



Finance/Personnel Committee

Regular Meeting

335 South Broadway
De Pere, WI 54115
<http://www.de-pere.org>

Agenda

Tuesday, November 13, 2018

7:30 PM

De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Finance/Personnel Committee** of the City of De Pere will be held on **November 13, 2018** at **7:30 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115**.

This meeting can be viewed LIVE at www.depere.tv. This meeting is also rebroadcast on TW Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at www.depere.tv.

Call to Order

1. Roll Call
2. Approval of the Minutes of the October 9, 2018 Regular Meeting of the Finance/Personnel Committee.
3. Public Comment and announcements.
4. Approval of October 2018 Police Overtime
5. Fire Department Overtime and LifeQuest Billing Report for October, 2018.
6. Recommendation to Accept Donation from Shopko Foundation for \$500 for Traffic Initiative*
7. Consider Fire Department's request to approve Emergency Medical Services Education Agreement with BayCare Aurora, LLC.*
8. Consider Fire Department's request to accept donation of ambulance cot from Aurora BayCare Medical Center.*
9. Consider Donation from the Beautification Committee for Replacing Winter Banners*
10. Consideration of Approval of WiscNet Quotation to Increase Internet Bandwidth *
11. Consideration of Proposal from Schenck SC for Sewer Utility Rate Study.*
12. Assignment and Consent to Assignment 701 Millenium Court
13. Review Garrity's Glen South Residential Infrastructure and TID Request, submitted by TLKM Development *
14. Future agenda items.
15. Adjournment

Notice is also given that a majority of the members of the Common Council of the City of De Pere will attend this meeting to gather information about a subject(s) over which they have decision-making responsibility. As such, this committee meeting is also considered a meeting of the Common Council.

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk-Treasurer's office at 339-4050 by Noon, the previous day so that arrangements can be made.

***Items with an asterisk require City Council approval.**

Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Pat Kaster, TLKM Dev LLC c/o River City Realtors, Inc.

Mark Bartels, One Law Group, S.C.

Rose Smits

Tina Quigley, Definitely De Pere

Dave Anderson

Tom Murphy

City of De Pere, Wisconsin



Request For Finance/Personnel Committee Action

MEETING DATE: November 13, 2018

DEPARTMENT: City Attorney

FROM: Angela Zills

SUBJECT: Approval of the Minutes of the October 9, 2018 Regular Meeting of the Finance/Personnel Committee.

ATTACHMENTS:

- October 9, 2018 DRAFT Minutes (PDF)



Finance/Personnel Committee

Regular Meeting

335 South Broadway
De Pere, WI 54115
<http://www.de-pere.org>

Draft Minutes

Tuesday, October 9, 2018

7:30 PM

De Pere City Hall Council Chambers

1. Call to Order. Mayor Walsh called the regular meeting of the Finance/Personnel Committee to order at 7:30 PM on Tuesday, October 9, 2018 at De Pere City Hall Council Chambers, 335 South Broadway Street, De Pere, Wisconsin 54115.

Attendee Name	Title	Status	Arrived
Scott Crevier	Aldersperson	Present	
Ryan Jennings	Aldersperson	Present	
Larry Lueck	Aldersperson	Excused	
Casey Nelson	Aldersperson	Present	
Michael J. Walsh	Mayor	Present	

Also Present: City Administrator Lawrence Delo, City Attorney Judith Schmidt-Lehman, Fire Chief Alan Matzke, Police Chief Derek Beiderwieden, Development Services Director Kimberly Flom, Human Resources Director Shannon Metzler, Department of Public Works Director Scott Thoresen, Finance Director Joe Zegers, Murray Basten, Mark Gigot, Virginia Huempfer and members of the public.

2. Approval of the Minutes of the September 11, 2018 Regular Meeting of the Finance/Personnel Committee.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Casey Nelson, Aldersperson
SECONDER:	Ryan Jennings, Aldersperson
AYES:	Scott Crevier, Ryan Jennings, Casey Nelson, Michael J. Walsh
EXCUSED:	Larry Lueck

3. Public Comment and announcements.

None.

4. Approval of September 2018 Police Overtime.

In response to Aldersperson Crevier, Chief Beiderwieden advised that training for the new detective sergeant and K-9 handler was completed in September for promotions effective October 1.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Casey Nelson, Aldersperson
AYES:	Scott Crevier, Ryan Jennings, Casey Nelson, Michael J. Walsh
EXCUSED:	Larry Lueck

5. Fire Department Overtime and LifeQuest Services Billing Report for September, 2018.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Casey Nelson, Alderperson
AYES:	Scott Crevier, Ryan Jennings, Casey Nelson, Michael J. Walsh
EXCUSED:	Larry Lueck

6. Consideration of a Request for Proposals for development of the 123 N Broadway Lot (Parcel ED-769). *

Development Services Director (DSD) Flom provided follow-up on this item from February 2018, a proposed development of a four-story building on this parking lot site. Since that time and after due diligence, developer decided not to pursue this site, due to costs. The City continued to gather information toward issuing a Request for Proposals (RFP) for redevelopment and conducted a parking analysis study regarding lot usage and absorption of lost spaces; the appraisal came back at \$126,000; however, the Phase I assessment did raise possible areas of concern, warranting some additional investigation. It is unlikely that development could occur in this location currently without TID assistance; this property is not presently located within an existing TID. In response to Alderperson Nelson, DSD Flom advised that most of the parking study was done during the week, but late night observations were done on the weekend. Discussion followed regarding the challenging development climate for downtown properties, the rise of construction costs and the possibility of considering the creation of a new TID to facilitate redevelopment in this area, similar to the Irwin School project, which could be created at the time a development is in-hand. In response to Alderperson Crevier, DSD Flom advised that the appraisal is in line with the parking lot appraisal acquired for the New Leaf project and that the asking price doesn't always equate to market value. Further discussion occurred regarding height restrictions for development in this area included in the draft RFP, resulting from the Cultural District Plan and the possibility of including the option of TID assistance to potential developers. In response to Alderperson Jennings, DSD Flom indicated that she did not believe the needed environmental analysis would discourage developers from responding to the RFP; rather, responses would be submitted with the caveat of that unknown. Further discussion was had on recommendation of a possible TID incentive within the RFP, that there is no limit on the number of TIDs the City can have, only that the City is within the 12% cap.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Casey Nelson, Alderperson
AYES:	Scott Crevier, Ryan Jennings, Casey Nelson, Michael J. Walsh
EXCUSED:	Larry Lueck

7. Consideration and possible action on Residential Infrastructure Policy and Pine Trail Subdivision Infrastructure Agreement. Requested by BASGIG Investors, LLC. *

City Attorney Judith Schmidt-Lehman advised the Committee that the memo in the packet sets forth what City staff could support in response to the request of developers, and that it is her recommendation that additional assistance requests to allow additional dollars in developers hands early in a project and resultant changes to the infrastructure policy need to be objective, so that assistance can be applied similarly in a measurable sum to other future requesters. Development Services Director (DSD) Flom added that

staff supports removal of the Green Bay Metropolitan Sewerage District (GBMSD) capacity charge and a tiered system amendment to the Infrastructure Policy to apply retroactively to Basgig Investors. Alderperson Jennings made Motion to open the meeting, seconded by Alderperson Crevier. Upon vote, Motion was carried unanimously. Murray Basten and Mark Gigot of Basgig Investors, LLC introduced themselves and provided background on the Pine Trail Crossing development on annexed property on City's east side. In response to questions from Alderperson Crevier, the Developers explained that the costs of development are higher than anticipated and that the goal is for the project to be a win for the contractor doing the infrastructure, a win for the City and its residents and a win for the developer, and due to unforeseen circumstances, they are asking the Committee to approve the staff recommendations and expressed appreciation for working with City staff. Administrator Delo added that research has shown that other communities are not passing the GBMSD capacity charge to developers. A discussion followed regarding the assistance provided by other communities, what items make up the assessment, and fees that are paid by builders versus the developer in other communities. The Mayor added that this proposal seems to make the most sense as to what the City could provide for some assistance to the developers and still be doable by the City; the City has a reputation of working with development projects, and this proposal helps the developers a little bit and is advantageous for both sides. Alderperson Jennings made Motion to return to regular order, seconded by Alderperson Nelson. Upon vote, Motion was carried unanimously. Mayor Walsh made a Motion to approve the staff recommendations and authorize the negotiation of a pay-off tier. Alderperson Crevier confirmed there are two different mechanisms: that the sewer utility will assume the GBMSD capacity charges and those charges won't pass to developer, along with a pay-off policy, which will start slower at the beginning, but will still ensure the City is made whole.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Ryan Jennings, Alderperson
AYES:	Scott Crevier, Ryan Jennings, Casey Nelson, Michael J. Walsh
EXCUSED:	Larry Lueck

8. Review Building Code Updates (Chapter 54) related to state statute updates, fences, tents and temporary storage containers. *

Development Services Director (DSD) Flom advised that this item proposed changes to the Building Code, with clarifications and updates to align with state statutes, specifically regarding fences, tents and portable storage containers. In response to Alderperson Jennings, DSD Flom advised that the intent is make additions and revisions to the Code for enforcement support.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ryan Jennings, Alderperson
SECONDER:	Casey Nelson, Alderperson
AYES:	Scott Crevier, Ryan Jennings, Casey Nelson, Michael J. Walsh
EXCUSED:	Larry Lueck

9. Consider updates to Compensation Policy.*

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Casey Nelson, Alderperson
AYES:	Scott Crevier, Ryan Jennings, Casey Nelson, Michael J. Walsh
EXCUSED:	Larry Lueck

10. Approval of Anonymous Donation to Replace Crossing Guard Vests.*

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Casey Nelson, Alderperson
SECONDER:	Ryan Jennings, Alderperson
AYES:	Scott Crevier, Ryan Jennings, Casey Nelson, Michael J. Walsh
EXCUSED:	Larry Lueck

11. Acceptance of Grant for Mobile Fingerprint Device for Police.*

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Scott Crevier, Alderperson
AYES:	Scott Crevier, Ryan Jennings, Casey Nelson, Michael J. Walsh
EXCUSED:	Larry Lueck

12. Consider Fire Department's Request to Approve Agreement for Fox River Fire District.*

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Scott Crevier, Alderperson
SECONDER:	Ryan Jennings, Alderperson
AYES:	Scott Crevier, Ryan Jennings, Casey Nelson, Michael J. Walsh
EXCUSED:	Larry Lueck

13. Determine Salaries for Mayor and City Council for 2020 and 2021.*

Alderperson Crevier made a Motion to increase both salaries by 2% each year, seconded by Alderperson Nelson. Alderperson Jennings supported the increases for the Mayor but not the alderpersons. The Mayor clarified that the Committee is not voting to increase its own salaries for the coming year, but rather for the next election term. Alderperson Nelson added his support of a cost of living increase and that two percent across the board is appropriate.

RESULT:	ADOPTED [3 TO 1]
MOVER:	Scott Crevier, Alderperson
SECONDER:	Casey Nelson, Alderperson
AYES:	Scott Crevier, Casey Nelson, Michael J. Walsh
NAYS:	Ryan Jennings
EXCUSED:	Larry Lueck

14. Consideration of Request of Virginia Huempfner for Deferment of Sidewalk Repair Assessments.*

Mayor Walsh moved to go into closed session at 8:35 PM, seconded by Alderperson Nelson. Upon roll call vote, Motion carried unanimously.

Mayor Walsh moved to return to regular order at 8:48 PM, seconded by Alderperson Nelson. Upon roll call vote, Motion carried unanimously.

Mayor Walsh made a Motion to make a recommendation to Council to approve the request of Ms. Huempfner, seconded by Alderperson Nelson.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael J. Walsh, Mayor
SECONDER:	Casey Nelson, Alderperson
AYES:	Scott Crevier, Ryan Jennings, Casey Nelson, Michael J. Walsh
EXCUSED:	Larry Lueck

15. Future agenda items.

None.

16. Adjournment.

Upon Motion of Mayor Walsh, seconded by Alderperson Jennings, the Finance/Personnel Committee unanimously adjourned at 8:49 PM.

Respectfully submitted,
Angela Zills

City of De Pere, Wisconsin

**Request For Finance/Personnel Committee Action**

MEETING DATE: November 13, 2018

DEPARTMENT: Police

FROM: Derek Beiderwieden

SUBJECT: Approval of October 2018 Police Overtime

The overtime (OT) report covers a six (6)-week period. Two previous years of overtime report summaries are attached for comparison.

The bulk of the training overtime hours were for mandatory firearms and vehicle contact training for all officers.

Officer shift coverage was required due to an officer still in K-9 training as a new handler, a new school resource officer starting in school, and training for two new officers.

Miscellaneous OT of 37.75total hours is comprised of 14.25 hours of Patrol fraction allotments, 11.50 hours for Field Training reporting and 12 hours for a SWAT call-out.

Reimbursable Miscellaneous OT of 43 total hours is comprised of 24 hours for OWI Task Force deployments and 19 hours for the agent we have assigned to the Drug Task Force.

Please let me know if you have any questions about this overtime report.

ATTACHMENTS:

- 2016 PD OT Report Summary (PDF)
- 2017 PD OT Report Summary (PDF)
- October 2018 PD OT Report (PDF)

**DE PERE POLICE DEPARTMENT
OVERTIME BY REASON
2016**

REASON	JAN*	FEB**	MAR***	APR+	MAY++	JUN ^	JUL #	AUG ##	SEPT^^	OCT^^^	NOV*+	DEC*++	TOTAL
OFFICER SICK RELIEF	42.00	8.00	21.00	29.00	71.50	12.50	30.50	71.75	60.50	119.50	113.50	38.50	618.25
OFFICER WORKED ON HOLIDAY	8.00	8.00	36.00	4.00	80.75	20.00	60.00	2.25	121.75	4.00	64.00	77.00	485.75
OFFICER FOR COURT	13.00	10.50	12.00		22.00	34.00	8.00	2.00	48.25	29.50	14.50	6.00	199.75
OFFICER TRAINING	40.50	42.50	155.75	227.50	132.25	191.00	35.00	90.25	45.25	131.00	209.50	103.25	1403.75
OFFICER RELIEF FOR FUNERAL		7.50		7.50	4.00								19.00
OFFICER ATTEND MEETING	14.00	10.00	20.00	14.00	4.50	15.50	10.00	7.50	16.00	7.00	2.50	11.50	132.50
STAFFING LEVEL	8.00	19.00	34.50	28.50	135.50	142.50	159.00	172.00	131.00	173.00	154.00	107.50	1264.50
INVESTIGATION	39.50	25.50	18.25	49.50	47.00	28.75	55.00	41.00	26.00	37.75	73.00	21.00	462.25
HONOR GUARD FOR FUNERAL		7.50						3.00			15.00		25.50
SCHOOL LIAISON REIMBURSED	21.50	20.00	7.00	17.50	26.00	13.50		9.50	56.50	39.00	15.50	11.00	237.00
COMMUNITY RELATIONS										16.50	5.50		22.00
SPECIAL ASSIGNMENT						9.00	2.00		4.00	4.00	28.00		47.00
SPECIAL ASSIGNMENT REIMBURSED		12.50			197.75								210.25
MISCELLANEOUS	8.00	17.25	46.00	15.50	36.75	18.00	11.25	27.50	23.25	21.75	32.00	16.75	274.00
MISCELLANEOUS REIMBURSED	76.50	42.00	112.00	89.00	43.00	24.00	14.00	19.50	7.00	25.00	39.50	5.50	497.00
Gross OFFICER OVERTIME	271.00	230.25	462.50	482.00	801.00	508.75	384.75	446.25	539.50	608.00	766.50	398.00	5898.50
SUBTOTAL REIMBURSED OVERTIME	(98.00)	(74.50)	(119.00)	(106.50)	(266.75)	(37.50)	(14.00)	(29.00)	(63.50)	(64.00)	(55.00)	(16.50)	(944.25)
NET OFFICER OVERTIME	173.00	155.75	343.50	375.50	534.25	471.25	370.75	417.25	476.00	544.00	711.50	381.50	4954.25
Community Service Officer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Total Overtime Budget: \$140,000
Expenditures through 12/23/2016 \$173,667
Percent of Total Budget: 124.05%

NOTES:

* Period 01/02/2016 - 01/29/2016
 **Period 1/30/2016 - 02/26/2016
 ***Period 02/27/2016 - 03/25/2016

+Period 3/26/2016 - 4/22/2016
 ++Period 4/23/2016 - 6/3/2016
 ^Period 6/4/2016 - 7/1/2016

#Period 7/2/2016 - 7/29/2016
 ##Period 7/30/2016 - 8/26/2016
 ^Period 8/27/2016 - 9/23/2016

^^Period 9/24/2016 - 10/21/2016
 *+Period 10/22/2016 - 12/2/2016
 **Period 12/3/2016 - 12/30/2016

Attachment: 2016 PD OT Report Summary (7596 : Police October 2018 Overtime)

**DE PERE POLICE DEPARTMENT
OVERTIME BY REASON
2017**

REASON	JAN*	FEB**	MAR***	APR+	MAY++	JUN ^	JUL #	AUG ##	SEPT^^	OCT^^^	NOV*+	DEC*+*	TOTAL
OFFICER SICK RELIEF	12.00	64.75	39.50	24.75	23.50	15.00	38.00	37.00	18.00	32.75	4.00	23.00	332.25
OFFICER WORKED ON HOLIDAY	97.00	13.75		31.00	97.00	21.75	54.75	8.00	121.75	16.00	66.00	87.00	614.00
OFFICER FOR COURT	9.00	10.00	6.00	1.75	21.00	10.00	4.00	25.00	4.00	22.00	15.00	4.00	131.75
OFFICER TRAINING	207.00	65.50	36.00	39.00	241.75	60.25	16.50	46.75	259.25	203.00	51.25	97.00	1323.25
OFFICER RELIEF FOR FUNERAL													0.00
OFFICER ATTEND MEETING	5.50	27.25	10.50	16.00	17.50	9.50	16.50	3.00	2.00	12.00	2.00	14.00	135.75
STAFFING LEVEL	63.00	22.50	39.25	39.50	199.50	74.00	66.50	97.50	130.50	209.50	98.00	69.00	1108.75
INVESTIGATION	37.50	44.50	43.50	36.50	73.75	24.50	47.00	26.25	23.50	108.50	28.50	57.50	551.50
HONOR GUARD FOR FUNERAL		2.00		11.00									13.00
SCHOOL LIAISON REIMBURSED	18.00	23.50	25.00	7.00	31.50	15.00		5.00	41.00	61.00	10.00	16.00	253.00
COMMUNITY RELATIONS					2.00			3.50	3.50	3.00			12.00
SPECIAL ASSIGNMENT		6.25					9.00						15.25
SPECIAL ASSIGNMENT REIMBURSED		6.25		18.50	219.50	13.00			8.00	29.50	29.00		323.75
MISCELLANEOUS	27.50	13.50	42.75	20.25	26.25	17.75	10.75	11.50	9.75	35.50	17.00	20.25	252.75
MISCELLANEOUS REIMBURSED	66.00	130.00	45.00	60.00	104.00	67.50	57.50	51.00	30.50	42.50	26.00	19.00	699.00
Gross OFFICER OVERTIME	542.50	429.75	287.50	305.25	1057.25	328.25	320.50	314.50	651.75	775.25	346.75	406.75	5766.00
SUBTOTAL REIMBURSED OVERTIME	(84.00)	(159.75)	(70.00)	(85.50)	(355.00)	(95.50)	(57.50)	(56.00)	(79.50)	(133.00)	(65.00)	(35.00)	(1275.75)
NET OFFICER OVERTIME	458.50	270.00	217.50	219.75	702.25	232.75	263.00	258.50	572.25	642.25	281.75	371.75	4490.25

Total Overtime Budget: **\$145,000.00**
Expenditures through 1/02/2018 **\$182,422.00**
Percent of Total Budget: **125.81%**

01/02/2018
Report Date

NOTES:

* Period 12/31/2016 - 1/27/2017
**Period 1/28/2017 - 2/24/2017
***Period 02/25/2017 - 3/24/2017

+Period 03/25/2017 - 4/21/2017
++Period 4/22/2017 - 6/02/2017
^Period 6/03/2017 - 6/30/2017

#Period 7/1/2017 - 7/28/2017
##Period 7/29/2017 - 8/25/2017
^^Period 8/26/2017 - 9/22/2017

^^^Period 9/23/2017 - 11/3/2017
*+Period 11/4/2017 - 12/1/2017
**+Period 12/2/2017 - 12/29/2017

Attachment: 2017 PD OT Report Summary (7596 : Police October 2018 Overtime)

**DE PERE POLICE DEPARTMENT
OVERTIME BY REASON
2018**

REASON	JAN*	FEB**	MAR***	APR+	MAY++	JUN ^	JUL #	AUG ##	SEPT^^	OCT^^^	NOV*+	DEC**	TOTAL
OFFICER SICK RELIEF	41.50	19.50	10.00	15.50	23.00	14.00	20.00	97.50	33.00	29.00			303.00
OFFICER WORKED ON HOLIDAY	105.75	8.00	12.00	42.00	98.25	22.00	70.50	4.00	114.00	12.00			488.50
OFFICER FOR COURT	4.00	14.00	13.00	12.00	18.00	12.00	23.50	6.00	14.00	53.50			170.00
OFFICER TRAINING	82.00	122.00	71.75	140.00	277.00	164.75	104.50	73.50	179.75	224.25			1439.50
OFFICER RELIEF FOR FUNERAL			4.50										4.50
OFFICER ATTEND MEETING	10.50		3.50	15.00	0.50		7.50		10.00	12.00			59.00
STAFFING LEVEL	68.00	51.25	97.75	61.50	87.50	92.00	83.00	73.75	140.50	175.50			930.75
INVESTIGATION	50.75	77.00	82.25	87.50	40.75	27.50	39.00	55.50	15.00	83.00			558.25
HONOR GUARD FOR FUNERAL						15.50		3.00					18.50
SCHOOL LIAISON REIMBURSED	12.50	25.50	10.00	19.00	33.75	27.50		15.00	61.00	41.50			245.75
COMMUNITY RELATIONS						1.50		2.00	3.00	14.50			21.00
SPECIAL ASSIGNMENT						6.50				46.00			52.50
SPECIAL ASSIGNMENT REIMBURSED		17.50	9.50		212.75		26.50		13.50				279.75
MISCELLANEOUS	16.00	19.00	10.75	25.75	35.00	10.75	9.00	18.50	19.75	37.75			202.25
MISCELLANEOUS REIMBURSED	33.00	41.50	79.00	20.00	32.50	23.50	25.00	34.00	32.00	43.00			363.50
Gross OFFICER OVERTIME	424.00	395.25	404.00	438.25	859.00	417.50	408.50	382.75	635.50	772.00	0.00	0.00	5136.75
SUBTOTAL REIMBURSED OVERTIME	(45.50)	(84.50)	(98.50)	(39.00)	(279.00)	(51.00)	(51.50)	(49.00)	(106.50)	(84.50)	0.00	0.00	(889.00)
NET OFFICER OVERTIME	378.50	310.75	305.50	399.25	580.00	366.50	357.00	333.75	529.00	687.50	0.00	0.00	4247.75

Total Overtime Budget: \$150,000.00
Expenditures through 10/29/2018 \$143,897.60
Percent of Total Budget: 95.93%

NOTES:

* Period 12/30/2017 - 1/26/2018

**Period 1/27/2018 - 2/23/2018

***Period 2/24/2018 - 3/23/2018

+Period 3/24/2018 - 4/20/2018

++Period 4/21/2018 - 6/1/2018

^Period 6/2/2018 - 6/29/2018

#Period 6/30/2018 - 7/27/18

##Period 7/28/2018 - 8/24/2018

^^Period 08/25/2018 - 09/21/2018

^^^Period 9/22/2018 - 11/2/2018

*+Period

**+Period

City of De Pere, Wisconsin



Request For Finance/Personnel Committee Action

MEETING DATE: November 13, 2018

DEPARTMENT: Fire Department

FROM: Lea Taylor

SUBJECT: Fire Department Overtime and LifeQuest Billing Report for October, 2018.

