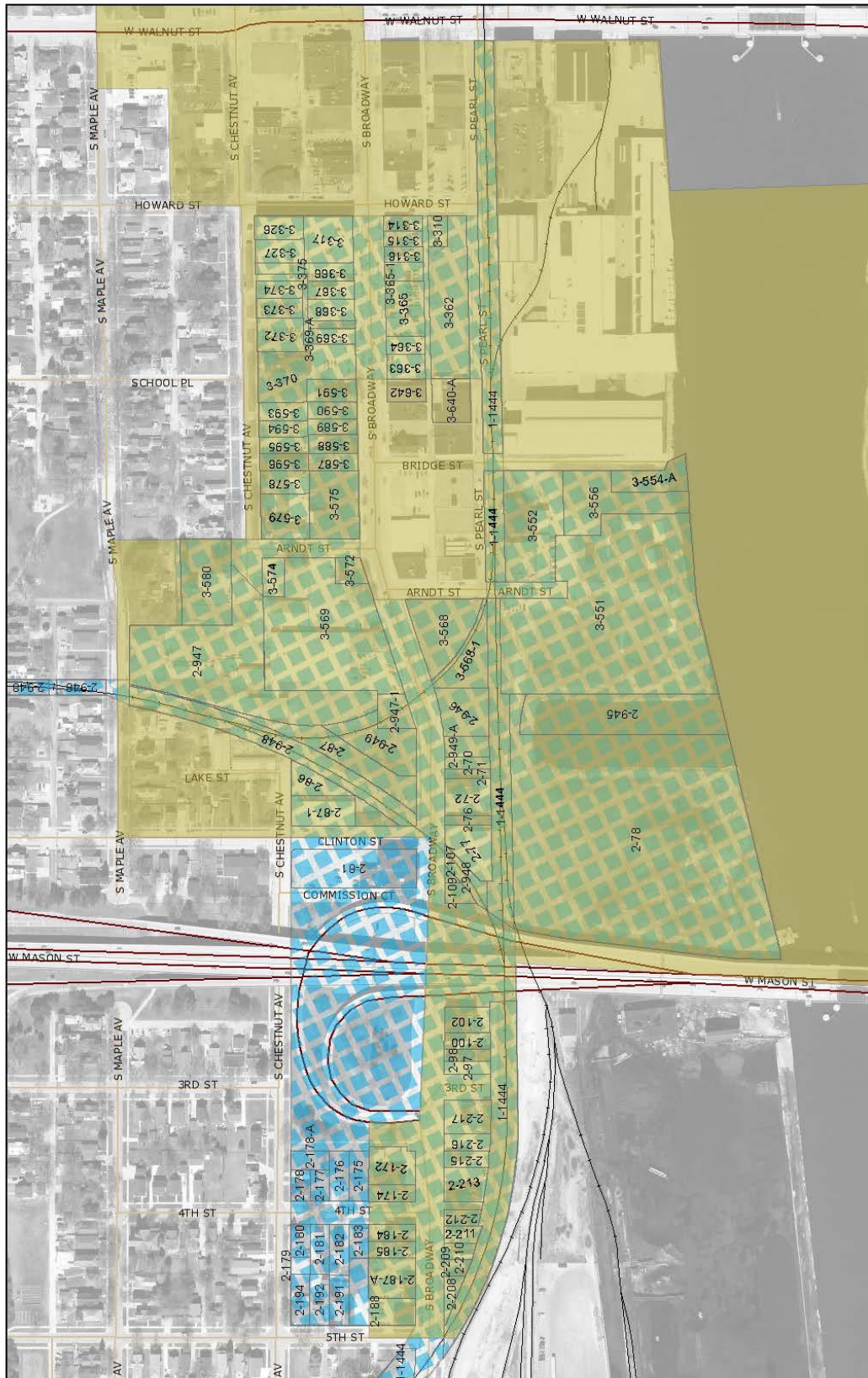
1. In accordance with Wis. Stats. §66.1105, the City of Green Bay (“City”) created Tax Increment District Number Five (5), East and West Downtown, (“TID 5”) on December 21, 1999; and
2. In accordance with Wis. Stats. §66.1105, the City and the Redevelopment Authority of the City of Green Bay (“RDA”) desire to remove parcels from TID 5 that are generally located in the area east of S. Maple Street, south of Howard Street, west of the Fox River, and north of Fifth (5th) Street; and
3. The Common Council of the City designated the RDA to perform all acts necessary to adopt a Territory Amendment Resolution and amend the Project Plan for TID 5 on Tuesday, July 16, 2019; and
4. The RDA performed the following acts, in accordance with Wis. Stats. §66.1105, to wit:
  - 4.1. On Tuesday, August 20, 2019, at 1:30 p.m. in Room 604 of City Hall, 100 N. Jefferson St., held a public hearing on the proposed amendments to TID 5, in which interested parties were afforded reasonable opportunity to express their views on the Amended Project Plan; and
  - 4.2. On Wednesday, August 7, 2019, and Monday, August 12, 2019, published a notice of said public hearing in the Green Bay Press-Gazette; and
  - 4.3. On Monday, August 5, 2019, mailed, by first-class mail, the chief executive officer of Brown County, the Green Bay Area School District, and Northeast Wisconsin Technical College a copy of the notice of said public hearing; and
  - 4.4. On Monday, August 5, 2019, made a hard copy of the Amended Project Plan available for public review in Room 608 of City Hall and posted it on the City website; and
5. The Amended Project Plan meets all the requirements of Wis. Stats. §66.1105, to wit:
  - 5.1. An economic feasibility study; and
  - 5.2. A detailed list of estimated project costs; and
  - 5.3. A description of the methods of financing all estimated project costs and the time when such costs or obligations related thereto are to be incurred; and
  - 5.4. A map showing existing uses and conditions of real property within TID 5; and
  - 5.5. A map showing proposed improvements and uses in TID 5; and
  - 5.6. A statement confirming that the estimated percentage of land devoted to retail uses within the territory of TID 5 will not exceed thirty-five percent (35%); and
  - 5.7. Statements indicating proposed changes in zoning ordinances, master plan, official map, building codes and city ordinances, if any; and
  - 5.8. A list of estimated non-project costs; and
  - 5.9. A statement relating to the proposed method for the relocation of any persons to be displaced; and
  - 5.10. A statement indicating how creation of TID 5 promotes the orderly development of the City; and