ATTACHMENTS:

- FIRE DEPT OCT 2018 OT RPT (PDF)

DE PERE FIRE RESCUE
OVERTIME BREAKDOWN BY REASON
FOR THE YEAR OF 2017

REASON	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	TOTAL
DUTY CREW	219.75	184.50	154.50	147.00	184.75	75.00	132.00	78.00	51.00	100.25	54.00	168.00	1,548.7
EMS TRAINING	24.00	257.50	72.00	40.50	89.00	0.00	0.00	0.00	75.00	81.00	81.00	66.50	786.50
FIRE TRAINING	35.00	0.00	10.50	89.50	316.25	21.25	12.75	0.00	3.75	54.25	22.25	62.50	628.00
RESCUE CALLS	5.50	6.75	39.25	8.50	6.00	9.25	0.00	19.50	7.25	18.00	6.75	8.50	135.25
FIRE CALLS	0.00	0.00	8.75	0.00	0.00	0.00	6.00	0.00	1.25	0.00	0.00	14.50	30.50
MEETINGS	37.00	55.25	60.00	53.00	16.75	22.50	5.25	0.00	15.00	32.00	33.25	4.50	334.50
STAFFING REP.	34.50	0.00	0.00	72.00	99.75	72.00	64.25	0.00	20.25	11.00	85.50	36.00	495.25
MAINTENANCE	0.00	0.00	0.00	0.00	0.75	14.25	0.00	0.00	0.00	16.50	12.00	0.00	43.50
PUB. ED.	9.75	0.00	9.00	15.00	3.75	5.00	0.00	3.75	9.00	81.25	0.00	0.00	136.50
SPECIAL EVENTS	0.00	0.00	0.00	0.00	274.00	0.00	0.00	29.50	66.00	22.50	6.00	0.00	398.00
# FIRE RUNS	42.00	32.00	33.00	15.00	35.00	31.00	41.00	41.00	22.00	31.00	25.00	48.00	396.00
# EMS RUNS	174.00	163.00	172.00	178.00	187.00	180.00	170.00	182.00	161.00	180.00	151.00	204.00	2,102.0
DISPATCH ERRORS	2.00	5.00	7.00	7.00	0.00	6.00	4.00	1.00	1.00	3.00	4.00	1.00	41.00
TOTAL HRS.	365.50	504.00	354.00	425.50	991.00	219.25	220.25	130.75	248.50	416.75	300.75	360.50	4,536.7

OVERTIME BREAKDOWN BY REASON
FOR THE YEAR OF 2018

REASON	Jan.*	Feb.**	Mar.***	Apr.+	May++	June+++	July^	Aug.^	Sept.^^	Oct.#	Nov.##	Dec.###	TOTAL
DUTY CREW	153.00	117.00	196.50	190.25	135.00	129.00	48.25	129.00	135.25	90.00			1,323.2
EMS TRAINING	79.50	31.50	98.00	67.00	61.50	17.75	0.00	0.00	98.50	117.50			571.25
FIRE TRAINING	21.75	31.50	24.00	18.00	94.25	16.00	18.50	15.75	0.00	55.00			294.75
RESCUE CALLS	17.00	6.75	16.50	10.50	4.00	10.75	4.50	0.00	0.00	24.25			94.25
FIRE CALLS	1.00	4.00	0.50	1.25	0.00	0.00	0.00	1.75	0.00	1.50			10.00
MEETINGS	30.25	41.25	10.50	12.75	3.75	5.50	4.25	31.50	17.25	5.25			162.25
STAFFING REP.	0.00	0.00	77.25	109.00	93.75	36.00	83.00	69.75	85.50	6.00			560.25
MAINTENANCE	26.50	6.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			33.25
PUB. ED.	13.50	0.00	17.75	0.75	14.25	6.00	6.00	19.50	29.25	48.00			155.00
SPECIAL EVENTS	58.75	0.00	0.00	0.00	211.50	0.00	0.00	32.50	0.00	23.50			326.25
# FIRE RUNS	39.00	35.00	31.00	47.00	38.00	39.00	46.00	48.00	50.00	30.00			403.00
# EMS RUNS	193.00	168.00	164.00	196.00	179.00	179.00	169.00	194.00	202.00	178.00			1,822.0
DISPATCH ERRORS	6.00	1.00	2.00	4.00	5.00	4.00	6.00	4.00	1.00	3.00			36.00
TOTAL HRS.	401.25	238.75	441.00	409.50	618.00	221.00	164.50	299.75	365.75	371.00	0.00	0.00	3,530.5

Special Events included in Overtime

Total Overtime Budget \$95,000, Expenditures through November 7, 2018 \$76,993, 81%

*Period: 12/30/17-01/26/18 +Period: 03/24/18-04/20/18 ^Period: 06/30/18-07/27/18 #Period: 09/22/18-11/02/18
 **Period: 01/27/18-02/23/18 ++Period: 04/21/18-06/01/18 ^^Period: 07/28/18-08/24/18 ##Period:
 ***Period: 02/24/18-03/23/18 +++Period: 06/02/18-06/29/18 ^^Period: 08/25/18-09/21/18 ###Period:

Attachment: FIRE DEPT OCT 2018 OT RPT (7597 : Fire Department Overtime and LifeQuest Billing Report for October, 2018.)

**DE PERE FIRE RESCUE
OCTOBER, 2018
*OVERTIME CAUSED BY SICK LEAVE**

DATE	HOURS OF SICK LEAVE	OVERTIME PAID
TOTAL	0	0

*Overtime generated when staffing levels fall below minimum as a result of sick leave.

DE PERE FIRE RESCUE STRUCTURAL FIRE "STILL" ALARMS FOR OCTOBER 2018



Date	Incident Location	Reported Situation	Units Dispatched	Disposition	Mutual Aid Received
10/01/2018	527 N. Huron Street	Carbon monoxide detector activation, no CO	E111	Investigate	N/A
10/01/2018	1750 O'Hearn Lane	Carbon monoxide incident	E111	Investigate, ventilate	N/A
10/03/2018	1789 Camarillo Court	Smoke detector activation due to malfunction	E111	Investigate	N/A
10/03/2018	348 Legion Court	Steam, vapor, fog or dust thought to be smoke	E111, E121	Investigate	N/A
10/04/2018	417 Scotchwood Road	Smoke detector activation due to malfunction	E111	Investigate	N/A
10/07/2018	2273 Samantha Street	Carbon monoxide incident	E122	Investigate	N/A
10/10/2018	835 Ash Street	Carbon monoxide incident	E121	Investigate	N/A
10/13/2018	2241 Tordeur Court (Village of Bellevue)	Chimney fire	L111	Dispatched & Canceled en route	N/A
10/14/2018	312 Fort Howard Avenue	Passenger vehicle fire	E111, E121	Extinguishment by fire service personnel	N/A
10/15/2018	1173 Coral Street	Passenger vehicle fire	C102, E111, E121	Extinguishment by fire service personnel, forcible entry, ventilate, salvage & overhaul	N/A
10/18/2018	2355 Costco Way (Village of Bellevue)	Smoke detector activation, no fire	L111	Investigate	N/A
10/19/2018	875 Heritage Road	Alarm system activation, no fire, unintentional	E111	Investigate	N/A
10/24/2018	1859 N. Sunkist Circle	Forest, woods or wildland fire	E111, E121	Salvage & overhaul	N/A
10/24/2018	2416 Red Tail Glen	Cooking fire, confined to container	C102, E111, E121	Investigate	N/A
10/25/2018	820 N. Libal Street	Smoke detector activation, no fire, unintentional	E111, E121	Investigate, changed batteries	N/A
10/26/2018	634 Grant Street	Outside rubbish, trash or waste fire	E111, E121	Investigate	N/A
10/27/2018	813 N. Broadway Street	Smoke detector activation due to malfunction	E111	Ventilate	N/A
10/28/2018	1415 Lawrence Drive	Steam, vapor, fog or dust thought to be smoke	E111, L111	Investigate	N/A
10/29/2018	1700 Chicago Street	Central station, malicious false alarm	E111, E121	Investigate	N/A

Attachment: FIRE DEPT OCT 2018 OT RPT (7597 : Fire Department Overtime and LifeQuest Billing Report for October, 2018.)

**LIFEQUEST MEDICAL BILLING - 2018
MONTHLY REPORT**

	JAN.	FEB.	MARCH	APRIL	MAY	JUNE
CHARGES	163,001	141,019	158,773	158,639	108,551	146,882
PAYMENTS	52,987	64,975	69,435	71,073	84,800	53,162
CREDIT ADJUSTMENTS	56,314	62,390	63,653	60,363	70,069	59,250

	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
CHARGES	121,266	133,260	137,712	131,823		
PAYMENTS	67,954	45,566	62,667	65,610		
CREDIT ADJUSTMENTS	53,160	49,190	45,971	51,556		

Payments to LifeQuest	
Jan. 2018	2,588
Feb. 2018	2,935
March 2018	3,449
April 2018	3,896
May 2018	4,199
June 2018	2,444
July 2018	3,409
Aug. 2018	2,162
Sept. 2018	3,165
Oct. 2018	2,979
Nov. 2018	
Dec. 2018	
Total Paid	\$31,226

**See attached details

Attachment: FIRE DEPT OCT 2018 OT RPT (7597 : Fire Department Overtime and LifeQuest Billing Report for October, 2018.)

City Of De Pere
Income and Expenditures
October 2018
All Phases

Charges		Billing	Collection	Total
Billing Charges / Collection Placements		\$111,137.60	\$20,685.81	\$131,823.41
Other	+	\$0.00	\$0.00	\$0.00
Subtotal of Charges		\$111,137.60	\$20,685.81	\$131,823.41
Account Transfers		\$10,063.79	\$10,622.02	\$20,685.81
Credit Summary				
Total Credits		\$117,013.27	\$323.18	\$117,336.45
Less Adjustments	-	\$51,555.75	\$0.00	\$51,555.75
Less Delinquent Closed Accounts Reconciliation	-	\$0.00	\$170.49	\$170.49
Less Overpayments	-	\$(1,392.74)	\$0.00	\$(1,392.74)
Gross Payments Received		\$66,850.26	\$152.69	\$67,002.95
Plus Overpayment Returns	+	\$(1,098.98)	\$0.00	\$(1,098.98)
Net Payments Received		\$65,751.28	\$152.69	\$65,903.97
Less Payments Kept By Service	-	\$0.00	\$0.00	\$0.00
Total Deposits Reconciliation		\$65,751.28	\$152.69	\$65,903.97
Summary of Disbursement				
Total Deposits & Payments Kept By		\$65,751.28	\$152.69	\$65,903.97
Plus Overpayment Refunds	+	\$(293.76)	\$0.00	\$(293.76)
Gross Revenue		\$65,457.52	\$152.69	\$65,610.21
LifeQuest Fee		\$2,945.59	\$33.59	\$2,979.18
Plus Probate Fees	+	\$0.00	\$0.00	\$0.00
Other / Fees		-	-	\$0.00
Total Due LifeQuest	Check # EFT	\$2,945.59	\$33.59	\$2,979.18
Service Revenue		\$62,511.93	\$119.10	\$62,631.03
Less Payments Kept By Service	-	\$0.00	\$0.00	\$0.00
Less Service Payable	-	\$0.00	\$0.00	\$0.00
Less Probate Fees	-	\$0.00	\$0.00	\$0.00
Other / Fees		\$0.00	\$0.00	\$0.00
Total Due Service	Check # EFT	\$62,511.93	\$119.10	\$62,631.03

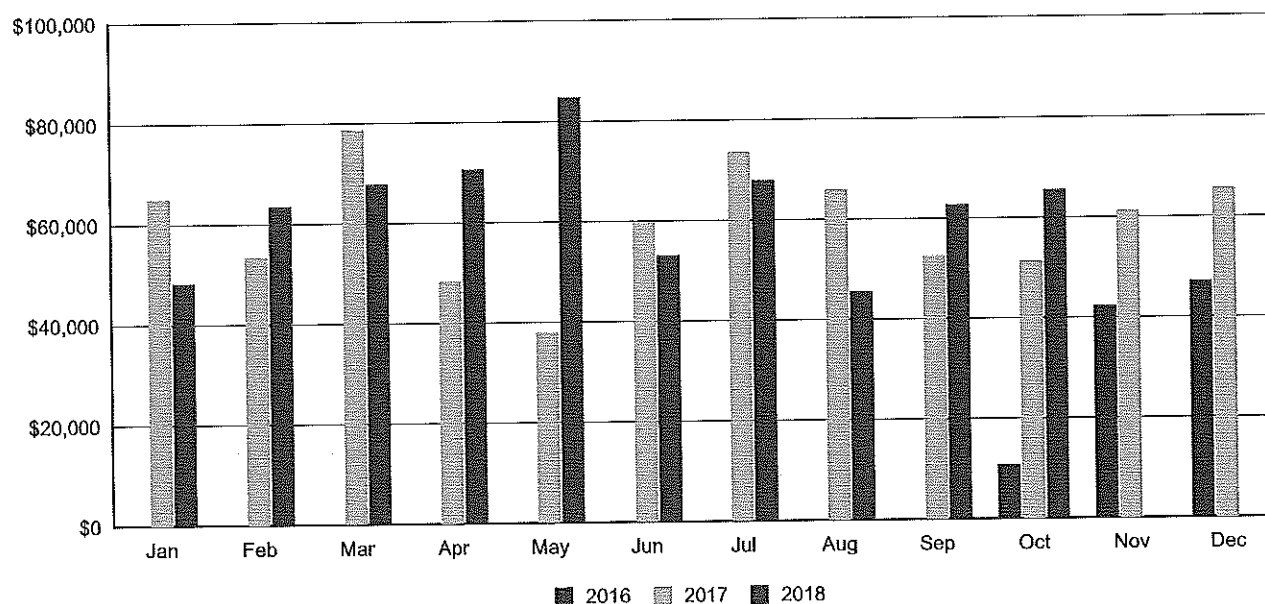
Messages:

Total Deposits EOM differ from bank statement by \$569.03 due to 9/6 \$233.36 UHC and 9/26 \$335.67 HWHO now posted eli 11-1

Attachment: FIRE DEPT OCT 2018 OT RPT (7597 : Fire Department Overtime and LifeQuest Billing Report for October, 2018.)

All Phases Gross Revenue

City of De Pere
January 2016 to October 2018



	2016	2017	2018
January	\$0	\$65,035	\$48,362
February	\$0	\$53,532	\$63,538
March	\$0	\$78,566	\$67,787
April	\$0	\$48,367	\$70,664
May	\$0	\$38,017	\$84,800
June	\$0	\$59,532	\$53,162
July	\$0	\$73,500	\$67,954
August	\$0	\$65,845	\$45,566
September	\$0	\$52,557	\$62,667
October	\$10,906	\$51,374	\$65,610
November	\$42,469	\$61,219	\$0
December	\$47,293	\$65,635	\$0
Total Gross Revenue	\$100,667	\$713,180	\$630,110

City Of De Pere

Billing Summary

October 2018

Phase 1

Charges

Billing Charges		\$111,137.60	
Other	+	\$0.00	
Subtotal of Charges			\$111,137.60

Account Transfers

Billing to Collections Transfer Total			\$10,063.79
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Credit Summary

Total Credits		\$117,013.27	
Less Adjustments	-	\$51,555.75	
Less Overpayments	-	\$(1,392.74)	
Gross Payments Received			\$66,850.26
Plus Overpayment Returns	-	\$(1,098.98)	
Net Payments Received			\$65,751.28
Less Payments Kept By Service	-	\$0.00	
Total Deposits Reconciliation			\$65,751.28

Summary of Disbursement

Total Deposits & Payments Kept By		\$65,751.28	
Plus Overpayment Refunds	+	\$(293.76)	
Gross Revenue			\$65,457.52
LifeQuest Fee		\$2,945.59	
Plus Probate Fees	+	\$0.00	
Total Due LifeQuest	Check # EFT		\$2,945.59
Service Revenue		\$62,511.93	
Less Payment Kept By Service	-	\$0.00	
Less Service Payable	-	\$0.00	
Less Probate Fees	-	\$0.00	
Other / Fees	-	\$0.00	
Total Due Service	Check # EFT		\$62,511.93

Messages:**Legend:****Charges - Other:** Includes insurance interest, transaction fees, probate fees**Credit Summary - Less Overpayments:** Includes recoupments, refunds, returns, service payables**Credit Summary - Plus Overpayment Returns:** Includes NSF/bank returned type payments

Billing Reconciliation Summary

City of De Pere

For the month of October 2018

Beginning Balance of Accounts Receivables			\$248,288.03
Total Charges entered for the Month		+	\$111,137.60
Adjustments			
Intercept	\$0		
Per Contract	\$0		
Account Transfer Total	\$10,063.79		
Other	\$41,491.96		
Total Adjustments for the Month	\$51,555.75	-	\$51,555.75
Payments			
Cash	\$10,600.05		
Contract Payments	\$978.20		
Credit Card	\$0		
Direct Deposit	\$51,901.21		
Hospital	\$0		
Insurance	\$3,370.80		
Payment Kept By	\$0		
Other	\$0		
	\$66,850.26	-	\$66,850.26
Overpayment			
Recoupment	\$0		
Refunds	\$(293.76)		
Returns	\$(1,098.98)		
Service Payable	\$0		
Other	\$0		
	\$(1,392.74)	-	\$(1,392.74)
Total for Reconciliation Summary			\$242,412.36
Ending Balance of Accounts Receivables			\$242,412.36

Attachment: FIRE DEPT OCT 2018 OT RPT (7597 : Fire Department Overtime and LifeQuest Billing Report for October, 2018.)

Receivables Distribution Report**Receivables Cash****All Companies****All Directories**

Charges	Nov 2017	Dec 2017	Jan 2018	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Jul 2018	Aug 2018	Sep 2018	Oct 2018	Total
Nov 2017	979	18831	13157	9760	2063	1973	525	154	1065	-143	100	0 \$	41
97943	1	19.2	13.4	10	2.1	2	0.5	0.2	1.1	-0.1	0.1	0 %	
Dec 2017		69	21625	21392	7998	5086	2150	1571	1068	118	506	121 \$	6
123951		0.1	17.4	17.3	6.5	4.1	1.7	1.3	0.9	0.1	0.4	0.1 %	
Jan 2018			2039	21972	19979	8938	7815	658	1125	-105	833	589 \$	6
128091			1.6	17.2	15.6	7	6.1	0.5	0.9	-0.1	0.7	0.5 %	
Feb 2018				3686	22577	13786	4931	4998	3485	-6	2534	68 \$	5
111110				3.3	20.3	12.4	4.4	4.5	3.1	0	2.3	0.1 %	
Mar 2018					4055	26786	17543	6347	5065	-6	419	170 \$	6
118582					3.4	22.6	14.8	5.4	4.3	0	0.4	0.1 %	
Apr 2018						3445	36786	11277	7499	2399	733	206 \$	6
125326						2.7	29.4	9	6	1.9	0.6	0.2 %	
May 2018							7957	24645	15251	4391	2068	2018 \$	5
113240							7	21.8	13.5	3.9	1.8	1.8 %	
Jun 2018								4207	25686	14433	8076	4116 \$	5
114068								3.7	22.5	12.7	7.1	3.6 %	
Jul 2018									5253	16866	18074	7409 \$	2
106754									4.9	15.8	16.9	6.9 %	
Aug 2018										6334	25569	15117 \$	0
122254										5.2	20.9	12.4 %	
Sep 2018											1902	31023 \$	5
122143											1.6	25.4 %	
Oct 2018												2562 \$	2
68368												3.7 %	
Averages	<u>1st Mo</u>	<u>2nd Mo</u>	<u>3rd Mo</u>	<u>4th Mo</u>	<u>5th Mo</u>	<u>6th Mo</u>	<u>7th Mo</u>	<u>8th Mo</u>	<u>9th Mo</u>	<u>10th Mo</u>	<u>11th Mo</u>	<u>12th Mo</u>	
Extended	3.1	<NA>	<NA>	<NA>	<NA>	<NA>	<NA>	<NA>	<NA>	<NA>	<NA>	<NA>	
Weighted	3.1	21.2	13.8	6.3	3.6	1.3	0.5	0.7	0.5	0.3	0.1	0	

Attachment: FIRE DEPT OCT 2018 OT RPT (7597 : Fire Department Overtime and LifeQuest Billing Report for October, 2018.)

City of De Pere, Wisconsin

**Request For Finance/Personnel Committee Action**

MEETING DATE: November 13, 2018

DEPARTMENT: Police

FROM: Derek Beiderwieden

SUBJECT: Recommendation to Accept Donation from Shopko Foundation for \$500 for Traffic Initiative*

The Police Department has been fundraising for a traffic feedback sign similar to the ones used on the Claude Allouez Bridge to use in the area of speed transition on N. Broadway north of Randall St. The PD had raised \$2,500 total to this point with a goal of \$3,000. The Shopko Foundation has generously agreed to donate \$500 toward this initiative to round out the initial amount needed to purchase the traffic feedback sign.

Please recommend accepting this donation to the Common Council. Thank you.

City of De Pere, Wisconsin



Request For Finance/Personnel Committee Action

MEETING DATE: November 13, 2018

DEPARTMENT: Fire Department

FROM: Lea Taylor

SUBJECT: Consider Fire Department's request to approve Emergency Medical Services Education Agreement with BayCare Aurora, LLC.*

ATTACHMENTS:

- EMERGENCY MEDICAL SERVICES EDUCATION AGREEMENT (PDF)

Memo



To: Honorable Mayor Michael Walsh
Members of the Finance & Personnel Committee

From: Alan Matzke, Fire Chief *AM*

Date: November 7, 2018

Re: Request to Approve Agreement for Emergency Medical Services Education

The Fire & Rescue Department would like to respectfully request approval of this Emergency Medical Services Education Agreement.

Wisconsin Administrative Code DHS 110.07. requires any licensed pre-hospital medical provider to obtain continuing medical education to maintain the privilege to practice. Traditionally, one outlet where De Pere Fire Rescue providers obtained this education was from Northeast Wisconsin Technical College (NWTC).

Some providers would choose to obtain qualifying education at regional trainings, seminars, conferences or perhaps through on-line education.

The Medical Director's Agreement between the City of De Pere and BayCare Aurora, LLC has facilitated several outstanding continuing medical education opportunities, where physicians and other providers have brought challenging education to our staff resulting in very high staff satisfaction.

BayCare Aurora, LLC has offered to provide DHS 110.07. compliant emergency medical services education for all of our staff. The offering replaces the option to attend continuing medical education refresher at NWTC. The staff will still have the option to obtain qualifying education in all of the previous forms available. The agreement has no additional cost over the current practice and integrates the learning for both EMT's and paramedics at the same time.

Thank you for your consideration of this request. I respectfully urge the Finance and Personnel Committee to approve the Emergency Medical Services Education Agreement and forward the recommendation for final approval by the City of De Pere Common Council.

EMERGENCY MEDICAL SERVICES EDUCATION AGREEMENT

This **EMERGENCY MEDICAL SERVICES EDUCATION AGREEMENT** (the “Agreement”) is made and effective as of the 1st day of July, 2018 (the “Effective Date”) by and between **BayCare Aurora, LLC**, a Wisconsin limited liability company, **d/b/a Aurora BayCare Medical Center**, (“ABMC”) and **City of De Pere**, a Wisconsin municipal corporation, (“City”).

Recitals

- A. ABMC provides education services to health care providers in various subjects.
- B. City wishes to contract with ABMC, on an independent contractor basis, for Emergency Medical Services (“EMS”) continuing medical education and training for City employees.
- C. ABMC contracts with physicians who have the appropriate experience and certification to provide such education and training as herein described.

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

1. Responsibilities of ABMC

1.1 Provision of Services. ABMC agrees to provide physicians contracted by ABMC to provide EMS continuing medical education and training to City as set forth in Exhibit A, attached hereto and incorporated herein (“Services”). ABMC agrees to conduct all courses in accordance with Wisconsin Administrative Code DHS 110.

1.2 No Patient Care Services Provided. The parties acknowledge and agree that this Agreement does not cover or include the provision of direct patient care services.

1.3 Equipment and Facilities. ABMC will provide: (a) all documents and equipment necessary to perform the Services, and (b) facilities and space to permit the provision of the Services.

1.4 Qualifications. At all times, ABMC shall ensure that the physicians providing the Services hold the currently valid qualifications, experience, licensing, or accreditation necessary to provide Services and perform the obligations under the terms of this Agreement.

2. Responsibilities of City

City shall make opportunities available to its personnel to enroll in the education and training courses. City may communicate information about the Services, but City is under no obligation to endorse the Services or mandate or enforce participation.

3. Compensation

ABMC and City agree that, as sole compensation for ABMC's Services pursuant to this Agreement, City shall pay ABMC as set forth in Exhibit A. The parties also agree that the fee paid is for the number of participants scheduled, regardless of the actual number of attendees. The parties acknowledge and agree that the compensation paid to ABMC is fair market value for the Services performed hereunder. Additionally, the parties understand that ABMC does not profit from the provision of Services, and the compensation quoted solely covers the cost of operating the course. Notwithstanding Exhibit A, ABMC may, from time to time, increase or decrease the compensation for requested Services based on the costs of operating the course. These changes shall be communicated to City prior to implementation.

4. Term and Termination

4.1 Term. The term of this Agreement shall commence as of the Effective date set forth above and continue until terminated as provided herein.

4.2 Termination. City and ABMC may terminate this Agreement at any time, for any reason, upon written notice to the other party.

5. Miscellaneous

5.1 Independent Contractors. Notwithstanding any other provision to this Agreement, it is expressly acknowledged and agreed by the parties hereto that ABMC is an independent contractor with respect to City and that nothing in this Agreement is intended, or shall be construed, to create an employer/employee relationship, a joint venture relationship, or a lease or landlord/tenant relationship.

5.2 Assignment and Amendment. The assignment of this Agreement is prohibited without express prior written approval by the other party. This Agreement may be amended during its term only in writing signed by both City and ABMC.

5.3 No Payment for Referral. It is understood and agreed that no payment is being made hereunder to induce or encourage any referral. Each party is free to make referrals to any party such party determines is appropriate and there is no understanding or intent, expressed or implied, concerning referrals between the parties. The arrangement rather is paying fair market value for services to be rendered.

5.4 Notices. Notices or communications required or permitted to be given under this Agreement shall be given to the respective parties by hand delivery or registered/certified mail at the addresses set forth in Exhibit A. Either party may change the address for notice by a notice given in conformance with this section.

5.5 Counterparts. Agreement may be executed in counterparts, any one of which need not contain the signature of more than one party, but all of which, together, shall comprise one and the same agreement. Facsimile and scanned copies shall be deemed to be as valid as the original.

5.6 Compliance with Laws. Each party hereto warrants that it will adhere to and comply with all applicable federal, state and local laws.

5.7 Severability. Each party hereto warrants that it will adhere to and comply with all applicable federal, state and local laws. Except as otherwise stated, the provisions of this Agreement are severable, and if any provision is held to be invalid, unenforceable, or illegal under the law applicable thereto, such provision shall be deemed deleted from this Agreement without otherwise affecting or prejudicing the validity, legality, enforceability, or interpretation of the remaining provisions hereof.

5.8 Governing Law. This Agreement shall be interpreted and enforced in accordance with the laws of the State of Wisconsin, excluding its choice of law principles.

IN WITNESS WHEREOF, this Agreement has been executed to be effective as of the Effective Date.

BayCare Aurora, LLC

City of De Pere

By _____
 Name _____
 Title _____
 Date: _____

By _____
 Name _____
 Title _____
 Date: _____

Exhibit A

Education: EMS Continuing Medical Education

Dates of Training: As mutually agreed upon by ABMC and City

Length of Training: Four (4) three (3) hour education sessions per month between September and April during each contract year

Fees (July 1, 2018 – June 30, 2020):

For each Paramedic: Fifty Dollars (\$50.00) per semester; One Hundred Dollars (\$100.00) per year

For each Emergency Medical Technician (EMT): Thirty Dollars (\$30.00) per semester; Sixty Dollars (\$60.00) per year

Payment is non-refundable should participants fail to attend the training.

Fee Schedule for Subsequent License Renewal Periods: A three percent (3%) increase shall be applied to the compensation to account for inflation, merit and other cost fluctuations.

Timing of Payment: ABMC shall bill City annually for all fees incurred in the previous year. City shall remit payment to ABMC within thirty (30) days of receipt of invoice.

Notices:

If to ABMC, to: Aurora BayCare Medical Center
Attn: President
2845 Greenbrier Road
Green Bay, WI 54311

With a copy to: Aurora Health Care, Inc.
Attn: Chief Legal Officer
750 West Virginia Street
Milwaukee, WI 53204

If to City, to: City of De Pere
Attn: Administration
335 S. Broadway
De Pere, WI 54115

City of De Pere, Wisconsin



Request For Finance/Personnel Committee Action

MEETING DATE: November 13, 2018

DEPARTMENT: Fire Department

FROM: Lea Taylor

SUBJECT: Consider Fire Department's request to accept donation of ambulance cot from Aurora BayCare Medical Center.*

ATTACHMENTS:

- COT DONATION (PDF)

Memo



To: Honorable Mayor Michael Walsh
Members of the Finance & Personnel Committee

From: Alan E. Matzke, Fire Chief *A.M.*

Date: November 7, 2018

Re: Consider Donation of Ambulance Cot

The Fire & Rescue Department would like to respectfully request approval to accept the donation of a used, non-working ambulance cot from Aurora BayCare Medical Center (ABMC).

De Pere Fire Rescue uses two Stryker power cots and one Stryker manual cot in our fleet. I became aware that ABMC purchased the same Stryker power cots that we utilize and they no longer had a use for the equipment, which was dormant in storage.

I reached out to administration at ABMC and was instructed to apply on-line to the organizations corporate office and request the equipment donation to De Pere Fire Rescue. I was notified the organization is prepared to donate the equipment if you accept.

The equipment can be restored to operation with the purchase of a new battery and some cleaning. I believe the equipment will serve the community for years to come.

Thank you for your consideration of this request. I respectfully ask for your support to move this item forward to the City's Common Council for final action and acceptance. If you have any questions, please do not hesitate to ask.

Attachment: COT DONATION (7601 : Consider Donation of Ambulance Cot.*)

City of De Pere, Wisconsin

**Request For Finance/Personnel Committee Action**

MEETING DATE: November 13, 2018

DEPARTMENT: Public Works

FROM: Scott Thoresen

SUBJECT: Consider Donation from the Beautification Committee for Replacing Winter Banners*

The Beautification Committee plans on purchasing the replacement of winter banners throughout the City and donate these banners to the City. These banners will replace the existing blue banners with snowflakes that are typically hung in the winter months. The design of the new banners was a joint effort between the Beautification Committee, Definitely De Pere, and City staff. The estimated cost for 100 banners is \$6,750.

Staff recommends accepting the generous donation from the Beautification Committee.

City of De Pere, Wisconsin

**Request For Finance/Personnel Committee Action**

MEETING DATE: November 13, 2018

DEPARTMENT: Information Technology

FROM: Steve Massey

SUBJECT: Consideration of Approval of WiscNet Quotation to Increase Internet Bandwidth *

ATTACHMENTS:

- Mayor & Finance - Approval of WiscNet Quotation to Upgrade Internet Connection (DOCX)
- Quote - ATT Informal Voice and Data (PDF)
- Quote - Nsight Voice and Data(PDF)
- Quote - TDS Voice and Data (PDF)
- Quote - WiscNet_Membership_Network_Access_ (PDF)

CITY OF DE PERE

MEMO

TO: Mayor Michael J. Walsh
 Finance/Personnel Committee Members
 FROM: Steve Massey, City IT Director
 DATE: November 6, 2018
 RE: Approval of WiscNet Quotation to Increase Internet Bandwidth

The current City of De Pere Internet bandwidth was last upgraded to 10 Mbps in 2013. Over the past 5 years the necessity to consume more Internet based resources to conduct City business has increase exponentially. With the recent implementation of body cameras in the Police Department the City is experiencing degraded Internet access at certain times of the day and staff members who need to review the video footage are being negatively impacted. To continue conducting City business efficiently and prepare for future Cloud based resource consumption the City must increase its Internet bandwidth.

The City currently utilizes 3 separate Internet connections to provide IT services at the cost of \$1,435 per month. As business and technology has evolved over the past 5 years there is no longer a need to utilize 3 separate Internet connections. Staff received quotes from 4 Internet Service Providers (ISPs). Based on cost, peer recommendations and future proofing, staff is seeking the approval of the WiscNet quotation to increase Internet bandwidth to 1 Gbps at the cost of \$600 per month. 1 Gbps is 100 times more bandwidth than we currently have. WiscNet will require an annual membership fee of \$1,500, a one-time equipment fee of \$6,200 and \$4,800 for consulting fees to securely integrate our existing firewall infrastructure. Although WiscNet is not the lowest cost option available, WiscNet has been selected because the lowest cost option doesn't have the capability to provide 10 Gbps bandwidth. If the City ever requires 10 Gbps bandwidth WiscNet would charge a \$2,500 provisioning fee but would not increase the annual cost. Please review the cost matrix below for a detailed breakdown:

ISP Cost Matrix								
ISP	One-Time Fees	One-Time Consulting	Annual Membership	Monthly	Total Year 1	Total Year 2	Total Year 3	3 Year Total
Current State	NA	NA	NA	\$1,435	\$17,220	\$17,220	\$17,220	\$51,660
ATT	NA	\$4,800	NA	\$2,255	\$31,865	\$27,065	\$27,065	\$85,994
Nsight	\$1,500	\$4,800	NA	\$1,300	\$21,900	\$15,600	\$15,600	\$53,100
TDS	NA	\$4,800	NA	\$650	\$12,600	\$7,800	\$7,800	\$28,200
WiscNet	\$6,200	\$4,800	\$1,500	\$600	\$19,700	\$8,700	\$8,700	\$37,100

If you have any questions or concerns, please let me know.

SDM

Attachment

J:\IT\Project\Internet Upgrade\Mayor & Finance - Approval of WiscNet Quotation to Upgrade Internet Connection.docx

Attachment: Mayor & Finance - Approval of WiscNet Quotation to Upgrade Internet Connection (7598 : Consideration of Approval of WiscNet

Steve Massey

Subject: FW: City of De Pere

From: DLUGAS, GARY [<mailto:gd711n@att.com>]

Sent: Thursday, October 4, 2018 4:02 PM

To: Steve Massey

Subject: RE: City of De Pere

***** CAUTION: This email originated from outside of the organization! Do not click links or open attachments unless you recognize the sender and know the content is safe. *****

Upgrade Option 3	Quantity	Price/Unit	Total
1000m Fiber Connection	1	\$ 2,255.40	\$ 2,255.40
Call Paths over the fiber connection	20	\$ 13.30	\$ 266.00
Analog lines	11	\$ 60.00	\$ 660.00
Monthly Total			\$ 3,181.40

Hi Steve, based on the list of TN's you had send over to me via email, I seen 11 that needed to remain analog. This is the pricing structure for services. I will follow up with you to answer any questions tomorrow at 1pm. Have a good night.

Gary Dlugas
Sales Mgt/Support
Local Govt and Higher Edu.
888-597-4872
GD711N@att.com

Attachment: Quote - ATT Informal Voice and Data (7598 : Consideration of Approval of WiscNet Quotation to Increase Internet Bandwidth)

**PROPOSAL**

470 Security Blvd
Green Bay, WI 54313

Prepared By: Nancy Loberger
Email: nancy.loberger@nsight.com
Created Date: October 18, 2018

Proposal Number: 1040
MSA:
Term (Months): 36

Account Name: CITY OF DEPERE
Contact Name: STEVE MASSEY
Phone: 920 339-4072 x1255
Email: smassey@mail.de-pere.org

MONTHLY RECURRING CHARGES				
QTY	PRODUCT	LINE ITEM DESCRIPTION	UNIT PRICE	LINE TOTAL
1	PRI SERVICE	local calls included	\$320.00	\$320.00
1	DIA	1G Internet	\$1,300.00	\$1,300.00
1	IP ADDRESSES	/28	\$29.95	\$29.95
1	DID(S)	Block of 20	\$1.40	\$1.40
22	BUSINESS LINE	local calls \$0.06 each	\$18.00	\$396.00
1	CALLER ID NAME & NUMBER - FOR PRI OR SIP TRUNKS		\$52.95	\$52.95
MONTHLY RECURRING CHARGE (MRC):				\$2,100.30

NON-RECURRING CHARGES				
1	INSTALLATION - SEE NOTES BELOW		\$2,000.00	\$2,000.00
NON-RECURRING CHARGES:				\$2,000.00

Terms are in months.

Local, state, federal taxes and fees may apply.

Payment terms: Payment is due 20 days following monthly invoice.

All products and services for this proposal are executed under Nsight Telservices terms and conditions and/or agreement and/or customer given MSA. See www.nsighttel.com/legal.

THANK YOU FOR YOUR BUSINESS!

PROPOSAL NOTES:

335 S BROADWAY ST
DE PERE, WI 54115
~1000BaseT hand-off to the customer for DIA; customer to provide space for 2-post rack and (1) 15-amp 120 VAC circuit
~500' fiber build, all underground (no aerial option) and MPOE
~Project can be completed in 75 business days

Attachment: Quote - Nsight Voice and Data (7598 : Consideration of Approval of WiscNet Quotation to Increase Internet Bandwidth)

PROPOSAL

470 Security Blvd
Green Bay, WI 54313

By signing below, each party warrants and represents that the person signing this Agreement on its behalf has authority to bind that party and that the party's execution of this Agreement is not in violation of any by-law, covenants and/or other restrictions placed upon them by their respective entities.

Authorized Signature for CITY OF DEPERE

Authorized Signature for Nsight Telservices

Print Name

Print Name

Date

Date

Attachment: Quote - Nsight Voice and Data (7598 : Consideration of Approval of WiscNet Quotation to Increase Internet Bandwidth)



City of De Pere

1 Gig Internet & PRI Trunks on TDS Fiber

New Fiber Run into MDF

36 Month Service Agreement

Proposed Services

Qty	Voice and Data Services	Unit	Monthly
1	1 Gig/ 1 Gig Dedicated Internet Bandwidth Delivered on TDS Fiber	\$ 650.00	\$ 650.00
1	13 Usable Static IP Addresses	\$ 20.00	\$ 20.00
20	MIP PRI Trunks on TDS Fiber	\$ 17.99	\$ 359.80
3	MIP PRI Burstable Trunks - \$21.99- Billed only when used		
10	Block of 10 DID Numbers	\$ 5.00	\$ 50.00
22	Analog Lines	\$ 29.99	\$ 659.78
1	Preferred Customer Discount	\$ (140.00)	\$ (140.00)
Additional Features & Local/Long Distance Calling			
	Local & Domestic Long Distance Calling <i>Unlimited</i>		Included
	Burstable Trunks - Billed Only When Used		Included
	Web-based Customer Control		Included
	Disaster Recovery Options - Voice		Included
	Fiber Connected Directly to TDS's Protected Sonet Ring		Included
	24/7/365 Help Desk Support		Included
	Local Technicians		Included
	SLA - Service Availability - 99.999%		Included
	<i>Mobility - \$10/DID</i>		
	<i>Auto Attendant \$10/mo</i>		
Subtotal & Taxes			
	Subtotal	\$	1,599.98
	Approximate Taxes 8.5%		
	Monthly Price	\$	1,599.98

Wednesday, October 03, 2018

60 Month Pricing

The above quote provided is a good faith estimate of the actual total monthly cost of the services provided.

Installation Cost & Equipment Purchase

1	ManagedIP PRI Setup Fee	\$ 100.00	\$ 100.00
		\$	-
1	Total Install & Set Up Fees	\$	100.00

Attachment: Quote - TDS Voice and Data (7598 : Consideration of Approval of WiscNet Quotation to Increase Internet Bandwidth)



Quote

WiscNet
605 Science Drive
Madison WI 53711
(608) 442-6761, option 4
Tax ID # 39-1705442

Date
Quote #

9/7/2018
7625

Bill To

City of DePere
335 S. Broadway
De Pere WI 54115

Item	Quantity	Description	Rate	Amount
FY 2018-2019 Membership Fee	1	WiscNet Annual Membership Fee for July 1, 2018 through June 30, 2019	1,500.00	1,500.00
FY 2018-2019 Network Access Participation Fee	4	Network Access Quarterly Participation fee for July 1, 2018 through June 30, 2019.	1,800.00	7,200.00
Cisco ASR920 Router with Components	1	One-time fee for Cisco ASR920 - 10G Router		
Cisco ASR920	1	One- time Fee for Cisco ASR920 - 10G Router	4,500.00	4,500.00
Cisco ASR920 - AC Power Cord	2	Cisco ASR920 - AC Power Cord	0.00	0.00
8GB USB 2.0 (short)	1	8GB USB 2.0 (short)		
End of Group				4,500.00
Components for Network Access Service	1	Hardware, such as SFPs and fiber jumpers, that may be determined necessary for service connectivity.		1,698.91
		Price is not to exceed		

Total \$14,898.91

Attachment: Quote - WiscNet_Membership_Network_Access_ (7598 : Consideration of Approval of WiscNet Quotation to Increase Internet





WiscNet Order Confirmation

Dear WiscNet Member,

Attached is the quote you requested. If you have any questions about the service or pricing please do not hesitate to contact us, we would love to discuss this opportunity with you further. For technical questions you can contact our Service Success team at servicesuccess@wiscnet.net or 608-442-6761, option 2. For questions about this quote, please contact us at business-office@wiscnet.net or 608-210-3961.

If you would like to purchase the service(s) in the included quote, please sign the order confirmation below. We will send you a Memorandum of Understanding for the included services. Once the MOU is signed, our Service Success team will work with you directly to begin service set up.

Thank you,

The WiscNet Business Team

Heidi, Kameliya, Andriy, Aneta, Margarita and Amanda
business-office@wiscnet.net
608-210-3961

Per the attached quote I hereby accept and order this service.

Signature

Steve Massey

Full Name

Date Signed

Certificate Of Completion

Envelope Id: 0ECC21F5D7C84466B7001C868B2962A7

Status: Sent

Subject: WiscNet Quote for Membership, Network Access and hardware

Source Envelope:

Document Pages: 2

Signatures: 0

Envelope Originator:

Certificate Pages: 5

Initials: 0

Rogers, Jennie

AutoNav: Enabled

605 Science Drive

Envelopeld Stamping: Enabled

Madison, WI 53711

Time Zone: (UTC-06:00) Central Time (US & Canada)

jrogers@wiscnet.net

IP Address: 72.34.168.80

Record Tracking

Status: Original

Holder: Rogers, Jennie

Location: DocuSign

9/26/2018 2:13:23 PM

jrogers@wiscnet.net

Signer Events

Signature

Timestamp

Steve Massey

Sent: 9/26/2018 2:15:09 PM

smassey@mail.de-pere.org

Viewed: 9/27/2018 3:23:51 PM

IT Administrator

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Accepted: 9/20/2018 8:50:33 AM

ID: 4911bf9a-37f1-4747-af5b-662b5339f008

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Business Office

business-office@wiscnet.net

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Accepted: 1/9/2014 4:12:29 PM

ID: 89f87241-dc00-4ac0-a2af-985187d50283

Service Success

servicesuccess@wiscnet.net

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

9/26/2018 2:15:09 PM

Attachment: Quote - WiscNet_Membership_Network_Access_ (7598 : Consideration of Approval of WiscNet Quotation to Increase Internet

Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

In Process

Attachment: Quote - WiscNet_Membership_Network_Access_ (7598 : Consideration of Approval of WiscNet Quotation to Increase Internet

CONSUMER DISCLOSURE

From time to time, WiscNet (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through your DocuSign, Inc. (DocuSign) Express user account. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. For such copies, as long as you are an authorized user of the DocuSign system you will have the ability to download and print any documents we send to you through your DocuSign user account for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through your DocuSign user account all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact WiscNet:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: heidi.genthner@wiscnet.net

To advise WiscNet of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at heidi.genthner@wiscnet.net and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address.. In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

To request paper copies from WiscNet

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to heidi.genthner@wiscnet.net and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with WiscNet

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to heidi.genthner@wiscnet.net and in the body of such request you must state your e-mail, full name, IS Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	•Allow per session cookies •Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

** These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I Agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC CONSUMER DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify WiscNet as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by WiscNet during the course of my relationship with you.

City of De Pere, Wisconsin**Request For Finance/Personnel Committee Action**

MEETING DATE: November 13, 2018

DEPARTMENT: Finance Department

FROM: Joe Zegers

SUBJECT: Consideration of Proposal from Schenck SC for Sewer Utility Rate Study.*

ATTACHMENTS:

- Sewer Rate Study Memo-November 8 2018 (PDF)
- De Pere City of wastewater utility 2018 (PDF)
- 20181108190333905 (PDF)

To: Honorable Michael J. Walsh, Mayor
Members of the Finance/Personnel Committee
From: Joe Zegers, Finance Director
RE: Consideration of Proposal from Schenck SC for Sewer Utility Rate Study
Date: November 8, 2018

NEW Water (formerly known as the Green Bay Metropolitan Sewerage District) just completed their preliminary draft 2019 budget which I have attached which includes their schedule of budget dates and events as well as their rate comparisons from 2018 to 2019. Page four of their draft budget indicates a roughly 3% increase for the City of De Pere. NEW Water plans to formally adopt their budget it on December 6th. Since we now have their preliminary draft of the 2019 budget, we can now proceed to include this in our 2019 Sewer Rate Study. In prior years we have retained our auditing firm Schenck SC to prepare the sewer rate study because of their expertise and familiarity with both the City's and NEW Water's operations and their fees appear lower than other firms that have bid in the past. I have attached Schenck's proposal for your consideration and review and it should also be noted that their cost of \$5,500 to \$6,400 is the same amount as last year.

We are expecting them to start preparing their report during the second half of November and present it to the Public Works Committee on December 10th, 2018. With this timeline we can fully implement the new rates for the general City customers quarterly billed for the 1st quarter at the end of March 2019 and for our monthly industrial customers for their January 2019 billing. I would ask you to approve the attached so we can timely proceed with determining and implementing the 2019 sewer rate structure.

If you have any questions feel free to contact me prior to the meeting.



November 8, 2018

Joe Zegers, Finance Director
City of De Pere
335 S. Broadway
De Pere, WI 54115

Dear Joe:

In accordance with your request, outlined below is a proposal to provide assistance to the City of De Pere in regard to cash flows and user charges of the wastewater collection utility enterprise fund.

Engagement Scope and Objectives

The scope of our engagement will be to prepare an analysis of current operating costs, capital expenditures, debt service payments and the present customer rate structure. As part of the analysis, we will project future cash inflows and outflows of the wastewater collection utility and provide recommendations for rate changes. We will also present our report and rate recommendations to the Public Works Committee and the City Council. Specifically, we will complete the following:

- Allocate costs of the wastewater utility between fixed and variable; including determining all costs applicable to treatment of high strength dischargers
- Assist the City in determining future capital expenditures of the wastewater utility including proposed methods of financing and rate recovery
- Preparation of a projection of wastewater utility operating cash flows
- Preparation of a recommendation for wastewater user charges, including understanding the rate methodology used by the Green Bay Metropolitan Sewerage District and the District's 2019 approved budget

Fees

The assistance will be provided by experienced Schenck Government & Not-for-Profit staff. It is expected that David Maccoux, Scott Sternhagen and Kyle Pockat will provide the majority of the hours in regard to this proposal. Dave has over 20 years of experience in consulting and auditing of Wisconsin utility operations. Scott Sternhagen and Kyle Pockat completes utility rate analyzes for many utilities each year. Fees for services will be based on the number of hours worked at our standard rates. We estimate the cost of the proposed services will range from \$5,500 to \$6,400.

Acceptance

If the foregoing is acceptable to you, please return a signed copy of this proposal to me to confirm the engagement. We appreciate the opportunity to present our proposal for your consideration.

Sincerely,

David Maccoux, CPA

RESPONSE:

This letter correctly sets forth the understanding of the City of De Pere.