- 5.11. An opinion of the City Attorney that the Project Plan is complete and complies with Wis. Stats. §66.1105; and
6. The RDA makes the following findings as required by Wis. Stats. §66.1105, to wit:
- 6.1. That “but for” the Territory Amendment to TID 5, the development projected to occur as detailed in the *Comprehensive Plan* would not occur in the manner desired by the City and RDA; and
  - 6.2. TID 5 shall remain a blighted area district, as greater than fifty percent (50%) by area of the real property within the proposed Territory Amendment is in need of blight elimination thereby exceeding the fifty percent (50%) threshold as defined in Wis. Stats. §66.1337 (2m)(b); and
  - 6.3. The proposed activities and project costs in the Amended Project Plan will continue to relate directly to blight elimination within TID 5 consistent with the purpose for which the District is created; and
  - 6.4. The proposed activities and project costs in the Amended Project Plan are in concurrence with Wis. Stats. §66.1337, which enable the City to conduct specific blight elimination and rehabilitation and conservation work, including:
    - 6.4.1. A program of voluntary or compulsory repair and rehabilitation of buildings or other improvements; and
    - 6.4.2. Acquisition of real property and demolition, removal or rehabilitation of buildings and improvements on the property where necessary to eliminate unhealthful, unsanitary or unsafe conditions, lessen density, reduce traffic hazards, eliminate obsolete or other uses detrimental to the public welfare, to otherwise remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities; and
    - 6.4.3. Installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out an urban renewal project; and
    - 6.4.4. The disposition, for uses in accordance with the objectives of the urban renewal project, of any property acquired in the area of the project; and
  - 6.5. The improvement of the area is likely to significantly enhance the value of substantially all of the other real property in TID 5; and
  - 6.6. The economic benefits of TID 5, as measured by increased property value, employment, and income,
    - 6.6.1. are greater than the cost of the improvements identified in the Amended Project Plan; and
    - 6.6.2. are greater than the anticipated tax increments to be paid by owners of real property within the overlying taxing jurisdictions; and
  - 6.7. The TID 5 Amended Project Plan is feasible and in conformity with the City *Comprehensive Plan*.