Signature

Title

Date

2019 Draft Budget September 27, 2018



NEW Water
Green Bay Metropolitan Sewerage District
2019 Budget - Second Budget Workshop - September 26, 2018
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5-Year Capital Investment Plan Report

Summary of Revenues and Expenses Legends

NEW Water
Green Bay Metropolitan Sewerage District
2019 Budget - Second Budget Workshop - September 26, 2018
DATES AND EVENTS

July 18, 2018	First Discussion of 2019 Budget with Commission
August 22, 2018	First Budget Workshop
September 6, 2018	Budget Meeting with Customers
September 26, 2018	Second Budget Workshop and 2019 Tax Abatement Schedule
October 2018	Elected Officials Board Meetings
October 24, 2018	Third Budget Workshop (if needed)
December 5, 2018	2019 Budget Public Hearing and Adoption
December 6, 2018	2019 Adopted Budget Distributed to Customers

NEW Water
Green Bay Metropolitan Sewerage District
2019 Budget - Second Budget Workshop - September 26, 2018
Municipal, Procter & Gamble and Fox River Fiber Rate Comparisons

Municipal Rate Comparison

Parameter	COS Title	2018 COS Rate (FRF Adjusted)	2019 COS Rate (FRF Adjusted)
Volume (1,000 GALS)	Flow	\$0.69897	\$0.72560
Biochemical Oxygen Demand (LBS)	BOD	\$0.35126	\$0.29690
Suspended Solids (LBS)	TSS	\$0.28304	\$0.26921
Phosphorus (LBS)	PHOS	\$0.75833	\$0.44134
Total Kjeldahl Nitrogen (LBS)	TKN	\$0.70556	\$0.74578

Note: Fixed Charge is billed separately as shown on page 3, Flow and Load Projections.

Procter & Gamble Operation & Maintenance Rate Comparison

Parameter	COS Title	2018 COS Rate (FRF Adjusted)	2019 COS Rate (FRF Adjusted)
Volume (1,000 GALS)	Flow	\$0.58847	\$0.59434
Biochemical Oxygen Demand (LBS)	BOD	\$0.28878	\$0.23661
Suspended Solids (LBS)	TSS	\$0.22148	\$0.20541
Phosphorus (LBS)	PHOS	\$0.69239	\$0.30287
Total Kjeldahl Nitrogen (LBS)	TKN	\$0.64105	\$0.68151

Note: Capital Charges for P&G to be billed separately.

Fox River Fiber Operation & Maintenance Rate Comparison

Parameter	COS Title	2018 COS Rate (FRF Adjusted)	2019 COS Rate (FRF Adjusted)
Volume (1,000 GALS)	Flow	\$0.44504	\$0.48411
Biochemical Oxygen Demand (LBS)	BOD	\$0.33742	\$0.28688
Suspended Solids (LBS)	TSS	\$0.27266	\$0.26076
Phosphorus (LBS)	PHOS	\$0.72553	\$0.42886
Total Kjeldahl Nitrogen (LBS)	TKN	\$0.67474	\$0.71700

Note: The Fixed Charge for Fox River Fiber to be billed separately by City of De Pera.

NEW Water
Green Bay Metropolitan Sewerage District
2019 Budget - Second Budget Workshop - September 26, 2018
Summary of Revenues and Expenses

	2017 Budget	2017 Actual	2018 Budget	% of Overall Expenses	Projected 2018 Year-End	2019 Budget	% of Overall Expenses	2019 Budget Favorable/ (Unfavorable) Variance	% Variance
Revenues									
Municipal User Fees (3)	\$ 33,599,315	\$ 36,690,267	\$ 34,221,844	85.7%	\$ 35,590,672	\$ 34,197,185	85.1%	\$ (24,659)	-0.1%
P&G User Fees	1,360,778	1,425,553	1,441,121	3.6%	1,434,497	1,356,428	3.4%	(84,693)	-5.9%
Mill Direct Charges	233,462	159,788	109,756	0.3%	127,885	117,686	0.3%	7,930	7.2%
P&G Capital Charges	1,044,650	1,044,650	1,037,677	2.6%	1,037,677	1,140,768	2.8%	103,091	9.9%
General Reserve Interest	4,682	43,715	2,175	0.0%	117,545	14,019	0.0%	11,844	544.6%
Other Revenues	769,457	971,164	767,024	1.9%	885,806	1,177,702	2.9%	410,678	53.5%
	\$ 37,012,344	40,335,137	37,579,597	94.15%	39,194,082	\$ 38,003,789	94.5%	\$ 424,192	1.1%
PERF Reserve Transfers						-	-	-	0.0%
DEBT and ICR Reserve Transfers	2,095,257	2,095,257	2,334,123	5.8%	2,334,123	2,027,034	5.0%	(307,089)	-13.2%
General Fund Transfers	-	(4,913,593)	-	-	(2,957,698)	175,000	0.0%	175,000	0.0%
	\$ 2,095,257	\$ (2,818,336)	\$ 2,334,123	5.85%	\$ (623,575)	\$ 2,202,034	5.48%	\$ (132,089)	-5.7%
Total Revenues	\$ 39,107,601	\$ 37,516,801	\$ 39,913,719	100.00%	\$ 38,570,507	\$ 40,205,823	100.0%	\$ 292,104	0.7%
Expenses									
Salaries & Benefits	\$ 10,236,902	\$ 10,317,994	\$ 10,401,955	26.06%	\$ 10,239,844	\$ 10,788,434	26.8%	\$ (386,479)	-3.7%
Power	2,409,473	2,372,303	1,923,964	4.82%	2,578,068	1,506,820	3.7%	417,144	21.7%
Contracted Services	2,788,143	2,320,270	3,588,058	8.99%	2,876,921	2,947,018	7.3%	641,040	17.9%
Maintenance & Repairs	1,582,415	1,678,763	1,942,867	4.87%	2,012,763	1,875,759	4.7%	67,108	3.5%
Chemicals	548,890	555,939	945,239	2.37%	722,496	1,079,913	2.7%	(134,674)	-14.2%
Natural Gas & Fuel Oil	961,931	934,379	487,404	1.22%	1,042,556	324,721	0.8%	162,683	33.4%
Solid Waste Disposal	211,325	186,079	180,686	0.45%	179,586	283,828	0.7%	(103,142)	-57.1%
Interceptor System (1)	652,855	954,145	690,490	1.73%	1,710,145	1,101,801	2.7%	(411,311)	-59.6%
Office & Administrative	529,641	496,506	631,146	1.58%	515,091	608,883	1.5%	22,263	3.5%
Insurance	237,593	240,937	250,375	0.63%	229,359	274,830	0.7%	(24,455)	-9.8%
Supplies	149,838	196,664	220,187	0.55%	199,687	214,470	0.5%	5,717	2.6%
Employee Training & Development	152,673	146,275	175,094	0.44%	145,962	186,978	0.5%	(11,884)	-6.8%
Travel and Meetings	80,868	61,101	75,815	0.19%	61,831	70,971	0.2%	4,844	6.4%
DNR Environmental Fees	146,000	117,501	136,000	0.34%	123,809	131,000	0.3%	5,000	3.7%
Total O & M Expenses	\$ 20,688,547	\$ 20,578,856	\$ 21,649,280	54.24%	\$ 22,637,918	\$ 21,395,426	53.2%	\$ 253,854	1.2%
Debt Service (2)	\$ 16,457,706	\$ 16,457,706	\$ 15,253,439	38.22%	\$ 15,253,439	\$ 15,862,397	39.5%	\$ (608,958)	-4.0%
Annual Capital	1,961,348	480,239	3,011,000	7.54%	679,150	2,948,000	7.3%	63,000	2.1%
Total Debt Service, Annual Capital & Rate Stabilization	\$ 18,419,054	\$ 16,937,945	\$ 18,264,439	45.76%	\$ 15,932,589	\$ 18,810,397	46.8%	\$ (545,958)	-3.0%
Total Expenses	\$ 39,107,601	\$ 37,516,801	\$ 39,913,719	100.00%	\$ 38,570,507	\$ 40,205,823	100.0%	\$ (292,104)	-0.7%

Notes:

(1) Interceptor System includes all expenses related to interceptors, Meter and Lift Stations, including chemicals, power, phones, pretreatment program, and water.

(2) Debt Service for 2019 reflects collection and payments for 2020 Debt Payments.

(3) Municipal User Fees equal municipal customers plus Fox River Fiber.

NEW Water
Green Bay Metropolitan Sewerage District
2019 Budget - Second Budget Workshop - September 26, 2018
Flow and Load Projections - with FRF Adjustment

	1,000 gal	VOLUME		BOD		TSS		PHOS		TKN		Fixed Charge	
	Gallons	(1000 gallon)	Amount	Pounds	Amount	Pounds	Amount	Pounds	Amount	Pounds	Amount	Amount	Total Amount
City of Green Bay	5,100,000	5,100,000	\$ 3,700,585	8,251,296	\$ 2,449,835	7,400,568	\$ 1,992,277	185,688	\$ 81,951	1,373,832	\$ 1,024,570	\$ 5,164,903	\$ 14,414,122
City of De Pere	1,300,000	1,300,000	943,286	3,720,000	1,104,480	2,230,000	600,329	27,324	12,059	282,816	210,817	1,756,429	4,627,500
Fox River Fiber	300,000	300,000	145,234	1,285,500	368,782	720,500	187,877	16,500	7,076	198,000	141,966	593,178	1,444,114
Village of Allouez	710,000	710,000	515,179	726,648	215,744	1,015,872	273,479	21,192	9,353	152,952	114,068	605,669	1,733,492
Village of Ashwaubenon	1,421,000	1,421,000	1,031,084	2,083,008	618,452	2,452,980	660,357	57,252	25,268	294,780	219,840	1,472,449	4,027,449
Village of Bellevue	660,000	660,000	478,899	799,260	237,303	852,108	229,393	22,140	9,771	168,504	125,666	575,438	1,656,470
Village of Hobart	205,000	205,000	148,749	265,636	84,806	363,888	97,961	7,488	3,305	60,684	45,257	215,158	595,235
Village of Howard	830,000	830,000	602,252	777,816	230,936	1,842,084	495,900	25,272	11,154	299,258	223,178	886,674	2,450,094
Village of Luxemburg	194,000	194,000	140,767	42,590	12,645	86,841	23,378	1,568	692	17,600	13,126	72,350	262,958
Village of Pulaski	197,000	197,000	142,944	58,172	17,568	50,328	13,549	7,632	3,368	41,040	30,607	75,930	283,966
Village of Suamico	189,416	189,416	137,441	407,568	121,008	436,404	117,483	10,500	4,634	63,536	47,384	261,712	689,662
Town of Ledgeview Sanitary District #2	185,000	185,000	134,237	232,932	69,158	259,176	69,772	7,320	3,231	53,616	39,985	170,632	487,015
Town of Lawrence - Utility District	115,000	115,000	83,445	222,899	66,179	396,929	106,856	6,152	2,715	44,364	33,086	188,246	480,626
Pittsfield Sanitary District	12,600	12,600	9,143	16,260	4,828	27,423	7,382	432	191	3,370	2,513	14,125	38,182
Scott Municipal Utility	120,000	120,000	87,073	184,226	48,759	280,034	75,387	4,329	1,911	33,001	24,611	141,882	379,622
Dyckesville Sanitary District	29,000	29,000	21,043	36,699	10,896	61,893	16,662	975	430	7,805	5,672	31,983	86,685
Hauled Waste	31,762	31,762	63,315	432,448	190,982	596,623	216,868	16,060	9,218	67,465	59,712	-	540,092
Total Municipal	11,599,778	11,599,778	\$ 8,384,676	19,543,958	\$ 5,852,361	19,073,651	\$ 5,184,907	417,824	\$ 186,326	3,162,421	\$ 2,362,158	\$ 12,226,758	\$ 34,197,185
Procter & Gamble	1,377,689	1,377,689	\$ 818,818	482,124	\$ 114,077	1,914,408	\$ 393,230	1,956	\$ 592	43,596	\$ 29,711	\$ -	\$ 1,356,428
Total Mill	1,377,689	1,377,689	\$ 818,818	482,124	\$ 114,077	1,914,408	\$ 393,230	1,956	\$ 592	43,596	\$ 29,711	\$ -	\$ 1,356,428
Grand Total													
Units	12,977,467	12,977,467		20,026,082		20,988,059		419,780		3,206,017			
Costs			\$ 9,203,493		\$ 5,966,438		\$ 5,578,137		\$ 186,918		\$ 2,391,869	\$ 12,226,758	\$ 35,553,613

Note: Fixed Charge is billed 1/12 of annual amount each month.

NEW Water
Green Bay Metropolitan Sewerage District
2019 Budget - Second Budget Workshop - September 26, 2018
User Fees by Source

	2019 Budget	2018 Budget	2017 Actual	2016 Actual	2015 Actual
City of Green Bay	\$14,414,122	\$14,454,434	\$14,974,753	\$13,827,312	\$12,487,909
City of De Pere	4,627,500	4,488,162	5,434,550	5,037,348	4,977,851
Fox River Fiber	1,444,114	1,441,655	1,163,311	1,084,874	1,391,549
Village of Allouez	1,733,492	1,784,148	1,780,075	1,749,897	1,707,690
Village of Ashwaubenon	4,027,449	4,135,024	4,069,542	3,977,249	3,739,334
Village of Bellevue	1,656,470	1,719,315	1,740,876	1,593,290	1,637,450
Village of Hobart	595,235	579,416	568,425	459,957	383,540
Village of Howard	2,450,094	2,500,257	2,410,582	2,408,423	1,992,062
Village of Luxemburg	262,958	234,408	225,721	174,364	159,572
Village of Pulaski	283,966	342,869	318,328	317,468	281,687
Village of Suamico	689,662	708,374	725,354	669,926	668,187
Town of Ledgeview Sanitary District #2	487,015	500,436	505,389	469,136	565,832
Town of Lawrence - Utility District	480,526	420,176	455,156	374,940	311,614
Pittsfield Sanitary District	38,182	37,616	37,351	38,741	39,288
Scott Municipal Utility **	379,622	0	0	0	0
Dyckesville Sanitary District	86,685	85,402	84,852	87,100	67,928
New Franken Sanitary District **	0	44,143	43,742	45,153	46,422
Royal Scott Sanitary District **	0	88,780	90,566	84,184	75,002
Town of Scott Sanitary District #1 **	0	171,078	169,977	178,443	181,977
Bayshore Sanitary District **	0	69,278	67,899	70,015	54,530
Hauled Waste *	540,092	416,872	1,823,820	1,280,178	2,485,872
Total Municipal	\$34,197,185	\$34,221,844	\$36,690,269	\$33,927,998	\$33,255,295
Procter & Gamble	1,356,428	1,441,121	1,425,552	1,275,813	1,149,433
Total Mill	\$1,356,428	\$1,441,121	\$1,425,552	\$1,275,813	\$1,149,433
Total User Fees	\$35,553,613	\$35,662,965	\$38,115,821	\$35,203,811	\$34,404,729

* Hauled Waste for 2015, 2016, & 2017 was significantly higher due to special projects with the three cheese facilities.

** Scott Municipal Utility is a consolidation starting in 2018 YR for New Franken Sanitary District, Royal Scott Sanitary District, Town of Scott Sanitary District #1, and Bayshore Sanitary District.

Attachment: 20181108190333905 (7604 : Consideration of Proposal from Schenck SC for Sewer Utility Rate Study.)

NEW Water
Green Bay Metropolitan Sewerage District
2019 Budget - Second Budget Workshop - September 26, 2018
Municipal Cost of Service

	<u>Total</u>	<u>VOLUME</u> 1,000 gal	<u>BOD</u> pounds	<u>TSS</u> pounds	<u>PHOS</u> pounds	<u>TKN</u> pounds	<u>Fixed Charge</u> N/A
Unit Value Units (1)		11,568,016	19,111,510	18,477,028	401,764	3,094,956	11,568,016
Cost of Service Municipal							
Operating Cost	\$ 18,377,893	\$ 7,830,752	\$ 4,521,491	\$ 3,794,932	\$ 121,659	\$ 2,109,058	\$ -
Pretreatment Cost Allocation	202,735	0	99,644	66,486	4,368	32,237	0
Capital Cost	7,080,571	487,180	386,209	276,651	47,529	140,778	5,742,224
Solids Project - Capital Cost	7,995,893	3,429	654,035	829,971	3,552	20,372	6,484,534
Total Cost	\$33,657,093	\$ 8,321,361	\$ 5,661,380	\$ 4,968,041	\$ 177,108	\$ 2,302,446	\$12,226,758
Unit Operating Cost		\$0.67693	\$0.24180	\$0.20898	\$0.31368	\$0.69187	
Unit Capital Cost		\$0.04241	\$0.05443	\$0.05989	\$0.12714	\$0.05207	
Unit Combined Cost		\$0.71934	\$0.29623	\$0.26888	\$0.44083	\$0.74393	
Fox River Fiber (FRF) Adjustment (2)		\$0.00626	\$0.00067	\$0.00033	\$0.00051	\$0.00184	
Adjusted Unit Combined Cost		\$0.72560	\$0.29690	\$0.26921	\$0.44134	\$0.74578	

(1) Exclude Hauled Waste flows and loads.

200.00 200.00 12.00 50.00

(2) FRF Adjustment removes interceptor costs from FRF Cost of Service.

GBMSD MUNICIPAL BUDGET RATE
HISTORY

	VOLUME	BOD	SS	PHOS	TKN
2019	\$0.72560	\$0.29690	\$0.26921	\$0.44134	\$0.74578
2018	\$0.69897	\$0.35126	\$0.28304	\$0.75833	\$0.70556
2017	\$0.72126	\$0.41913	\$0.36651	\$0.58901	\$0.76448
2016	\$0.79357	\$0.43068	\$0.41292	\$0.60597	\$0.64043
2015	\$0.80448	\$0.39331	\$0.34822	\$0.56768	\$0.65358
2014	\$0.76333	\$0.33466	\$0.29867	\$0.62124	\$0.68741

NEW Water
Green Bay Metropolitan Sewerage District
2019 Budget - Second Budget Workshop - September 26, 2018
Hauled Waste Cost of Service

	<u>Total</u>	<u>VOLUME</u>	<u>BOD</u>	<u>TSS</u>	<u>PHOS</u>	<u>TKN</u>	<u>Fixed Charge</u>
Unit Value		1,000 gal	pounds	pounds	pounds	pounds	N/A
Units		31,762	432,448	596,623	16,060	67,465	0
Cost of Service							
Operating Cost	\$297,215	\$21,501	\$102,323	\$122,550	\$4,864	\$45,978	\$0
Pretreatment Cost Allocation	0	0	0	0	0	0	0
Capital Cost	114,066	41,522	32,916	23,579	4,051	11,998	0
Solids Project - Capital cost	128,811	292	55,743	70,738	303	1,736	0
Direct Charges	0	0	0	0	0	0	0
FRF Adjustment	0	0	0	0	0	0	0
Total Cost	\$540,092	\$63,315	\$190,982	\$216,866	\$9,218	\$59,712	\$0

NEW Water
Green Bay Metropolitan Sewerage District
2019 Budget - Second Budget Workshop - September 26, 2018
Procter & Gamble Cost of Service

Unit Value	<u>Total</u>	<u>VOLUME</u>	<u>BOD</u>	<u>TSS</u>	<u>PHOS</u>	<u>TKN</u>	<u>Capital Charge</u>
Units		1,000 gal	pounds	pounds	pounds	pounds	N/A
		1,377,689	482,124	1,914,408	1,956	43,596	1,377,689
Cost of Service							
Operating Cost	\$1,356,428	\$818,818	\$114,077	\$393,230	\$592	\$29,711	\$0
Pretreatment Cost Allocation	0	0	0	0	0	0	0
Capital Cost	482,257	0	0	0	0	0	482,257
Solids Project - Capital Cost	658,511	0	0	0	0	0	658,511
Direct Charges	75,244	0	0	0	0	0	0
Total Cost	\$2,572,440	\$818,818	\$114,077	\$393,230	\$592	\$29,711	\$1,140,768
Unit Cost		\$0.59434	\$0.23661	\$0.20541	\$0.30287	\$0.68151	
Unit Capital Cost (1)		\$0.00000	\$0.00000	\$0.00000	\$0.00000	\$0.00000	
Unit Combined Cost		\$0.59434	\$0.23661	\$0.20541	\$0.30287	\$0.68151	

BUDGET RATE HISTORY	VOLUME	BOD	TSS	PHOS	TKN
2019	\$0.59434	\$0.23661	\$0.20541	\$0.30287	\$0.68151
2018	\$0.58847	\$0.28878	\$0.22148	\$0.69239	\$0.64105
2017	\$0.58553	\$0.26840	\$0.20301	\$0.43617	\$0.64104
2016	\$0.05342	\$0.25789	\$0.18371	\$0.38906	\$0.49819
2015	\$0.52549	\$0.26270	\$0.19420	\$0.40750	\$0.50956

Note: (1) Capital Charges for P&G to be billed separately.

Attachment: 201811081903333905 (7604 : Consideration of Proposal from Schenck SC for Sewer Utility Rate Study.*)

NEW Water
Green Bay Metropolitan Sewerage District
2019 Budget - Second Budget Workshop - September 26, 2018
Fox River Fiber Cost of Service

	<u>Total</u>	<u>VOLUME</u> 1,000 gal	<u>BOD</u> pounds	<u>TSS</u> pounds	<u>PHOS</u> pounds	<u>TKN</u> pounds	<u>Fixed Charge (1)</u> N/A
Unit Value Units		300,000	1,285,500	720,500	16,500	198,000	-
Cost of Service							
Operating Cost	\$ 795,114	\$ 203,079	\$ 304,130	\$ 147,981	\$ 4,996	\$ 134,927	\$ -
Pretreatment Cost Allocation	11,537	-	6,702	2,593	179	2,062	-
Capital Cost	731,431	12,723	69,970	43,152	2,098	10,310	593,178
Solids Project	-	-	-	-	-	-	-
Subtotal Cost of Service	\$ 1,538,081	\$ 215,803	\$ 380,802	\$ 193,726	\$ 7,274	\$ 147,299	\$ 593,178
Direct Charges	42,442	-	-	-	-	-	-
Less FRF Adjustment	(93,967)	(70,568)	(12,020)	(5,849)	(197)	(5,333)	-
Total Cost	\$ 1,486,556	\$ 145,234	\$ 368,782	\$ 187,877	\$ 7,076	\$ 141,966	\$ 593,178
Unit Cost		\$0.71934	\$0.29623	\$0.26888	\$0.44083	\$0.74393	
FRF Adjustment		(0.23523)	(0.00935)	(0.00812)	(0.01197)	(0.02693)	
Unit Cost (with FRF Adjustment)		\$0.48411	\$0.28688	\$0.26076	\$0.42886	\$0.71700	

BUDGET RATE HISTORY	VOLUME	BOD	TSS	PHOS	TKN
2019	\$0.48411	\$0.28688	\$0.26076	\$0.42886	\$0.71700
2018	\$0.44504	\$0.33742	\$0.27266	\$0.72553	\$0.67474
2017	\$0.53436	\$0.40685	\$0.35735	\$0.56875	\$0.73482
2016	\$0.63165	\$0.41777	\$0.40379	\$0.58647	\$0.61550
2015	\$0.59821	\$0.38082	\$0.33967	\$0.55008	\$0.63145

Note (1): The Fixed Charge for Fox River Fiber to be billed separately by the City of DePere.

NEW Water
GREEN BAY METROPOLITAN SEWERAGE DISTRICT
2019 Budget - Second Budget Workshop - September 26, 2018
Allocation of Capital and Debt Service Costs (1)

	Allocations		
	FY2019	Municipal	Procter & Gamble (1)
Debt Service			
Debt Service - Municipal Only			
Clean Water Fund Loans			
4198-12 West Fox River Interceptor	\$142,753	\$142,753	\$0
4198-16 East River Lift Station	132,340	132,340	0
4198-18 Scott Bayshore Interceptor	45,735	45,735	0
4198-21 East Tower Drive Interceptor	182,822	182,822	0
4345-06 De Pere Ashwaubenon Creek Interceptor	217,218	217,218	0
4198-29 Phase Two Interceptor Rehabilitation	216,211	216,211	0
4198-45 De Pere Facility East Service Area Interceptor Rehabilitation	186,825	186,825	0
Ninth Street Interceptor Rehabilitation (2019 New)*	121,954	121,954	0
Ninth Street Interceptor Extension - American Drive (New 2019)*	92,759	92,759	0
East River Interceptor Rehabilitation (2018 New)*	0	0	0
Other General Obligation Debt			
2008 Sewerage System Improvement Bond - Re Issued March 2018	\$473,436	\$473,436	0
Total Debt Service - Municipal Only (2)	\$1,812,063	\$1,812,053	\$0
Debt Service - Common to All			
Clean Water Fund Loans			
4198-02 Bar Screen Replacement	\$100,662	\$94,103	\$6,560
4198-09 Service Water System	64,674	60,460	4,215
4198-24 Electrical Generation Facility	208,276	194,704	13,572
4198-25 RAS/WAS Improvements	662,989	619,785	43,204
4198-27 Solids Process Improvement	352,516	329,544	22,972
4198-32 GBF: Administration & Maintenance Building HVAC Replacement *	206,425	192,973	13,452
4198-35 Combined Treatment Facilities Projects	300,683	281,099	19,584
4198-37 Consolidation/Conveyance Project	881,055	823,641	57,415
4198-44 R2E2 Solids Management	981,276	908,476	72,801
4198-48 DPF: UV Disinfection System Upgrade	271,032	253,370	17,662
4345-04 De Pere Facility	257,638	240,849	16,789
4198-99 Green Bay Facility Solids Management Plan Construction (R2E2)*	7,026,502	6,505,207	521,295
4198-52 GBF: Disinfection System Upgrade *	48,414	45,259	3,155
DPF: Primary Substation & Emergency Generator (2017 New)*	472,211	441,439	30,772
GBF & DPF: Clarifier Rehabilitation and Odor Control (2018 New)*	334,190	312,412	21,778
DPF: Service Water System Rehabilitation/Replacement (2018 New)*	(0)	(0)	(0)
GBF: Gravity Belt Thickener Replacement (2020 New)	319,751	298,915	20,837
DPF: Tertiary Filter Replacement (2019 New)	257,048	240,298	16,751
Other General Obligation Debt			
2008 Sewerage System Improvement Bond	276,264	258,261	18,003
Promissory Note to City of De Pere	160,485	150,027	10,458
Green Bay Facility Solids Management Plan - Design	868,250	803,835	64,415
Total Debt Service - Common to All (2)	\$14,050,344	\$13,054,644	\$995,699
Debt Service Offsets			
Georgia-Pacific - Capital Payment	(\$429,694)	(\$429,694)	\$0
4198-29 City of De Pere Rehabilitation Interceptor Ashwaubenon Creek Payment	(53,472)	(53,472)	0
Less Debt Payments Funded from ICR Reserve **	(903,768)	(903,768)	0
City of Green Bay Interceptors Payment	(292,430)	(292,430)	0
Town of Lawrence Interceptors Payment ((9th Street Seg 5 Ext., Ashw. Creek 2,3,4,6,7, and Ashw. Interceptor 2,3, & 4)	(197,077)	(197,077)	0
New Franken Sanitary District Interceptors Payment	(21,621)	(21,621)	0
Royal Scott Sanitary District #1 Interceptor Payment	(8,902)	(8,902)	0
4198-45 De Pere Eastside Interceptor Rehabilitation	(120,071)	(120,071)	0
Total Debt Service Offsets	(\$2,027,034)	(\$2,027,034)	\$0
TOTAL DEBT SERVICE	\$13,835,363	\$12,839,663	\$995,699
ANNUAL CAPITAL OUTLAY			
2019 Requests - Allocated to All	\$2,463,000	\$2,309,184	\$153,816
2019 Requests - Allocated to Municipal Only	485,000	485,000	0
TOTAL ANNUAL CAPITAL OUTLAY	\$2,948,000	\$2,794,184	\$153,816
TOTAL ANNUAL CAPITAL AND DEBT SERVICE	\$16,783,363	\$15,633,847	\$1,149,515
REVENUES AND TRANSFERS			
Interest Income	(\$14,019)	(\$14,019)	\$0
Miscellaneous Revenue - Capital ***	(\$134,233)	(\$125,486)	(\$8,747)
Total Non-Rate Revenues (Capital-Related)	(\$323,252)	(\$314,505)	(\$8,747)
Net Annual Capital and Debt Service	\$16,460,110	\$15,319,342	\$1,140,768

(1) Based on Revised Cost of Service Allocations from CDM Smith, Inc. June 2016 (Table 5). Debt Collection is for 2020 debt service payments.

(2) Total Debt Collected in 2019 Budget for 2020 Debt payments. Metropolitan Sewerage Districts are permitted to abate taxation by having sufficient funds available in its designated debt service fund to pay those debt obligations for the following year.

Metropolitan Sewerage Districts Subchapter 1 200.13(2), (5) permits Sewerage Districts to levy a tax upon property for its performance of duties.

* Note: 2018 & 2019 Payments for Debt Service over collected for these projects due to timing on submitting loan. The 2008 Improvement Bond Re-Issued savings 03-2018

** Note: Less Debt Payments funded from ICR Reserve.

*** Note: Miscellaneous Revenues are from Sampling & Lab Analysis from De Pere, Village of Ashwaubenon, Village of Hobart, Village of Suamico, Yacht Club, West Shore Pipeline, and ICR Leases.

Attachment: 20181108190333905 (7604 : Consideration of Proposal from Schenck SC for Sewer Utility Rate Study. *)

NEW Water
Green Bay Metropolitan Sewerage District
2019 Budget - Second Budget Workshop - September 26, 2018
Summary of Debt Service Schedule

Issue	Description	Original Amount	2019 Budget for 2020 Debt Payments	Loan Date	Last Payment
4198-16	East River Lift Station	1,924,428	132,340	10/25/2000	May 2020
4198-12	West Fox River Interceptor	2,159,850	142,753	10/25/2000	May 2020
4345-06	De Pere Ashwaubenon Creek Interceptor	3,222,103	217,218	12/31/2007	May 2020
4198-09	Service Water System	946,212	64,674	7/11/2001	May 2021
4198-02	Bar Screens Replacement	1,490,715	100,662	7/11/2001	May 2021
4198-18	Scott Bayshore Interceptor	695,592	45,735	2/27/2002	May 2021
4345-04	De Pere Facility	3,881,879	257,638	12/31/2007	May 2021
4198-27	Solids Process Improvement	5,347,693	352,516	12/8/2004	May 2024
4198-21	East Tower Drive Interceptor	2,761,526	182,822	4/13/2005	May 2024
Dec. 2007	Promissory Note to City of De Pere	2,000,000	160,485	12/28/2007	Dec 2027
Sept. 2008	2008 General Obligation - Sewerage System Improvement Bond Re Issue 03/2018	6,505,000	749,700	3/15/2028	May 2028
4198-25	RAS/WAS Improvements	10,460,782	662,989	3/19/2018	May 2028
4198-35	Combined Treatment Facilities Projects	4,211,341	300,683	12/9/2009	May 2029
4198-37	Consolidation/Conveyance Project	12,821,922	881,055	12/9/2009	May 2029
4198-29	Phase Two Interceptor Rehabilitation	3,421,382	216,211	11/10/2010	May 2030
4198-24	Electrical Generator Project	3,246,148	208,276	12/22/2010	May 2030
4198-32	GBF: Administration & Maintenance Building HVAC Replacement *	3,133,312	206,425	4/10/2013	May 2032
4198-45	De Pere Facility East Service Area Interceptor Rehabilitation	3,146,593	186,825	12/12/2012	May 2032
4198-48	DPF: Disinfection System Upgrade *	4,272,020	271,032	1/8/2014	May 2033
4198-44	Green Bay Facility Solids Management Plan Construction (R2E2)	15,209,242	981,276	8/13/2014	May 2034
4198-52	GBF: Disinfection System Upgrade *	1,850,000	48,414	12/23/2015	May 2035
4198-99	Green Bay Facility Solids Management Plan Construction (R2E2)*	116,000,000	7,026,502	10/14/2015	May 2035
July 2013	General Obligation Bond Green Bay Facility Solids Management Plan - Design (R2E2)	20,000,000	868,250	8/20/2013	May 2038
Total Existing Debt		\$232,335,511	\$14,264,483		
(New)	DPF: Primary Substation & Emergency Generator (2017 New) *	10,050,000	472,211	11/1/2018	May 2038
(New)	GBF & DPF: Clarifier Rehabilitation and Odor Control (2018 New)*	28,500,000	334,190	1/30/2020	May 2040
(New)	DPF: Service Water System Rehabilitation/Replacement (2018 New)*	1,420,000	(0)	8/30/2019	May 2040
(New)	Ninth Street Interceptor Rehabilitation (2019 New)*	3,000,000	121,954	5/30/2020	May 2040
(New)	Ninth Street Interceptor Extension - American Drive (New 2019)*	1,250,000	92,759	5/30/2020	May 2040
(New)	East River Interceptor Rehabilitation (2018 New)*	3,106,000	0	5/30/2020	May 2040
(New)	DPF: Tertiary Filter Replacement (2019 New)	8,004,000	257,048	1/30/2020	May 2040
(New)	GBF: Gravity Belt Thickener Replacement (2020 New)	4,642,000	319,751	2/30/2020	May 2040
Total New Debt		57,972,000	\$1,597,914		
Grand Total with New Debt		\$290,307,511	\$15,862,397		

Note: * Over collected debt payment from prior years due to timing of project expenditure projection.

Attachment: 20181108190333905 (7604 : Consideration of Proposal from Schenck SC for Sewer Utility Rate Study.*)

NEW Water
Green Bay Metropolitan Sewerage District
2019 Budget - Second Budget Workshop - September 26, 2018
Annual Capital

Item Description	Common to All - Municipal Only Amount	
Business Services		
<u>Information Technology</u>		
GBF: Replace PLC Input/Output Hardware	Common to All	\$ 125,000
Total Business Services		\$ 125,000
Operations		
<u>Maintenance</u>		
DPF: Air Handling Unit Replacement	Common to All	\$ 250,000
GBF: Replacement MCC - Administration Building ADP-1,-2; MCC-A1,-A2	Common to All	330,000
GBF: Replacement MCC - South Plant MCC-N1,-N2,-N3	Common to All	370,000
Total Operations		\$ 950,000
Technical Services		
<u>Engineering</u>		
MS 6,8, & 9 Rehabilitation	Municipal Only	\$ 435,000
Annual Manhole Rehabilitation	Municipal Only	50,000
Administration Building Office Space Upgrades	Common to All	1,350,000
Total Engineering		\$ 1,835,000
Total Technical Services		\$ 1,835,000
Environmental Programs		
<u>Laboratory</u>		
Automated BOD Analyzer	Common to All	\$ 38,000
Total Laboratory		\$ 38,000
Total Environmental Programs		\$ 38,000
Total Annual Capital Items		\$ 2,948,000

Attachment: 201811081903333905 (7604 : Consideration of Proposal from Schenck SC for Sewer Utility Rate Study.*)

NEW Water
Green Bay Metropolitan Sewerage District
2019 Budget - Second Budget Workshop - September 26, 2018
Allocation of Operation and Maintenance Costs

Expenses are first allocated to cost components (Flow, BOD, TSS, PHOS, TKN) and then allocated to Municipal and Mill customers based on projected annual wastewater flows and loadings.

ITEM	Total	Common to All					Municipal Only		Mill Only	
		Flow	BOD	TSS	PHOS	TKN	Flow	Industry	Flow	Direct
Salaries & Benefits										
Laboratory & Research & Environmental Services										
Operational Testing	\$ 806,498	\$ 84,910	\$ 72,780	\$ 54,584	\$ 36,390	\$ 42,455	\$ 127,365	\$ 145,560	\$ -	\$ 42,455
Water Quality Testing	907,817	907,817	0	0	0	0	0	0	0	0
Total Laboratory Services	\$ 1,514,315	\$ 992,727	\$ 72,780	\$ 54,584	\$ 36,390	\$ 42,455	\$ 127,365	\$ 145,560	\$ -	\$ 42,455
Treatment										
Pump Station	\$ 115,668	\$ 115,668	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Primary Treatment	155,414	155,414	0	0	0	0	0	0	0	0
Grit Removal	20,240	0	0	20,240	0	0	0	0	0	0
Aeration	222,954	0	111,477	0	0	111,477	0	0	0	0
Final & Chlorine Contact Basins	198,728	198,728	0	0	0	0	0	0	0	0
Filtration	29,613	29,613	0	0	0	0	0	0	0	0
Primary Thickeners	77,206	463	6,949	69,331	463	0	0	0	0	0
Waste Activated Sludge Thickeners	165,440	0	99,264	62,867	0	3,309	0	0	0	0
Dewatering - Belt Presses/Incineration	430,145	1,125	162,463	260,580	1,125	4,853	0	0	0	0
Primary Sludge	187,499	1,125	16,875	168,374	1,125	0	0	0	0	0
Secondary Sludge	242,646	0	145,588	92,205	0	4,853	0	0	0	0
Incineration	515,372	1,408	189,564	317,377	1,408	5,615	0	0	0	0
Primary Sludge	234,625	1,408	21,116	210,693	1,408	0	0	0	0	0
Secondary Sludge	280,747	0	168,448	106,684	0	5,615	0	0	0	0
Digestion	238,635	652	87,775	146,957	652	2,600	0	0	0	0
Struvite Harvesting	157,419	215	28,951	48,471	78,925	858	0	0	0	0
Power Generation	200,534	548	73,760	123,493	548	2,185	0	0	0	0
Solids, General	225,962	605	84,128	138,121	605	2,502	0	0	0	0
Total Treatment	\$ 2,753,330	\$ 504,439	\$ 844,331	\$ 1,187,437	\$ 83,725	\$ 133,397	\$ -	\$ -	\$ -	\$ -
Maintenance/Engineering										
Maintenance	\$ 2,378,801	\$ 741,207	\$ 617,119	\$ 458,007	\$ 10,686	\$ 383,363	\$ 123,698	\$ -	\$ 44,721	\$ -
Engineering	907,725	282,837	235,486	174,771	4,078	146,287	47,202	0	17,065	0
Total All Above	\$ 7,554,171	\$ 2,521,209	\$ 1,769,716	\$ 1,874,799	\$ 134,879	\$ 705,503	\$ 298,264	\$ 145,560	\$ 61,787	\$ 42,455
Business Services & Information Systems	\$ 2,196,134	\$ 747,362	\$ 524,597	\$ 555,747	\$ 39,982	\$ 209,132	\$ 88,414	\$ -	\$ 13,089	\$ 17,811
Total Salaries & Benefit Costs	\$ 9,750,305	\$ 3,268,571	\$ 2,294,312	\$ 2,430,546	\$ 174,862	\$ 914,635	\$ 386,678	\$ 145,560	\$ 74,876	\$ 60,266
Power										
Metro Pump	\$ 203,386	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 203,386	\$ -	\$ -	\$ -
Mill Pump	11,318	0	0	0	0	0	0	0	11,318	0
Secondary Effluent Pump	13,052	13,052	0	0	0	0	0	0	0	0
Process Air Compressors	586,785	0	381,410	0	0	205,375	0	0	0	0
Solids Building	202,370	565	73,389	125,687	565	2,164	0	0	0	0
Primary Sludge (40)	94,183	565	8,476	84,576	565	0	0	0	0	0
Secondary Sludge (60)	108,187	0	64,912	41,111	0	2,164	0	0	0	0
All Other Plant	489,909	152,650	127,094	84,326	2,201	78,953	25,475	0	9,210	0
Total Power	\$ 1,506,820	\$ 166,267	\$ 581,893	\$ 220,013	\$ 2,766	\$ 286,491	\$ 228,861	\$ -	\$ 20,528	\$ -
Fuel										
Fuel - Diesel for Generators	\$ 33,000	\$ 33,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building	126,173	39,314	32,732	24,293	567	20,334	6,561	0	2,372	0
Incineration & Process	165,548	462	60,035	102,818	462	1,770	0	0	0	0
Primary Sludge (40)	77,046	462	6,934	69,187	462	0	0	0	0	0
Secondary Sludge (60)	88,502	0	53,101	33,631	0	1,770	0	0	0	0
Total Fuel	\$ 324,721	\$ 72,776	\$ 92,768	\$ 127,111	\$ 1,029	\$ 22,104	\$ 6,561	\$ -	\$ 2,372	\$ -

NEW Water
Green Bay Metropolitan Sewerage District
2019 Budget - Second Budget Workshop - September 26, 2018
Allocation of Operation and Maintenance Costs

Expenses are first allocated to cost components (Flow, BOD, TSS, PHOS, TKN) and then allocated to Municipal and Mill customers based on projected annual wastewater flows and loadings.

ITEM	Total	Common to All					Municipal Only		Mill Only	
		Flow	BOD	TSS	PHOS	TKN	Flow	Industry	Flow	Direct
Chemicals										
Sodium Hypochlorite	\$ 96,160	\$ 96,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gravity Belt Polymer	76,800	0	46,080	29,184	0	1,536	0	0	0	0
Gravity Thickener Polymer	0	0	0	0	0	0	0	0	0	0
Belt Press Polymer	363,600	1,015	131,858	225,824	1,015	3,888	0	0	0	0
Primary Sludge (40)	169,219	1,015	15,230	151,959	1,015	0	0	0	0	0
Secondary Sludge (60)	194,381	0	116,628	73,865	0	3,888	0	0	0	0
Lime and Clay	0	0	0	0	0	0	0	0	0	0
Primary Sludge (40)	0	0	0	0	0	0	0	0	0	0
Secondary Sludge (60)	0	0	0	0	0	0	0	0	0	0
Sodium Bisulfite	56,200	56,200	0	0	0	0	0	0	0	0
Ferric Chloride	28,000	14,000	0	0	14,000	0	0	0	0	0
Odor Control	15,000	4,251	4,023	3,367	158	2,237	708	0	256	0
Magnesium Chloride	161,664	221	29,732	49,778	81,053	881	0	0	0	0
Sodium Hydroxide - Air Pollution	120,061	328	44,161	73,936	328	1,308	0	0	0	0
Sodium Hydroxide - Nutrient Removal	0	0	0	0	0	0	0	0	0	0
Activated Carbon	0	0	0	0	0	0	0	0	0	0
Aqua Ammonia	60,000	164	22,069	36,949	164	654	0	0	0	0
Other Chemicals	146,276	146,276	0	0	0	0	0	0	0	0
Total Chemicals	\$ 1,123,761	\$ 318,615	\$ 277,923	\$ 419,038	\$ 96,717	\$ 10,503	\$ 708	\$ -	\$ 256	\$ -
Maintenance & Repairs										
Maintenance & Repairs	\$ 1,812,411	\$ 564,727	\$ 470,183	\$ 348,956	\$ 8,142	\$ 282,085	\$ 94,245	\$ -	\$ 34,073	\$ -
All Other Expenses										
Solid Waste	\$ 283,828	\$ 793	\$ 102,929	\$ 176,279	\$ 793	\$ 3,035	\$ -	\$ -	\$ -	\$ -
Primary Sludge (40)	132,094	793	11,886	118,620	793	0	0	0	0	0
Secondary Sludge (60)	151,734	0	91,041	57,659	0	3,035	0	0	0	0
DNR Environmental Fees	131,000	956	44,101	46,528	29,581	9,834	0	0	0	0
Other Miscellaneous	4,303,150	1,340,812	1,116,341	828,515	19,331	693,487	223,764	0	80,899	0
Biogas Treatment	19,500	53	7,173	12,009	53	212	0	0	0	0
Total All Other	\$ 4,737,478	\$ 1,342,614	\$ 1,270,544	\$ 1,063,331	\$ 49,758	\$ 706,569	\$ 223,764	\$ -	\$ 80,899	\$ -
Total Treatment Plant O & M	\$ 19,255,496	\$ 5,733,570	\$ 4,987,623	\$ 4,608,994	\$ 333,274	\$ 2,232,386	\$ 940,818	\$ 145,560	\$ 213,005	\$ 60,266
Field Services O & M										
Pretreatment	\$ 190,639	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,639	\$ -	\$ -
Municipal Interceptors	892,096	0	0	0	0	0	892,096	0	0	0
Mill Interceptors	2,452	0	0	0	0	0	0	0	2,452	0
Fox River Fiber Force Main	19,541	0	0	0	0	0	0	0	0	19,541
Municipal Metering Stations	241,866	0	0	0	0	0	241,866	0	0	0
Mill Metering Stations	26,488	0	0	0	0	0	0	0	0	26,488
Municipal Lift Stations	342,326	0	0	0	0	0	342,326	0	0	0
Subtotal	\$ 1,715,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,476,288	\$ 190,639	\$ 2,452	\$ 46,029
All Other (Field Services Salaries after distribution)	424,522	0	0	0	0	0	365,346	47,179	607	11,391
Total Interceptor System O & M	\$ 2,139,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,841,634	\$ 237,818	\$ 3,059	\$ 57,420
Total O & M Costs	\$ 21,395,426	\$ 5,733,570	\$ 4,987,623	\$ 4,608,994	\$ 333,274	\$ 2,232,386	\$ 2,782,452	\$ 383,377	\$ 216,064	\$ 117,686
Distribution to Participants										
MUNICIPAL	\$ 19,880,609	\$ 5,124,894	\$ 4,867,547	\$ 4,188,589	\$ 331,721	\$ 2,202,030	\$ 2,782,452	\$ 383,377	\$ -	\$ -
FOX RIVER FIBER	42,442	0	0	0	0	0	0	0	0	42,442
PROCTER & GAMBLE	1,472,375	608,676	120,076	420,406	1,553	30,356	0	0	216,064	75,244
Total	\$ 21,395,426	\$ 5,733,570	\$ 4,987,623	\$ 4,608,994	\$ 333,274	\$ 2,232,386	\$ 2,782,452	\$ 383,377	\$ 216,064	\$ 117,686

Note: Other Miscellaneous summarizes expenses of contracted services, office & administrative, equipment, plant and property insurance, supplies employee training, & development, and travel & meetings.