## Proposed Amendment

Remove any parcel within TID 5 that falls within the boundary for TID 22, as identified within the Map and table in Appendix C. Amend the Legal Description in Appendix B to reflect the new TID 5 boundary.

# Map of Parcels to be Removed from TID 5



**Green Bay Tax Increment Districts 22 and 5**

This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. ER.  
Date Printed: 15 Aug 2019 X:\Planning\Work Order Requests\2018\11 Individual TIDs\individual\_TIDs.mxd

**Legend**

- ID 5
- TID 22
- ID 22
- Railroad
- Highway (Federal, State, or County)
- Local Road or Street
- Vacated Road or Street
- Private Road or Street
- Proposed Road or Street
- Unknown, Unofficial Road or Street
- Trails

**Scale**

0 125 250 500 Feet

## **Appendix A: City Attorney Legal Opinion**

TO BE INSERTED

## **Appendix B: Amended Legal Description for TID 5**

TO BE INSERTED

## Appendix C: Parcels to be Removed from TID 5 and Assessed Values

TAX PARCEL	ADDRESS	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
2-212	823 S BROADWAY		\$ 11,000	\$ 73,100	\$ 84,100
2-208	837 S BROADWAY		\$ 8,900	\$ 35,300	\$ 44,200
2-215	813 S BROADWAY		\$ 13,600	\$ 69,800	\$ 83,400
2-213	821 S BROADWAY		\$ 25,900	\$ 131,700	\$ 157,600
2-100	715 S BROADWAY		\$ 13,800	\$ 108,200	\$ 122,000
2-98	719 S BROADWAY		\$ 10,900	\$ 74,400	\$ 85,300
2-102	709 S BROADWAY		\$ 21,400	\$ 286,500	\$ 307,900
3-369-A	226 S BROADWAY		\$ 13,200	\$ 65,200	\$ 78,400
2-211	825 S BROADWAY		\$ 10,200	\$ -	\$ 10,200
2-210	829 S BROADWAY		\$ 9,500	\$ -	\$ 9,500
2-209	833 S BROADWAY		\$ 9,200	\$ -	\$ 9,200
2-216	809 S BROADWAY		\$ 14,100	\$ -	\$ 14,100
2-97	723 S BROADWAY		\$ 10,900	\$ 3,100	\$ 14,000
3-374	219 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-373	223 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-372	225 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-369	228 S BROADWAY		\$ -	\$ -	\$ -
3-368	220 S BROADWAY		\$ -	\$ -	\$ -



3-367	218 S BROADWAY		\$ -	\$ -	\$ -
3-365-1	S BROADWAY		\$ -	\$ -	\$ -
3-365	217 S BROADWAY		\$ -	\$ -	\$ -
3-364	223 S BROADWAY		\$ 26,400	\$ 600	\$ 27,000
3-363	S BROADWAY		\$ 34,700	\$ 800	\$ 35,500
3-362	301 S PEARL ST		\$ 105,000	\$ 14,300	\$ 119,300
3-588	316 S BROADWAY		\$ 33,000	\$ 67,100	\$ 100,100
3-591	300 S BROADWAY		\$ 29,000	\$ 147,800	\$ 176,800
3-589	312 S BROADWAY		\$ 7,800	\$ -	\$ 7,800
3-590	304 S BROADWAY		\$ 8,600	\$ -	\$ 8,600
3-593	305 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-594	311 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-595	315 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-316	211 S BROADWAY		\$ 22,000	\$ 16,600	\$ 38,600
2-217	801 S BROADWAY		\$ 28,700	\$ 50,700	\$ 79,400
3-572	402 S BROADWAY		\$ -	\$ -	\$ -
3-569	420 S BROADWAY		\$ -	\$ -	\$ -
3-579	335 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-327	209 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-326	201 S CHESTNUT AVE		\$ -	\$ -	\$ -