Attachment: 20181108190333905 (7604 : Consideration of Proposal from Schenck SC for Sewer Utility

NEW Water
Green Bay Metropolitan Sewerage District
2019 Budget - Second Budget Workshop - September 26, 2018
Interceptor System O & M

Account Name	Maintenance	Field Services	Procter & Gamble Meter Station	Procter & Gamble Interceptor	Fox River Fiber Force Main	Total
Salaries - Procter & Gamble (P&G) Interceptor	\$ -	\$ 1,177		\$ 1,177		\$ 1,177
Benefits - P&G Interceptor	-	375		375		375
Salaries - P&G Meter Station	2,831	10,592	13,423			13,423
Benefits - P&G Meter Station	901	3,372	4,273			4,273
Salaries - Fox River Fiber - Force Main	-	4,708			4,708	4,708
Benefits - Fox River Fiber - Force Main	-	1,499			1,499	1,499
Salaries - Fox River Fiber - Meter Station	600	8,238			8,838	8,838
Benefits - Fox River Fiber - Meter Station	191	2,623			2,814	2,814
Repair & Maintenance (R & M) - P&G Interceptor			-	900		900
R & M - P&G Meter Station			7,352			7,352
Phones - P&G			1,440			1,440
Power - P&G			-			-
R & M - Force Main					1,610	1,610
R & M - Meter Station					72	72
Chemicals					-	-
Total	\$ 4,523	\$ 32,584	\$ 26,488	\$ 2,452	\$ 19,541	\$ 48,481

Account Name	Maintenance	Field Services	GBMSD Meter Stations	GBMSD Interceptors	Lift Station	Pretreatment
Salaries - Pretreatment	\$ -	\$ 134,619				\$ 134,619
Salaries - GBMSD Interceptors	3,282	87,799		91,081		
Salaries - GBMSD Meter Stations	-	91,800	91,800			
Salaries - East Bayshore Lift Stations	28,137	39,545			67,682	
Salaries - East River Lift Station	12,715	14,123			26,838	
Salaries - Old Plank Lift Station	3,370	7,297			10,667	
Salaries - Interplant Force Main	-	12,240		12,240		
Salaries - Chemical Feed Building	-	2,354	2,354			
Benefits - Pretreatment	-	42,860				42,860
Benefits - GBMSD Interceptors	1,045	27,953		28,998		
Benefits - GBMSD Meter Stations	-	29,227	29,227			
Benefits - East Bayshore Lift Stations	8,958	12,590			21,548	
Benefits - East River Lift Station	4,048	4,496			8,544	
Benefits - Old Plank Lift Station	1,073	2,323			3,396	
Benefits - Interplant Force Main	-	3,897		3,897		
Benefits - Chemical Feed Building	-	749	749			
Pretreatment Program						13,160
R & M - East Bayshore System Lift Stations					35,790	
R & M - East Bayshore Force Main					1,300	
R & M - East River Lift Station					11,596	
R & M - GBMSD Interceptors - Field Services				47,100		
R & M - GBMSD Interceptors - Engineering				705,000		
R & M - Old Plank Lift Station					6,600	
R & M - Interplant Force Main				3,780		
R & M - GBMSD Meter Stations			62,580			
R & M - Chemical Feed Building			1,396			
Phones - Meter/Lift Stations			34,360			
Phones - Chemical Feed Building			-			
Power - Meter Stations			18,000			
Power - Chemical Feed Building			1,400			
Power - Old Plank Lift Station					1,425	
Power - East Bayshore Lift Stations					25,500	
Power - East River Lift Station					33,000	
Water - East River Lift Station					1,600	
Chemicals - Old Plank Lift Station					4,500	
Chemicals - De Pere Conveyance					47,320	
Chemicals - Chemical Feed Building					-	
Chemicals - Bayshore Interceptor					35,120	
Total			\$ 241,866	\$ 892,096	\$ 342,326	\$ 190,639

Attachment: 20181108190333905 (7604 : Consideration of Proposal from Schenck SC for Sewer Utility Rate Study.*)

NEW Water
Green Bay Metropolitan Sewerage District
2019 Budget - Second Budget Workshop - September 26, 2018
Salaries and Benefits before Distribution

Description	Commission	Business Services	Laboratory & Research	Treatment	Maintenance	Engineering	Information Technology	Field Services	Environmental Programs	Total
Gross Salaries	\$ 2,500	\$ 1,131,832	\$ 578,670	\$ 2,019,027	\$ 1,793,289	\$ 707,190	\$ 560,314	\$ 741,685	\$ 588,193	\$ 8,122,698
Long Term Disability	-	4,981	2,841	9,511	8,892	3,462	2,824	3,513	2,802	38,827
Dental Insurance	-	10,029	7,322	21,713	21,182	6,975	6,606	4,915	3,055	81,797
Health Insurance	-	153,589	100,262	295,064	300,787	75,364	78,226	91,009	44,074	1,138,375
Life Insurance	-	3,732	984	5,386	6,178	2,716	2,653	1,720	1,365	24,734
Wisconsin Retirement	-	68,729	35,375	126,079	113,407	45,518	36,112	46,862	35,687	507,768
FICA & Medicare	191	82,011	44,268	152,376	137,187	53,279	42,864	56,739	44,597	613,512
Worker's Compensation	6	4,488	16,724	58,350	51,826	13,221	1,289	21,435	5,858	173,197
Uniforms	-	-	2,238	12,492	13,204	-	-	3,100	-	31,034
Employee Assistance	-	3,158	-	-	-	-	-	-	-	3,158
Wellness Program	-	-	-	53,332	-	-	-	-	-	53,332
Totals	\$ 2,697	\$ 1,462,549	\$ 788,684	\$ 2,753,330	\$ 2,445,952	\$ 907,725	\$ 730,888	\$ 970,978	\$ 725,631	\$ 10,788,434

Green Bay Metropolitan Sewerage District
2019 Budget - Second Budget Workshop - September 26, 2018
Salaries and Benefits after Distribution to Interceptors & Meter Stations

Description	Commission	Business Services	Laboratory Services	Treatment	Maintenance	Engineering	Information Technology	Field Services	Environmental Programs	Total
Gross Salaries	\$ 2,500	\$ 1,131,832	\$ 578,670	\$ 2,019,027	\$ 1,742,354	\$ 707,190	\$ 560,314	\$ 327,193	\$ 588,193	\$ 7,657,273
Long Term Disability	-	4,981	2,841	9,511	8,648	3,462	2,824	1,531	2,802	36,601
Dental Insurance	-	10,029	7,322	21,713	20,669	6,975	6,606	741	3,055	77,110
Health Insurance	-	153,589	100,262	295,064	293,649	75,364	78,226	32,919	44,074	1,073,147
Life Insurance	-	3,732	984	5,386	6,023	2,716	2,653	458	1,365	23,317
Wisconsin Retirement	-	68,729	35,375	126,079	110,223	45,518	36,112	7,324	35,687	465,047
FICA & Medicare	191	82,011	44,268	152,376	133,290	53,279	42,864	35,689	44,597	588,565
Worker's Compensation	6	4,488	16,724	58,350	50,740	13,221	1,289	15,568	5,858	166,244
Uniforms	-	-	2,238	12,492	13,204	-	-	3,100	-	31,034
Employee Assistance	-	3,158	-	-	-	-	-	-	-	3,158
Wellness Program	-	-	-	53,332	-	-	-	-	-	53,332
Totals	\$ 2,697	\$ 1,462,549	\$ 788,684	\$ 2,753,330	\$ 2,378,801	\$ 907,725	\$ 730,888	\$ 424,522	\$ 725,631	\$ 10,174,827

NEW Water
Green Bay Metropolitan Sewerage District
2019 Budget - Second Budget Workshop - September 26, 2018
Employees Headcount Report

DIVISIONS AND DEPARTMENTS	DEPARTMENT	2018 BUDGET HEADCOUNT	2019 BUDGET HEADCOUNT
Business Services including Non-Departmental *		13	13
Laboratory & Research		8	8
Treatment including Health and Safety		25	24
Maintenance		24	23
Engineering		7	7
Information Technology		6	6
Field Services		9	9
Watershed Management		4	5
Regulatory Compliance		1	1
Total Headcount without Commissioners **		97	96
Commissioners		5	5

Positions Changes

Division	Department	
Operations	Maintenance	Eliminated Maintenance Mechanic Position
Operations	Treatment	Eliminated Operations Project Coordinator
Environmental Programs	Watershed Management	Added Grant and Contract Specialist

Notes:

* Non-Departmental Division includes Executive Director & Human Resources

** Total Full-Time and Part-Time positions

Divisions and Departments classification for referencing

<u>BUSINESS SERVICES</u>	<u>TECHNICAL SERVICES</u>	<u>OPERATIONS</u>	<u>ENVIRONMENTAL PROGRAMS</u>	<u>NON-DEPARTMENTAL</u>
Accounting	Engineering	Maintenance	Watershed Management	Commission
Public Affairs and Education	Field Services	Treatment	Regulatory Compliance	District Wide
Information Technology		Health and Safety	Laboratory & Research	Executive Director and HR
Administrative Services			Sustainability	Procter & Gamble
				Fox River Fiber

Definition of Positions

Regular Full-time Employee – Individuals who work 40 hours per week for an extended period of time and have successfully completed a probationary period.

Regular Part-time Employee – Individuals who work less than 40 hours per week for an extended period of time.

NEW Water
Green Bay Metropolitan Sewerage District
2019 Budget - Second Budget Workshop - September 26, 2018
OUT-OF-AREA TRAVEL - Outside EPA Region 5 (Wisconsin, Minnesota, Illinois, Ohio, Indiana, Michigan)

Title	Division	Event
Director of Business Services	Business Services	National Association of Clean Water Agencies (NACWA) Winter Conference - Albuquerque, NM
Accounting Manager	Business Services	Institute of Management Accountants (IMA) Conference, TBD
Public Affairs & Education Coordinator	Business Services	Public Relations Society of America (PRSA) - Communication Conference, TBD
Information Technology Manager	Business Services	Microsoft Ignite Conference, Orlando, FL
System Administrator	Business Services	Microsoft Ignite Conference, Orlando, FL
System Administrator	Business Services	System Administration, Network and Security Institute (SANS) Cybersecurity Training, Scottsdale, AZ
Project Manager	Technical Services	Water Environment Federation (WEF) Residuals & Biosolids Conference, Fort Lauderdale, FL
Project Manager	Technical Services	Thermal Oxidation Conference - TBD
Field Service Manager	Technical Services	Water Environment Federation (WEF) Collection System Conference, Indianapolis, IN
Pretreatment Coordinator	Technical Services	National Association of Clean Water Agencies (NACWA) Pretreatment Seminar, TBD
Treatment Manager	Operations	Water Environment Federation (WEF) Residuals & Biosolids Conference, Fort Lauderdale, FL
Treatment Leader	Operations	Water Environment Federation (WEF) Residuals & Biosolids Conference, Fort Lauderdale, FL
Treatment Leader	Operations	Water Environment Federation (WEF) Nutrient Removal and Recovery Conference, TBD
Treatment Manager	Operations	Water Environment Federation (WEF) Utility Management Conference, Nashville, TN
Executive Director	Non-Departmental	National Association of Clean Water Agencies (NACWA) Winter Conference - Albuquerque, NM
Executive Director	Non-Departmental	US Water Alliance Conference, Austin, TX
Executive Director	Non-Departmental	National Association of Clean Water Agencies (NACWA) Environmental Policy - Washington, DC
Executive Director	Non-Departmental	National Association of Clean Water Agencies (NACWA) Leadership Meeting - Miami, FL
Executive Director	Non-Departmental	Environmental Protection Agency (EPA) Meeting - Washington, DC
Executive Director	Non-Departmental	Other Meetings - TBD
Commissioner	Non-Departmental	National Association of Clean Water Agencies (NACWA) Winter Conference - Albuquerque, NM
Watershed Programs Manager	Environmental Programs	Healthy Soils for Healthy Waters - Ames, Iowa
Water Specialist	Environmental Programs	International Association of Great Lakes Research, (IAGLR), Brock Port, NY
Water Resources Specialist	Environmental Programs	International Association of Great Lakes Research, (IAGLR), Brock Port, NY
Water Resources Specialist	Environmental Programs	Global Lake Ecological Observatory Network - TBD

Attachment: 20181108190333905 (7604 : Consideration of Proposal from Schenck SC for Sewer Utility Rate Study.*)

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**GREEN BAY METROPOLITAN SEWERAGE DISTRICT
2018 BUDGET: 5-YEAR CAPITAL INVESTMENT PLAN**

2019 Budget - Second Budget Workshop - September 26, 2018	2019	2020	2021	2022	2023
MAJOR CAPITAL: WASTEWATER TREATMENT FACILITIES					
GBF: Blower System Efficiency Upgrade	-	-	-	205,000	4,635,000
GBF: R2E2 Solids Management Project	3,135,000	-	-	-	-
GBF: Metro & Mill Pumping and Plant Drain Systems Upgrades	-	100,000	340,000	5,905,000	5,925,000
GBF: Gravity Belt Thickener Replacement	281,000	4,436,000	-	-	-
GBF: Reclaimed Water System ** See Notes **	1,690,000	1,700,000	-	-	-
DPF: Service Water System Rehabilitation/Replacement	100,000	1,320,000	-	-	-
DPF: Primary Substation & Emergency Generator	9,455,000	-	-	-	-
DPF: Blower Replacement Project	-	-	-	-	-
DPF: 1st Stage RAS Pumping System Replacement	-	-	-	-	-
DPF: 2nd Stage Secondary System Upgrade	-	-	-	-	-
DPF: Effluent Filter Upgrade (Long Term)	-	-	-	-	-
DPF: Scum Handling Improvements	-	-	-	-	-
GBF & DPF: Clarifier Rehabilitation	600,000	4,530,000	5,330,000	8,330,000	-
GBF: Primary Clarifier Odor Control	-	-	330,000	7,375,000	-
GBF & DPF: Headworks Upgrades	-	-	340,000	3,850,000	5,750,000
GBF: Maintenance Building Addition	-	300,000	1,100,000	1,600,000	-
Interplant Wastewater Force Main - Phase 2	-	-	-	36,000	848,000
GBF: Phosphorus Upgrade (60 mgd Ballasted Flocculation)	-	-	-	-	-
DPF: Tertiary Filter Replacement	351,000	3,516,000	4,212,000	-	-
DPF: Tertiary Enhancement - Chemical Coagulation and Sedimentation	-	-	-	-	-
DPF: Phosphorus Upgrade	-	-	-	-	-
TOTAL WASTEWATER TREATMENT FACILITIES	15,612,000	15,902,000	11,652,000	27,301,000	17,158,000
MAJOR CAPITAL: INTERCEPTORS					
Dutchman Creek Interceptor Upgrade & Rehabilitation	-	-	-	-	-
Scott Bayshore Interceptor Rehabilitation	-	-	-	-	-
Ninth Street Interceptor Rehabilitation ** See Notes **	125,000	2,968,000	-	-	-
East River Interceptor Rehabilitation ** See Notes **	55,000	3,768,000	-	-	-
West Fox River Interceptor Relay and Rehabilitation	-	-	-	209,000	4,956,000
Ninth Street Interceptor Extension - American Drive	-	1,250,000	-	-	-
Fox River Crossing Rehabilitation	-	67,000	1,568,000	-	-
East Fox River Interceptor Rehabilitation	-	119,000	2,816,000	-	-
Quincy Street Interceptor Improvements	-	-	-	-	-
Northeast Interceptor Rehabilitation	-	-	-	-	-
Southeast Interceptor Rehabilitation	-	-	-	-	-
West Tower Drive Interceptor Rehabilitation	-	-	-	-	70,000
Quincy Street 2 Interceptor Rehabilitation	-	-	-	-	-
East River Bellevue Interceptor Rehabilitation	-	-	-	-	-

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**GREEN BAY METROPOLITAN SEWERAGE DISTRICT
2018 BUDGET: 5-YEAR CAPITAL INVESTMENT PLAN**

2019 Budget - Second Budget Workshop - September 26, 2018	2019	2020	2021	2022	2023
East Tower Drive Interceptor Rehabilitation Phase 3	-	-	-	-	-
Scott-Bayshore Interceptor Rehabilitation	-	-	-	-	-
Duck Creek Interceptor Rehabilitation	-	-	-	-	-
Lawrence Sewers Upsizing	-	-	-	-	-
East Bayshore System Relief & Replacement	-	-	-	-	150,000
East Tower Drive Interceptor Rehabilitation - Phase 1	-	-	-	-	60,000
East Tower Drive Interceptor Rehabilitation - Phase 2	-	-	-	-	-
Bayview Interceptor Upsizing	-	-	-	-	-
Bayview Interceptor Replacement	-	-	-	-	-
Charles Street Interceptor Upsizing	-	-	-	-	-
East River Lift Station - Upsizing & Rehabilitation	-	-	77,000	1,823,000	-
East Bayshore Lift Stations - Replacement	-	-	35,000	520,000	-
TOTAL INTERCEPTORS, METER STATIONS & LIFT STATIONS	180,000	8,168,000	4,515,000	2,552,000	5,236,000
DEPARTMENT ANNUAL CAPITAL INVESTMENTS					
MAINTENANCE SECTION					
GBF: Replace (2) 1,200 amp breakers in the main substation	-	-	-	-	-
GBF: Replace hydraulic elevator cylinders (Compressor Bldg)	-	-	-	-	-
GBF: Replace all GBF Roadway and Parking Lights	-	-	-	-	-
GBF: Replace 11 N-Con Samplers at GBF	-	-	-	-	-
GBF: Replace membrane diffusers in GBF North Bio #4	-	-	-	-	-
GBF: Replace air compressors and desiccant dryers	-	-	-	-	-
GBF: Extend TCW to SHT air compressors	-	-	-	-	-
GBF: Install BFP floor audible alarms (Phone, Rockwell, Diggers)	-	-	-	-	-
GBF: Upgrade fluorescent lighting in remaining offices and plant	-	-	-	-	-
GBF: Security enhancement replacements (update Vulnerability Assessment)	-	-	-	-	-
GBF: Replace scum & grease transfer pumps, drives & controls	-	-	-	-	-
GBF: Replace MCC - Center Mechanical MCC-B2, -B2A, -B2B	-	-	-	-	-
GBF: Replace MCC - West Mechanical MCC-B1, -B1A	-	-	-	-	-
GBF: Replace MCC - Administration Building ADP-1, -2, MCC-A1, -A2	330,000	-	-	-	-
GBF: Replace MCC - South Plant MCC-N1, -N2, -N3	370,000	-	-	-	-
GBF: Replace MCC - Compressor Building MCC-C1	-	-	-	-	-
GBF: Replace MCC - Septage/Old Centrifuge MCC-F13	-	-	-	-	-
GBF: Replace UPS-A1 systems (3 units)	-	-	-	-	-
GBF: Replace UPS systems plantwide	-	-	-	-	-
GBF & DPF: Liquids Instrumentation Package Replacement	-	-	-	-	-
GBF: Solids Instrumentation Package Replacement	-	-	-	-	-
DPF: Replace outdated MCCs	-	125,000	-	-	-
DPF: Install online sulfide monitoring of Fox River Fiber discharge	-	-	-	-	-
DPF: Replace first stage RAS pump bases in Blower Building #2	-	-	-	-	-
DPF: Upgrade fluorescent lighting in offices and plant	-	-	-	-	-
DPF: Replace diffuser socks in aeration system (10-year rotation)	-	-	67,000	-	-
DPF: Move polymer pumps to BFP garage for hook up to tote tanks	-	-	-	-	-
DPF: Replace security & process cameras (10-year rotation)	-	-	-	-	-
DPF: Replace control air compressors & dryers	-	-	-	-	-
DPF: Install odor controls for PTU and clarifier basins	-	-	-	-	-
GBF: Overhaul gravity belt thickeners	-	-	-	-	-
GBF: Replace Air Handling Units	-	432,000	527,000	230,000	-
GBF: Replace Air Handling Units installed in 1994	-	-	-	-	-
GBF: Replace roof - Administration Building	-	-	-	-	-
GBF: Replace roof - Thickening Building	-	-	-	-	-
GBF: Replace roof - Compressor Building	-	-	-	-	-
GBF: Replace roof - Pump Station	-	-	-	-	-
GBF: Replace roof - South Complex Buildings	-	-	-	-	-
GBF: Replace roof - Mechanical Building (3)	-	-	-	-	-
GBF: Replace roof - Main Substation, Pole Building, N&S	-	-	-	-	-
GBF: Replace roof - Maintenance Building	-	-	-	-	-
GBF: Replace roof - Headworks Building	-	-	-	-	-
DPF: Replace roof - Blower Building No. 1	-	-	-	-	-
DPF: Replace roof - Gravity Filter Building	-	-	-	-	-
DPF: Replace roof - Sludge Control Tank Building	-	-	79,000	-	-
DPF: Replace roof - Maintenance Building	-	-	-	-	-
DPF: Replace roof - Electrical Building 1	-	-	-	-	-

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**GREEN BAY METROPOLITAN SEWERAGE DISTRICT
2018 BUDGET: 5-YEAR CAPITAL INVESTMENT PLAN**

2019 Budget - Second Budget Workshop - September 26, 2018	2019	2020	2021	2022	2023
DPF: Replace roof - Electrical Building 2	-	-	-	-	-
DPF: Replace roof - Electrical Building 3	-	-	-	-	-
DPF: Replace roof - Electrical Building 4	-	-	-	-	-
DPF: Replace roof - Influent Pump Station	-	-	-	-	-
DPF: Replace roof - Service Building	-	-	-	-	-
DPF: Replace roof - Grit Building 2	-	-	-	-	-
DPF: Replace roof - Blower Building No. 2	-	-	-	-	-
DPF: Replace roof - Administration Building	-	-	-	-	-
CFB: Replace roof - Intermediate Chemical Feed Building	-	-	-	-	-
MS: Replace roof - MS 1	-	-	-	-	-
MS: Replace roof - MS 2	-	-	-	-	-
MS: Replace roof - MS 3 (East River Lift Station)	-	-	-	-	-
MS: Replace roof - MS 4	-	-	-	-	-
MS: Replace roof - MS 5	-	-	-	-	-
MS: Replace roof - MS 6	-	-	-	-	-
MS: Replace roof - MS 9	-	-	-	-	-
MS: Replace roof - MS 14	-	-	-	-	-
MS: Replace roof - MS 14A (Royal Scott Sanitary District)	-	-	-	-	-
MS: Replace roof - MS 14C (Village of Luxemburg)	-	-	-	-	-
MS: Replace roof - MS 15	-	-	-	-	-
MS: Replace roof - MS P&G	-	-	-	-	-
GBF: Replace Thickening Building Skylights	-	-	-	-	-
Vehicle ID# 101 Replacement (Utilities)	-	-	-	-	-
Vehicle ID# 102 Replacement (Admin)	-	-	-	-	-
Vehicle ID# 104 Replacement (Treatment)	-	-	-	-	-
Vehicle ID# 105 Replacement (Admin)	-	-	-	-	-
Vehicle ID# 107 Replacement (Field Services)	-	-	-	63,000	-
Vehicle ID# 109 Replacement (E&I)	-	-	-	-	-
Vehicle ID# 110 Replacement (Watershed)	-	-	-	-	-
Vehicle ID# 111 Replacement (Field Services)	-	40,000	-	-	-
Vehicle ID# 112 Replacement (Mechanics)	-	-	-	-	-
Vehicle ID# 113 Replacement (Utilities)	-	-	-	-	-
Vehicle ID # 114 Replacement (Utilities)	-	-	-	-	-
Vehicle ID# 115 Replacement (Field Services)	-	-	-	-	-
Vehicle ID# 118 Replacement (Admin)	-	-	-	-	-
Vehicle ID# 119 Replacement (Field Services)	-	-	-	-	-
Vehicle ID# 120 Replacement (E&I)	-	-	-	-	-
GBF: Replace Incinerator 2, Hearth 2	-	-	-	-	-
GBF: Replace Parking Lot Lighting	-	-	-	-	-
GBF: Replace North Final Clarifier Lighting	-	-	-	-	-
GBF: Simplex Access Control Basin Complex	-	-	-	-	-
GBF: TEF Line Repainting	-	-	-	-	-
Air Relief Vault Repainting	-	-	-	-	-
DPF: Actuated Slide Gates & Basin Drains	-	-	200,000	-	-
DPF: Property Acquisition	-	-	-	-	-
DPF: Ferric Chloride Addition	-	-	-	-	-
GBF: Aerallon Compressor Controls Upgrade	-	-	-	-	-
GBF: Pump Station Transformer Security/Protection/Isolation	-	-	-	-	-
GBF: Replacement of MCC-B7 East Mechanical	-	-	-	-	-
GBF: Replace South Complex RAS Pump VFDs	-	-	-	-	-
DPF: Medium Voltage Line Testing	-	-	-	-	-
EBS: Lift Station Painting	-	-	-	-	-
EBS: Lift Station exterior & interior painting	-	-	-	-	-
GBF: Rewind influent pump magnetic couplings	-	-	-	-	-
EBS: Add-A-Phase replacement with VFDs	-	-	-	-	-
IPFM: Air Relief Vault Painting	-	-	-	-	-
GBF: Replace 3 Mill Waste Pump suction valves	-	-	-	-	-
IFM: Air Relief Vault Painting	-	-	-	-	-
GBF: Air Compressor Replacement	-	-	400,000	-	-
DPF: Air Handling Unit Replacement	250,000	-	-	-	-
GBF: Power Roof Vent Replacement	-	375,000	-	-	-
DPF: Power Roof Vent Replacement	-	125,000	-	-	-
GBF: Tunnel Unit Heater Replacement Phase 1	-	-	-	-	-
GBF: Tunnel Unit Heater Replacement Phase 2	-	50,000	-	-	-
GBF: Tunnel Unit Heater Replacement Phase 3	-	-	50,000	-	-
DPF: Tunnel Unit Heater Replacement	-	-	-	50,000	-
GBF: Transformer Replacement Project	-	125,000	-	-	-
GBF: Administration Building Heat Loop Exchanger	-	-	-	-	-
GBF: SW Pump Replacement	-	-	400,000	-	-
DPF: Process Air Blowers - HST Upgrades	-	-	-	-	-
GBF: Aeration Basin Access Ladders	-	-	-	-	-
GBF: Tunnel Lighting Upgrades	-	-	-	-	-
GBF: Basin Complex Walkway Concrete Rehabilitation	-	-	-	-	-
DPF: Process Air Blowers - HST Upgrades Phase 2 (HST #4,6)	-	-	-	-	-
GBF: Perimeter Fence Replacement	-	141,000	-	-	-
Maintenance Section subtotal	950,000	1,413,000	1,713,000	343,000	-

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**GREEN BAY METROPOLITAN SEWERAGE DISTRICT
2018 BUDGET: 5-YEAR CAPITAL INVESTMENT PLAN**

2019 Budget - Second Budget Workshop - September 26, 2018	2019	2020	2021	2022	2023
INFORMATION TECHNOLOGY SECTION					
GBF: Wireless Network Communication	-	-	-	-	-
GBF: Wireless Network Communication Phase II	-	-	-	-	-
DPF: Wireless Network Communication	-	-	-	-	-
DPF: Fiber Optic Network Enhancement/Upgrade	-	-	-	-	-
GBF: Fiber Optic Network Enhancement/Upgrade	-	-	80,000	-	-
GBF: Building Network Cabling Enhance/Upgrade	-	-	45,000	-	-
GBF: County Wide Radio Communications	-	-	-	-	50,000
GBF: County Wide Radio Communications Phase II	-	-	-	-	50,000
GBF: Replace Headworks SLC Automation System	-	-	-	-	-
GBF: Replace PLC Input/Output Hardware	125,000	125,000	125,000	125,000	-
GBF & DPF: SCADA HMI Software Replacement	-	-	-	-	-
GBF & DPF: SCADA Historian Software Replacement	-	-	-	-	-
GBF: Continuous Emissions Monitoring (CEM)	-	-	-	-	-
GBF: RBAM - Computerized Maintenance Management System	-	-	-	-	-
GBF: Laboratory Information Management System	-	-	-	-	450,000
GBF: HR/Payroll Software System	-	-	-	-	-
GBF: & DPF: Time and Attendance System	-	-	-	-	-
GBF: Financial Software Replacement/Upgrade	-	-	-	-	-
GBF: Audio/Visual Rm Equipment Replacement	-	-	-	-	-
GBF & DPF: Telephone System	-	150,000	-	-	-
GBF: Campus Paging System	-	-	-	-	-
GBF & DPF: Disaster Recovery/Backup System	-	-	-	-	75,000
GBF: eDocs, Imaging/ Management/Collaboration	-	-	-	-	80,000
GBF & DPF: Copiers/Scanners	-	-	-	-	-
GBF: Interceptor Modeling Software	-	-	-	-	-
Information Technology Section subtotal	125,000	275,000	250,000	125,000	715,000
ENGINEERING SECTION					
Highway 41 Accommodations - WTD & BVI Relocations (10% of total project cost after DOT reimbursement)	-	-	-	-	-
Manhole Castings Replacement - De Pere Basin	-	-	-	-	-
GBF Major Onsite Sewer Inspections	-	-	-	-	-
Water Station #1 Flow Tube and Flow Meter Replacement	-	90,000	-	-	-
Pittsfield-Suamico Town Line Extension	-	-	-	-	-
Ninth Street Interceptor, 30-inch lining section near Suburban Drive	-	-	-	-	-
DPF: Abandon Old West Side Interceptor	-	-	-	-	-
Duck Creek Interceptor-North Leg Relocation (5% of total project cost after DOT reimbursement)	-	-	-	-	-
Swan Road Interceptor Extension (Relocated to Major Capital Interceptors)	-	-	-	-	-
DPF: Demolish Solids Building & MS11A	-	-	-	-	-
DPF: Effluent Filter Rehab & Upgrades	-	-	-	-	-
GBF: Pump Station Duct Bank	-	-	-	-	-
MS 6, 8, & 9 Rehabilitation	435,000	-	-	-	-
ERLS: HVAC Improvements	-	-	-	-	-
Annual Manhole Rehabilitation	50,000	50,000	50,000	50,000	50,000
East River Interceptor Abandoned Segments	-	-	-	-	-
Administration Building Office Space Upgrades	1,350,000	-	-	-	-
Engineering Services Section subtotal	1,835,000	140,000	50,000	50,000	50,000
WATERSHED MANAGEMENT SECTION					
Environmental lands easement or title purchase - Pilot Demonstration Project	-	-	-	-	-
Replace "Bay Guardian" workboat (Delivered In 2011; 30-year service life)	-	-	-	-	-
Watershed Management Section subtotal	-	-	-	-	-
FIELD SERVICES SECTION					
MS-01 Flow Tube Replacement	-	-	-	-	-
MS-02 Flow Tube Replacement	-	-	-	-	-
MS-04 Flow Tube Replacement	-	-	-	-	-
MS-05 Flow Tube Replacement	-	100,000	-	-	-
MS-13 Flow Tube Replacement	-	-	-	-	-
MS-14 Flow Tube Replacement	-	-	-	-	-
MS-15 Flow Tube Replacement	-	-	-	-	-
MS-06 Flume Replacement	-	-	-	-	-
MS-08 Flume Replacement	-	-	-	-	-
MS-09 Flume Replacement	-	-	-	-	-
P&G Flume Replacement	-	-	-	-	-
LIR Station alarm notification system	-	-	-	-	200,000
Billing Program Design & Implementation	-	-	-	-	-
ERLS - Grinder system	-	250,000	-	-	-
ERLS - Ozone unit replacement	-	-	-	-	-
Concrete slab in pole bldg, FS storage	-	-	-	-	-
Mill Waste Interplant Pipeline Upgrade for Pigging	-	-	-	-	-
Duck Creek - North Leg Metering	-	-	-	-	-

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**GREEN BAY METROPOLITAN SEWERAGE DISTRICT
2018 BUDGET: 6-YEAR CAPITAL INVESTMENT PLAN**

2019 Budget - Second Budget Workshop - September 26, 2018	2019	2020	2021	2022	2023
Belmont Road Metering	-	-	-	-	-
Cellular Telemetry for Air Relief Vaults	-	-	-	-	-
Replace Godwin 6-Inch Dri-Prime Bypass Pump	-	-	-	-	-
Abandon Meter Station 11A	-	-	-	-	-
Field Services Section subtotal	-	350,000	-	-	200,000
LABORATORY & RESEARCH SECTION					
Laboratory Information System	-	-	-	-	-
Ion Chromatography System	-	-	-	-	-
Lachat Auto Analyzer 1 (TP, TKN)	-	-	-	-	-
Lachat Auto Analyzer 2 (NH3, OP, NO3)	-	-	-	-	-
Lachat Auto Analyzer 3 (Low level P)	-	-	-	-	-
Metals Lab: PE ICP	-	-	-	-	-
Organics Lab: Thermo Finnegan TRACE DSQ GC/MS (VOA)	-	-	-	-	-
Organics Lab: VOA Purge & Trap System	-	-	-	-	-
BOD Incubator	-	-	-	-	-
Refrigerator Replacement	-	-	-	-	-
Lachat Auto Analyzer Upgrade	-	-	-	-	-
Automated BOD Analyzers	38,000	-	38,000	-	-
Laboratory Services Section subtotal	38,000	-	38,000	-	-
ANNUAL CAPITAL RENEWAL & REPLACEMENT					
Wastewater Treatment Facility Renewal & Replacement (See Tab R&R 6-20)	-	-	-	-	-
Interceptor Renewal & Replacement (See Tab R&R 6-20)	-	-	-	-	-
TOTAL ANNUAL CAPITAL INVESTMENTS	2,948,000	2,178,000	2,051,000	518,000	965,000
TOTAL CAPITAL INVESTMENTS	18,740,000	26,248,000	18,218,000	30,371,000	23,359,000

Notes:

Major Capital - Treatment Facilities GBF Reclaimed Water System project: Funded via contributed capital from Brown County and/or Industrial Customer.

Major Capital - Interceptors: Ninth Street Interceptor Rehabilitation project: \$100,000 overcollected in 2015 for anticipated Annual Capital project.

Major Capital - Interceptors: East River Interceptor Rehabilitation project: \$715,000 collected in 2018 Budget for anticipated project.

This 5-year report projects costs going forward. It does not capture actual expenditures from previous years and the totals do not accurately reflect the total capital costs of projects that are in progress.

Attachment: 20181108190333905 (7604 : Consideration of Proposal from Schenck SC for Sewer Utility Rate Study.)

Green Bay Metropolitan Sewerage District 2019 Budget – Draft

Summary of Revenues and Expenses Legends

Revenues:

Favorable Revenue Variances: means more revenue than projected or budgeted. It is a positive occurrence to receive more revenues than anticipated.

Unfavorable Revenue Variances: means less revenue than projected or budgeted. It is usually a negative occurrence.

Municipal User Fees:	Volume, Biochemical Oxygen Demand, Suspended Solids, Phosphorus, Kjeldahl Nitrogen, Direct Charges, and Hauled Waste
Mill User Fees:	Volume, Biochemical Oxygen Demand, Suspended Solids, Phosphorus, Kjeldahl Nitrogen, Direct Charges from Procter & Gamble, and Fox River Fiber
Mill Direct Charges:	Daily Sample Pickup and Laboratory Testing, Inspection, Monitoring, Dewatering, O&M, and Diggers Hotline
Mill Capital Charges:	Capital and Debt Service Charges
General Reserve Interest:	Interest Income from General Fund Accounts (unrestrictive funds) other than Investment Accounts
Other Revenues:	Rate Stabilization Offsets, Interest Income Offsets, Hauled Waste Truck Fees, Sampling, Laboratory Analysis, Yacht Club Lease, and Interceptor Cost Recovery Leases
Rate Stabilization Reserve Transfers:	A designated expense allocated to rate stabilization funds due to prior year collection or expenses designated to be funded by this reserve
Interceptor Cost Recovery (ICR) Reserve Transfers:	GBMSD has agreements with various municipal customers in which the municipalities have agreed to reimburse GBMSD for the cost of interceptors owned by GBMSD whose capacity has been allocated to the municipalities. Annual repayments are sent to the municipalities. This transfer is to offset the debt payment of these interceptors

Green Bay Metropolitan Sewerage District

2019 Budget – Draft

Summary of Revenues and Expenses Legends

Plant and Equipment Replacement
Fund Reserve Transfers (PERF): Designated capital expenses allocated to be funded by this reserve.

General Fund Transfers: Designated expenses allocated to be paid by this fund.

Expenses:

Favorable Expense Variances: means less expenses than budgeted or projected.

Unfavorable Expense Variances: means more expenses than budgeted or projected.

Salaries & Benefits: Salaries, Opt-Out Incentive Payout, Health, Dental, & Life Insurances, Retirement, Social Security, Fringe Benefits, Workers Compensation, Uniforms, Employee Referral Services, Long Term Disability, Wellness, Employee Assistance, and Uniforms

Power: All Power for the facilities

Contracted Services: Contractors, Legal, Audits, Studies, Occupational Health, Custodial and Lawn Services, Environmental Programs, Sponsorship, Temporary Assistance, Recruitment, Consultants, Hazardous Waste Disposal, Class and Compensation, Household Hazardous Waste Disposal, Continuous Improvement/Lean, In District Sustainability, Risk Based Asset Management, Watershed Based Planning, Reg/Muni Environment Service, and Contingency

Maintenance & Repairs: Repair and Maintenance Building and Equipments, Small Tools, Fuel for GBMSD Vehicles and Boats, Freight, Water, Fire Protection, Equipment Leases and Rentals

Chemicals: Sodium Hypochlorite and Bisulfite, Polymer, Ferric Chloride, Lime, and Laboratory Chemicals for the facilities

Natural Gas & Fuel Oil: Diesel, Fuel, Natural Gas for Generators, Incineration, and Heating for the facilities

Green Bay Metropolitan Sewerage District 2019 Budget – Draft

Summary of Revenues and Expenses Legends

Solid Waste Disposal:	Material (grit, screenings, ash, and dewatered sludge) hauled from GBMSD to landfill
Interceptor System:	Repair and Maintenance of Interceptors, Lift Stations, Meter Stations, Pretreatment, Power, Chemicals, Water, and Telephones
Office & Administrative:	Publishing, Postage, Data Processing, Employee Recognition, Public Information, Portable, Telephones, Safety Shoes and Glasses, Memberships and Dues, Publications and Subscriptions, Licenses and Permits, Meeting Expenses, Bank Service Charges, Bond Issuance Cost, Community Outreach, Education & Public Outreach (EPO)
Insurances:	Automobile, Property, Boiler and Machinery, Liability, Umbrella, Commercial Crime, and Public Officials
Supplies:	Employee Security Badges, Safety & First Aid Equipment and Supplies, Small Computer Hardware and Software, Other Office Supplies, such as: Calculators, Pens, Pencils, Paper, Binders, Folders, Dividers, Tape, Batteries, Toner & Ink Cartridges etc., Cleaning/Janitorial Supplies, Building/Grounds Supplies, Shipping Supplies, etc.
Employee Training & Development:	Employee Development (Registration), Training, and Tuition Fees
Travel and Meetings:	Travel Lodging, Transportation, Meals and Mileage Expenses
DNR Environmental Fees:	Annual Environmental Fee statement from the DNR, which includes: charges from our NR101 discharge (includes a charge for all pounds of parameters that have permit limits), Hazardous Waste Disposal Fees, Air Emission Fees, and Laboratory Certification Fee. Other Fees such as Tier 2 report fees (related to hazardous material management on site) and other license or permit application fees which may arise

Green Bay Metropolitan Sewerage District
2019 Budget – Draft
Summary of Revenues and Expenses Legends

Debt Service and Annual Capital

Debt Service:	Principal and Interest incurred for Long Term Capital projects from Clean Water Fund Loans, General Obligation Bonds, and Promissory Notes to financial institutions, such as: DNR, Associated Bank, Board of Commissioners of Public Lands, etc.
Annual Capital:	Maintenance Equipment and Interceptor repairs for less than a year expenses and completion
R2E2 Construction – Rate Stabilization:	An amount collected in advance of the debt service being due for the Solids Project (R2E2) to provide a transition to the overall rate impact on the financing for this project. The funds will be segregated and used to pay subsequent debt service on the R2E2 Project. The amount collected brings the overall 2013 rate increase to within the 9% amount estimated in the planning for R2E2 Project

City of De Pere, Wisconsin

**Request For Finance/Personnel Committee Action**

MEETING DATE: November 13, 2018

DEPARTMENT: City Attorney

FROM: Judith Schmidt-Lehman

SUBJECT: Assignment and Consent to Assignment 701 Millenium Court

Please see attached memo.

ATTACHMENTS:

- Mayor & F-P Amendment, Assignment and Consent ED 2310 (PDF)
- ASSIGNMENT AND CONSENT TO ASSIGNMENT Irish Constr and Town-Country 11-18 (DOCX)

MEMORANDUM

TO: Mayor Michael J. Walsh
Finance/Personnel Committee Members

FROM: Judith Schmidt-Lehman, City Attorney

DATE: November 13, 2018 (meeting date)

RE: Amendment, Assignment and Consent to Assignment for 701 Millennium Court (ED-2310)

In October, 2006, the City sold Parcel ED-2310 in the East Industrial Park to TMS Investments, LLC. The Plan Commission at that time approved a Planned Development District for the construction of “office/warehouse condominiums and approved a Phase I Precise Implementation Plan (PIP) for the initial development of 8 such units.

Sometime after the PIP approval, the property changed hands a couple of times, until in 2007, it was purchased by Irish Construction & Investments, LLC. Soon thereafter, the recession of 2008 occurred, and no further development has occurred on the site.

Several months ago, Irish Construction & Investments contacted city planning and legal staff to request several amendments to the original Land Sale Agreement (which was recorded at the register of deeds in 2006 when the original sale took place). The attached Amendment, Assignment and Consent to Assignment sets out revisions to the agreement which will hopefully allow the new owner of the property (Town & Country Development, LLC) the time and ability to move forward with and finish the development. Those changes include:

- Excusing any non-performance/default under the original agreement;
- Providing expanded time frames for completing phases I, II and III of the project;
- Exempting condominium lots with buildings from the right of the city to re-purchase the property under the agreement.

Town & Country has also expressed interest in City termination of a Restrictive Covenant on that and other properties in the East Industrial Park that was put in place by a private developer before the city purchased the property. This request will go to the Plan Commission if Town & Country decides to pursue it.

If you have any questions or concerns, please call me at 339-4042. Otherwise, I look forward to discussion of this at the November 13, 2018 meeting.

JSL

**AMENDMENT, ASSIGNMENT AND CONSENT TO ASSIGNMENT BETWEEN
IRISH CONSTRUCTION & INVESTMENTS LLC, TOWN & COUNTRY
DEVELOPMENT, LLC AND THE CITY OF DE PERE**

This Amendment, Assignment and Consent to Assignment (“Amendment and Assignment”) is entered into this ____ day of _____, 2018, by and between Irish Construction & Investments LLC, a Wisconsin Limited Liability Company (“Irish Construction”), Town & Country Development, LLC, a Wisconsin Limited Liability Company (“Town & Country” and “Developer” interchangeably), and the City of De Pere, a Wisconsin Municipality (the “City”) (collectively “the Parties”).

WHEREAS, Irish Construction owns the real property located at 701 Millennium Court, De Pere, WI (“Parcel ED-2310”) and is subject to the terms and conditions of an Agreement Regarding the Sale and Purchase of Certain Property Between the City and TMS Investments, LLC, (“the Agreement”), Irish Construction’s predecessor in interest to Parcel ED-2310; and

WHEREAS, Irish Construction approached the City to amend the Agreement to reflect various changed circumstances and instances of *force majeure* which have occurred since Irish Construction took title to Parcel ED-2310 in 2007 in conjunction with the anticipated transfer of Parcel ED-2310 to Town & Country; and

WHEREAS, even though equitable title to Parcel ED-2310 has been transferred via land contract to Town & Country in advance of this Amendment and Assignment, the Parties wish to enter into this Amendment and Assignment upon the terms and conditions set forth below.

NOW THEREFORE, upon the mutual covenants and promises contained herein, together with such other consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

A. AMENDMENT OF AGREEMENT

1. Section IV.B. of the Agreement provides certain timelines under which actions were to have been performed by the owner of Parcel ED-2310 unless such performance is excused due to circumstances beyond the reasonable control of said owner. The Parties agree that the economic recession in 2008 constitutes *force majeure*, meaning circumstances beyond the reasonable control of Irish Construction under the Agreement, and that any breach or default that may have occurred under the Agreement from 2008 through the date of this Amendment and Assignment falls under such and is excused by such *force majeure*.
2. The timeline in Section IV.A. for Substantial Development to occur on Parcel ED-2310 is hereby revised to:

- a. Developer shall substantially complete construction of Phase I of the Development (as previously approved by the City Plan Commission) within thirty-six (36) months of the date of this Amendment and Assignment.
- b. Developer shall obtain City Plan Commission Precise Implementation Plan ("PIP") approvals for Phases II and III as follows:
 - (i) Phase II PIP approval within twenty-four (24) months of completing Phase I construction; and
 - (ii) Phase III PIP approval within twenty-four (24) months of completing Phase II construction.
3. The repurchase provisions of Section IV.B are revised so that the right of the City to repurchase the property shall not extend to any portion of Parcel ED-2310 that (1) is subject to a condominium plat, (2) has a useable condominium building unit constructed thereon, and (3) is not owned by Developer or a subsidiary of Developer. Upon request of Developer, the City agrees to provide a release of the City's repurchase right under the Agreement, in recordable form, for each qualifying condominium unit sold by Developer to a third party.
4. All other provisions of the Agreement remain in full force and effect, unaltered by this Amendment and Assignment, including the payment in lieu of tax provisions as found therein.

B. ASSIGNMENT AND ASSUMPTION

1. Irish Construction hereby assigns to Town & Country all of Irish Construction's right, title, interest in and to, and all of Irish Construction's obligations under, the Agreement as amended herein.
2. Town & Country hereby accepts the assignment hereby made and agrees to assume all of Irish Construction's rights and obligations under the Agreement as amended herein from and after October 12, 2018.
3. Irish Construction agrees to indemnify and hold Town & Country harmless from and against any and all liability arising under the Agreement, including liability for costs and reasonable attorneys' fees, which liability arises from, or is based upon, any facts or circumstances that occurred or existed during any period before October 12, 2018.

4. Town & Country agrees to indemnify and hold Irish Construction harmless from and against any and all liability arising under the Agreement, including liability for costs and reasonable attorneys' fees, which liability arises from, or is based upon, any facts or circumstances that occur or exist on or after October 12, 2018.

C. CONSENT TO ASSIGNMENT

1. The City hereby consents to the above assignment and assumption under the terms and conditions herein.
2. The City shall record this instrument.

[Signatures follow on next page]

IRISH CONSTRUCTION &
INVESTMENT LLC

By:

Name: Thomas J. Murphy
Title: Member

STATE OF WISCONSIN)
)SS.
BROWN COUNTY)

Personally came before me this _____
day of _____, 2018, the above-
named Thomas J. Murphy to me
known to be the person who executed
the foregoing instrument and acknowledged
the same.

Notary Public, State of Wisconsin
My Commission Expires: _____

CITY OF DE PERE

By:

Michael J. Walsh, Mayor

Shana D. Ledvina, Clerk-Treasurer

STATE OF WISCONSIN)
)SS.
BROWN COUNTY)

Personally came before me this ____ day of
_____, 2018, the above-named
Michael J. Walsh, Mayor, and Shana D. Ledvina,
Clerk-Treasurer, known as the persons who executed the
foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission Expires: _____

Drafted by: Judith Schmidt-Lehman

J:\Law\Agreements\2018\Assignment and Consent to Assignment Irish Constr and Town-Country11-18.docx

TOWN & COUNTRY
DEVELOPMENT, LLC

By:

Name: David A. Anderson
Title: Member

STATE OF WISCONSIN)
)SS.
BROWN COUNTY)

Personally came before me this _____
day of _____, 2018, the above-
named David A. Anderson to me
known to be the person who executed the
foregoing instrument and acknowledged
the same.

Notary Public, State of Wisconsin
My Commission Expires: _____

Attachment: ASSIGNMENT AND CONSENT TO ASSIGNMENT Irish Constr and Town-Country 11-18 (7605 : Assignment and Consent to

City of De Pere, Wisconsin

**Request For Finance/Personnel Committee Action**

MEETING DATE: November 13, 2018

DEPARTMENT: Planning

FROM: Kimberly Flom

SUBJECT: Review Garrity's Glen South Residential Infrastructure and TID Request, submitted by TLKM Development *

ATTACHMENTS:

- FP Memo Garritys Glen South 11-2018 (PDF)
- Garritys Glen Submittal (PDF)



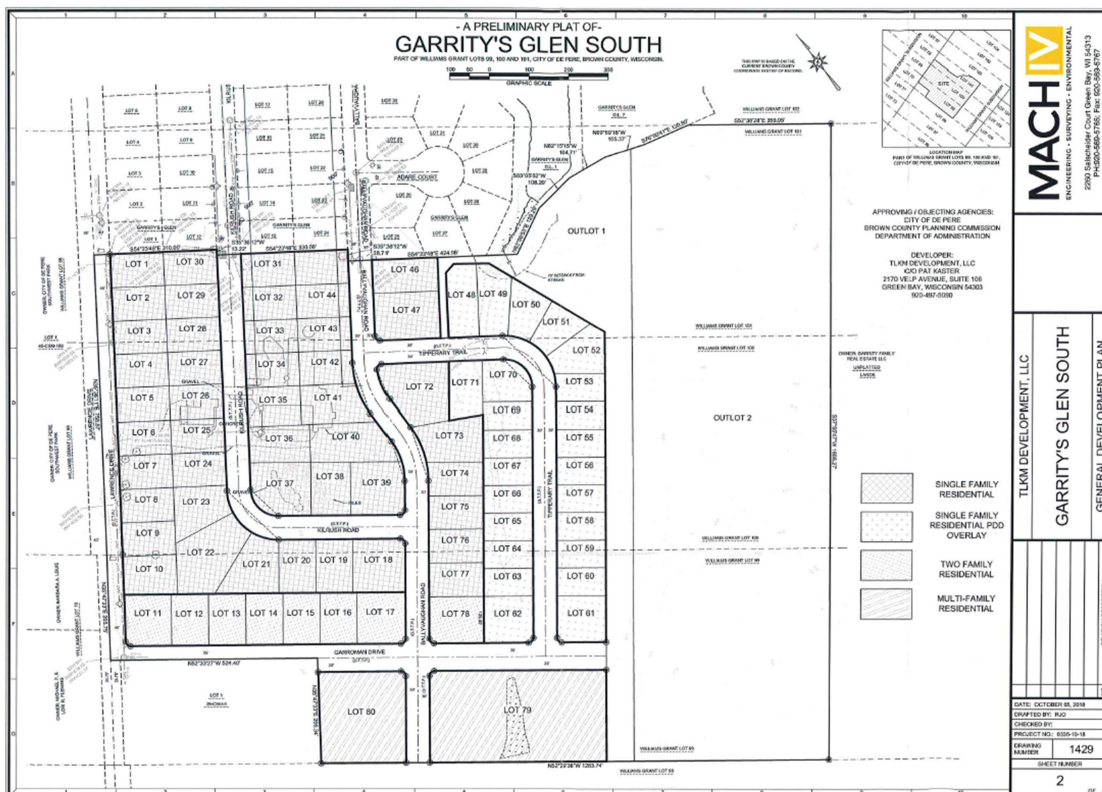
MEMORANDUM

To: Finance & Personnel Committee
 From: Kimberly Flom, Development Services Director
 Date: November 12, 2018
 RE: **Request for City Funded Infrastructure and Tax Incremental Financing for Garrity's Glen South, submitted by TLKM Development, LLC.**

Background/Summary

In 2010, the City Council adopted a residential infrastructure development policy that allowed for City funded infrastructure for new residential developments. De Pere was one of the first communities in the region to offer this program, which was catalytic in spurring residential growth during the economic downturn. Since then, most neighboring communities have adopted similar policies and many new subdivisions in Brown County utilize a similar method for financing public improvements. On November 7, 2018, the Common Council approved a number of revisions to the Residential Infrastructure Policy, spurred by requests from the development team for the Pine Trail Subdivision.