3-317	200 S BROADWAY		\$ -	\$ -	\$ -
3-315	205 S BROADWAY		\$ 22,300	\$ -	\$ 22,300
3-310	307 HOWARD ST		\$ 22,300	\$ -	\$ 22,300
3-370	232 S BROADWAY		\$ -	\$ -	\$ -
3-596	319 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-587	324 S BROADWAY		\$ -	\$ -	\$ -
3-578	325 S CHESTNUT AVE		\$ -	\$ -	\$ -
3-575	336 S BROADWAY		\$ -	\$ -	\$ -
3-574	421 ARNDT ST		\$ -	\$ -	\$ -
3-568-1	S BROADWAY		\$ -	\$ -	\$ -
3-568	401 S BROADWAY		\$ -	\$ -	\$ -
3-552	345 S PEARL ST		\$ -	\$ -	\$ -
2-947	419 S MAPLE AVE		\$ -	\$ -	\$ -
3-580	338 S CHESTNUT AVE		\$ -	\$ -	\$ -
2-87-1	416 CLINTON ST		\$ 35,600	\$ 66,000	\$ 101,600
2-86	410 CLINTON ST		\$ 30,300	\$ 27,300	\$ 57,600
2-77	531 S BROADWAY		\$ -	\$ -	\$ -
2-76	525 S BROADWAY		\$ -	\$ -	\$ -
2-72	519 S BROADWAY		\$ 43,200	\$ 88,400	\$ 131,600
2-109	613 S BROADWAY		\$ -	\$ -	\$ -

2-107	S BROADWAY		\$ -	\$ -	\$ -
2-71	517 S BROADWAY		\$ -	\$ -	\$ -
2-70	515 S BROADWAY		\$ -	\$ -	\$ -
2-949-A	511 S BROADWAY		\$ -	\$ -	\$ -
2-947-1	504 S BROADWAY		\$ -	\$ -	\$ -
2-172	818 S BROADWAY		\$ 31,700	\$ 88,400	\$ 120,100
2-187-A	836 S BROADWAY		\$ 34,700	\$ 64,800	\$ 99,500
2-188	840 S BROADWAY		\$ 33,700	\$ 129,100	\$ 162,800
2-184	824 S BROADWAY		\$ 14,600	\$ 48,800	\$ 63,400
2-185	828 S BROADWAY		\$ 8,700	\$ 73,500	\$ 82,200
2-174	822 S BROADWAY		\$ 14,500	\$ 13,400	\$ 27,900
1-1444	S ASHLAND AVE		\$ -	\$ -	\$ -
2-78	100 W MASON ST		\$ -	\$ -	\$ -
2-945	S PEARL ST		\$ -	\$ -	\$ -
3-551	239 ARNDT ST		\$ -	\$ -	\$ -
3-556	119 BRIDGE ST		\$ -	\$ -	\$ -
3-554-A	101 BRIDGE ST		\$ -	\$ -	\$ -
3-366	S BROADWAY		\$ -	\$ -	\$ -
3-375	211 S CHESTNUT AVE		\$ -	\$ -	\$ -
2-946	505 S BROADWAY		\$ -	\$ -	\$ -

3-314	201 S BROADWAY		\$ 22,000	\$ 113,000	\$ 135,000
2-948	S CHESTNUT AVE		\$ -	\$ -	\$ -
2-87	S BROADWAY		\$ -	\$ -	\$ -
2-949	506 S BROADWAY		\$ -	\$ -	\$ -
82	TOTAL	0.00	\$ 781,400	\$ 1,857,900	\$ 2,639,300