TLKM Development, LLC is proposing a new subdivision, Garrity's Glen South, on the west side of De Pere. The neighborhood will be connected to, and an extension of, the existing Garrity's Glen to the north off of Lawrence Drive. The preliminary plat proposes 70 single family lots (24 of which will be slightly smaller, condominium style, and part of a homeowners association for shared maintenance), 8 duplex lots and 2 multi-family parcels.

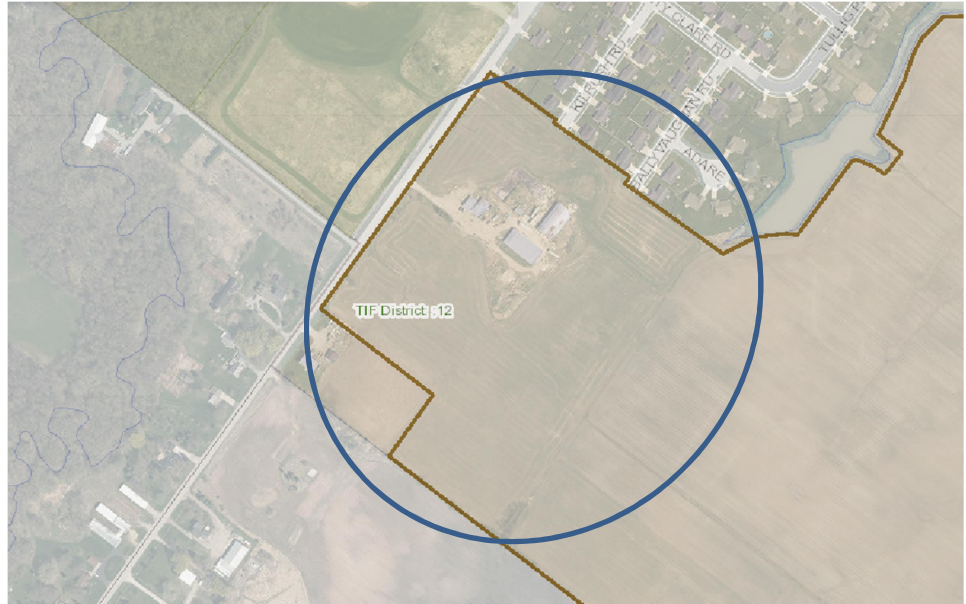


TLKM Development is requesting City Funded Infrastructure per De Pere's Residential Infrastructure Policy and is also requesting TIF for property acquisition related to the detention facility and the east/west connector road (Garroman Drive).

Tax Incremental Financing

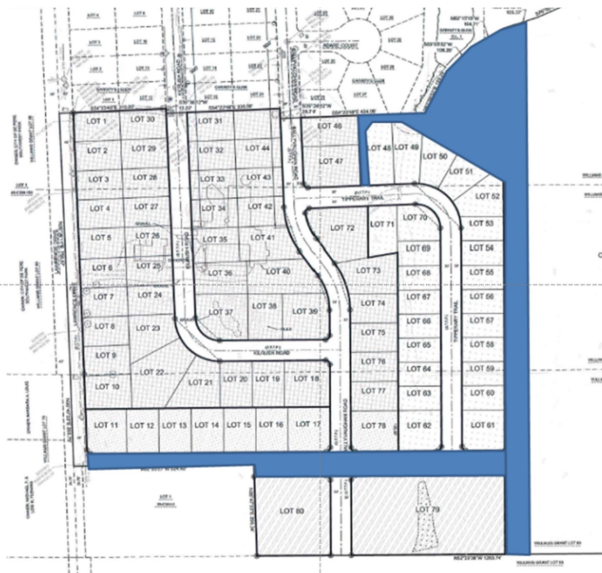
The City Council approved the creation of TID #12 in 2015. TID #12 overlays portions of existing TID #6. Unlike TID #6, which is an industrial TID, TID #12 was set up as a mixed-use TID in anticipation of including some level of residential development. This development was envisioned to occur along Lawrence Drive, where Garrity's Glen South is currently proposed.

De Pere historically has not used Tax Incremental Financing in order to support greenfield residential growth. For Garrity's Glen, staff only supports the use of TID for the property acquisition of two portions of the development that provide benefits beyond the neighborhood itself.



TID #12 Boundary (in brown) and subdivision location (in blue)

Garroman Drive, the east/west road that connects to Lawrence, is proposed at a 70' right of way and is anticipated to extend further east and ultimately connect to American Boulevard. This road is not essential to create the subdivision, but will provide a critical integrated street connection in the future. Additionally, the shape and size of the land area shown for detention is not the most cost effective design for the neighborhood, but is beneficial to create a buffer and provide for future detention expansion opportunities when the property to the east is developed as industrial.



Land area proposed as part of TID request

Garroman Drive right-of-way consists of 1.56 acres and the stormwater facility is planned for 4.13 acres. At a price of \$26,000/acre, the developer requests a total incentive of \$147,940. This amount would be reimbursed to the developer upon review of documentation confirming sale, price and closing.

The assessed value of the subdivision, when completed, will likely exceed \$27,000,000 and will generate more than enough increment, likely exceeding \$5,000,000 over the life of the TID, to cover the requested property acquisition.

City Funded Infrastructure

The developer has submitted the attached information for consideration in relation to the City Funded Infrastructure request. The developer has not requested any modifications from the current policy.

Property Ownership: The Developer currently has an accepted offer to purchase the property with a price of \$26,000/acre. Securing city-funded infrastructure is a required term of sale before the developer can close on the property.

Project Plat: The Plan Commission already reviewed the project as part of the PDD application for the 'condominium style' single-family lots. The preliminary plat is anticipated to be reviewed by the Plan Commission in November and Common Council in December.

Documentation: The Developer has submitted the attached documentation that includes:

- Copy of the proposed development and property profile
- Bank Letter denying financing
- Request for installation of infrastructure
- Market conditions
- Marketing plan
- Market analysis
- Proposed pricing
- Cost estimate and profit/loss projections
- Tax base profile
- Home styles – proposed

Cost Estimates, Assessments & Payments: The City Engineering Division is working on preliminary infrastructure estimates with a possible construction date of early 2019. More definitive cost estimates will be calculated for inclusion on the final agreement.

Accepted Offers to Purchase: The previous residential infrastructure policy required that 1/3 of the proposed lots already have accepted offers to purchase. This provision has been removed from the updated policy but the developer notes that 24 of the lots have already been sold to two different builders.

Garrity's Glen South Proposed Terms

The developer is seeking a recommendation from the Finance and Personnel Committee as related to the following terms, but the actual agreement will not be forwarded to Council until infrastructure estimates are finalized and the agreement is drafted.

- Development of a mixed density residential neighborhood to include 46 single family lots, 8 duplex lots, 24 planned development condominium style single family lots, 3 multifamily lots and associated infrastructure.
- City Funded Infrastructure per Residential Infrastructure Policy
- TIF incentive to fund:
 - Acquisition of right of way for Garroman Drive (1.56 acres at \$26,000/acre = \$40,560)
 - Acquisition of property needed for stormwater facility (4.13 acres at \$26,000/acre = \$107,380)
 - Be structured as a rebate to the developer, paid upon review and confirmation of property sale, price and closing.

Process

The general process for reviewing these requests includes:

1. Pre-Submittal meeting with City staff to review proposed development.
2. Developer submits written request and supporting documentation for City-funded residential infrastructure.
3. Finance/Personnel Committee reviews request and terms of agreement. *
4. Developer secures associated zoning, plat and/or site plan approvals. *
5. Developer records Plat. *
6. Common Council reviews Agreement Waiving Notice and Agreeing to Special Assessments.

*may occur concurrently

Please feel free to contact me with any questions regarding this item.

TLKM Development, LLC
 2170 Velp Avenue, Suite 106
 Green Bay, WI 54303
 920-497-5090

REQUEST FOR INFRASTRUCTURE FINANCING

October 29, 2018

To: City of De Pere

We, TLKM Development, LLC., currently have the property to be known as Garrity's Glen South, under offer to purchase. It is our intent to own the property upon the approval of the plat and other required approvals from the City of De Pere and other governmental agencies.

The property is: Part of Parcel #WD-L481, WD-L482, WD-L483, City of De Pere, Brown County, Wisconsin
 It will be known as Garrity's Glen South. We have currently started the platting process
 On this property.

We respectfully request the City of DePere fund the infrastructure costs associated with the Development known as Garrity's Glen South. Said infrastructure to include sewer, water, storm water management, and public road construction, including both the base cost and final coat of asphalt. Infrastructure to be paid back to the City with interest upon the closing of lot sales.

Based on current inventory and market conditions, we would expect this project to be paid for in approximately 3 years. There are 15 lots on the market in West DePere and there are 2 new construction homes for sale. There are 68 lots coming on the market in East De Pere. The Town of Lawrence currently has about a year supply of lots. We have included a breakdown of lot inventory/history for your review.

NOTE: The Planned Development lots are sold 12 to Tim Halbrook Builders, Inc. and 12 to Meacham Development, Inc. They will purchase the lots and build the houses either as custom design or on spec for sale.

The multi-family lots are sold to Tim Halbrook. He will purchase all three of the lots to build the multi-family buildings; which he will keep.

TLKM Development, LLC



Patricia A Kaster

Mng Member

Items included for review:

1. Copy of the proposed development and property profile
2. Letter from Community First denying funding of infrastructure
3. Request for installation of infrastructure
4. Market Conditions
5. Marketing plan
6. Market Analysis
7. Proposed pricing
8. Cost Estimate and profit/loss projections
9. Tax base profile
10. R-1 home styles proposed
11. PUD home styles proposed
12. Duplex home styles proposed
13. Multi-family building style proposed



September 11, 2018

Ms. Pat Kaster
C/O River City Realtors
2170 Velp Ave. Suite 106
Green Bay, WI 54303

RE: Garrity's Glen South

Dear Pat,

This letter is to confirm that Community First could look at financing a land purchase at Garrity's Glen South but would not be able to also finance the improvements as well as that total amount would exceed our parameters for subdivision lending.

If you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Brent D. Jensen", is written over a horizontal line.

Brent D. Jensen
VP – Senior Lender – Business Services

2626 S. Oneida St. • P.O. Box 1487
Appleton, WI 54912-1487
(920) 830-7200 • 1-866-273-2328
Fax: (920) 830-7321

www.communityfirstcu.com

TLKM Development, LLC
2170 Velp Avenue, Suite 106
Green Bay, WI 54303
920-497-5090

Request for installation of Improvements

We, TLKM Development, LLC, will own the property to be known as Garrity's Glen South
Part of Parcel # WD-L481, WD-L482, WD-483, City of De Pere, Brown County, Wisconsin.

We hereby respectfully request improvements be installed in Garrity's Glen South

Sewer and water mains and laterals, storm sewer main and lateral, paved street, curb and gutter, and
storm water management system.

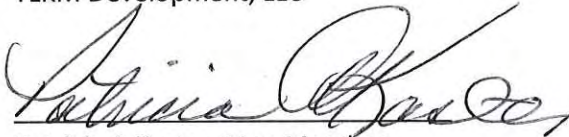
We are currently platting the area as a mixed use development to include:

- 46 single family lots,
- 8 duplex lots
- 24 R-1 Planned Development District lots
- 3 multi-family lots

We request timing of said installation to be such that we are improved and lots are available for sale for
the 2019 selling season.

TLKM Development, LLC

October 1, 2018



Patricia A Kaster, Mng Member
2170 Velp Avenue, Suite 106
Green Bay, WI 54303
920-497-5090
Cell: 920-619-7700

PETITION

To: City of De Pere

Property: Part Parcel #WD-L482
Part Parcel #WD-L483
Part Parcel #WD-L484
Approx 36 Acres m/l

Owners: Joseph R. Garrity
R & M Garrity Farm, LLC

Developer: TLKM Development, LLC
c/o Patricia A Kaster
2170 Velp Avenue, Suite 106
Green Bay, WI 54303

We, the undersigned, being the owners of the above described property do join with the Developer/Agent and respectfully request the properties be zoned as follows:

All as part of Garrity's Glen South

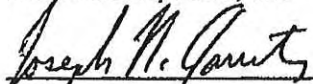
Lots 1-10, 18 – 47, 72-77 be zoned R-1 Single Family Residential

Lots 11 – 17 & Lot 78 Be R-2 Two Family Residential lots

Lots 48 – 71 Be zoned R-1 Planned Development

Lots 79 & 80 Be zoned R-3 Multi-family

R & M Garrity Farm, LLC



Joseph R. Garrity, PRESIDENT

Date:

10/4/18

TLKM Development, LLC



By: Patricia A Kaster, Mng Member

Date:

10/4/2018

A copy of the Preliminary Plat of Garrity's Glen South is attached to this Petition

GARRITY'S GLEN SOUTH
(Prt Parcel #WD-L482, WD-L483, WD-L484)

CITY OF DE PERE
West side of Fox River
Brown County, Wisconsin

Feasibility Study and Market Analysis

A Mixed Use Residential Development

September 30, 2018

Prepared by:
Pat Kaster, ALC
River City Realtors, Inc.

GARRITY'S GLEN COUTH (City of DePere)

DEVELOPMENT FEASIBILITY STUDY

The investment in raw land and its development into a residential subdivision has very much become a science. The investor must have more knowledge of the investment than where it is located. It takes more than money to make the development a success. A complete investigation of all aspects of the development process, as well as current marketing conditions must be made before the venture is begun.

The following pages will include information regarding the product, price, production and distribution. It will take you from the development of raw land to the establishment of a subdivision; showing you a complete picture of cost analysis, profit and loss ratios, marketing distribution channels and advertising

While some aspects of marketing real estate are like those of other products, you will see that there are many differences in the approach used in achieving the ultimate goal; getting the product to the consumer at an affordable price that allows the developer to make a profit.

THE PROPERTY

Property Profile

GARRITY'S GLEN SOUTH

A part of Parcels # WD-L482, WD-L483 & WD-L484

City of De Pere

The Westerly portion of Parcel #WD-L482, Parcel #WD-L483 & Parcel #WD-L484, 36 Acres m/l. Located on Lawrence Drive, City of De Pere, West Side of Fox River, Brown County, Wisconsin

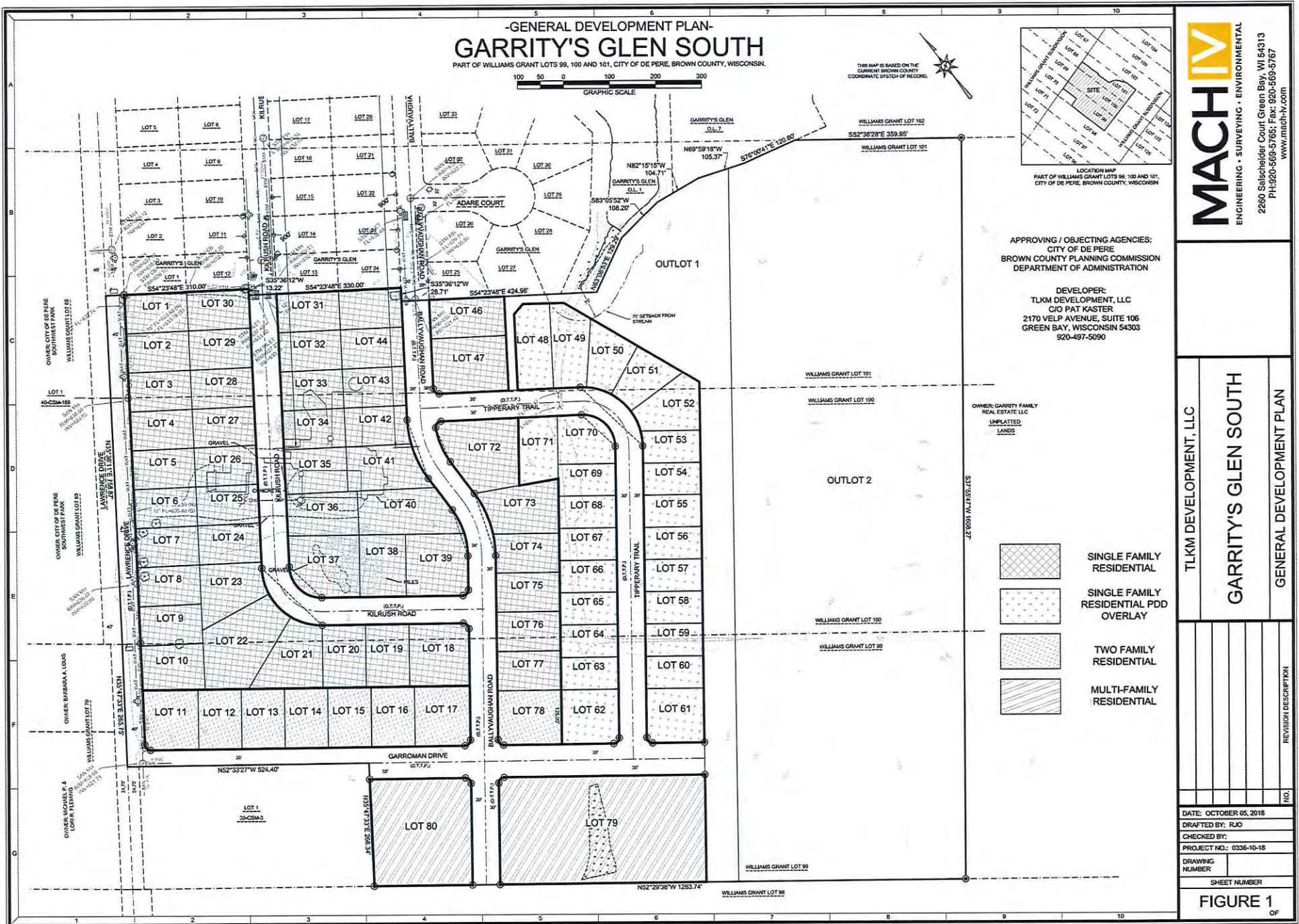
The property is currently owned by the Garrity Family. It is the former site of the farm homestead and has been being farmed. It is just south of Garrity's Glen, a residential development located on Lawrence Drive which was done by this developer in 2004. The land itself is flat. It does contain some of the former farm buildings, which will be removed prior to the development of Garrity's Glen South.

To the south of the subject property is the boundary between the City of De Pere and the Town of Lawrence. Prime Veal Inc. owns that undeveloped acreage just in the Town of Lawrence. Other undeveloped land, also owned by the Garrity Family, lies to the East. It is anticipated this property will be the extension of American Boulevard and the City of De Pere Business Park. To the west is Lawrence Drive and the City of De Pere Southwest Park.

This developer is proposing a mixed residential use neighborhood on approximately 36 Acres m/l. The neighborhood would consist of 46 R-1 single family lots, 8 duplex lots, 3 multi-family sites. Lots 48 thru 71 (24 lots) will be R-1 single family Planned Development.

This area is part of a TID district in the City of DePere. All City improvements including sewer and water are available to the property. The storm water system that was established in the existing Garry's Glen Development will be extended to this area and will incorporate a design to accommodate the future commercial development to the east. The road pattern is designed to continue those of the neighborhood to the north as well as allow for a connection from Lawrence Drive to the future American Boulevard to the East.

Garrity's Glen South is one of the last acreage areas for residential development in West DePere.



MACHIV
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2260 Salschelder Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.machiv.com

TLKM DEVELOPMENT, LLC

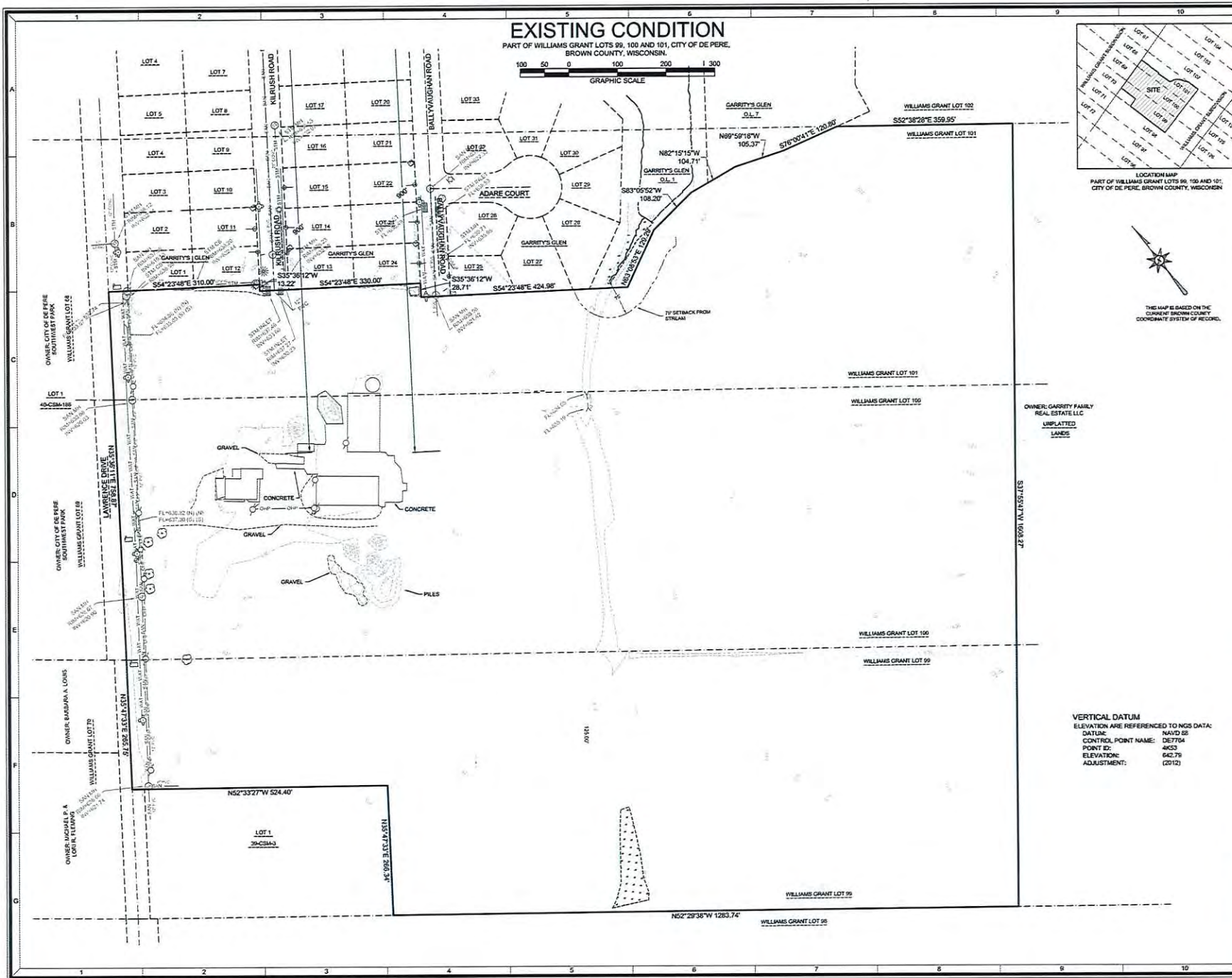
GARRITY'S GLEN SOUTH

GENERAL DEVELOPMENT PLAN

REVISION DESCRIPTION

NO.

DATE: OCTOBER 05, 2018
DRAFTED BY: RJG
CHECKED BY:
PROJECT NO.: 0336-10-18
DRAWING
NUMBER
SHEET NUMBER
FIGURE 1
OF



MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salschelder Court Green Bay, WI 54313
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TLKM DEVELOPMENT, LLC

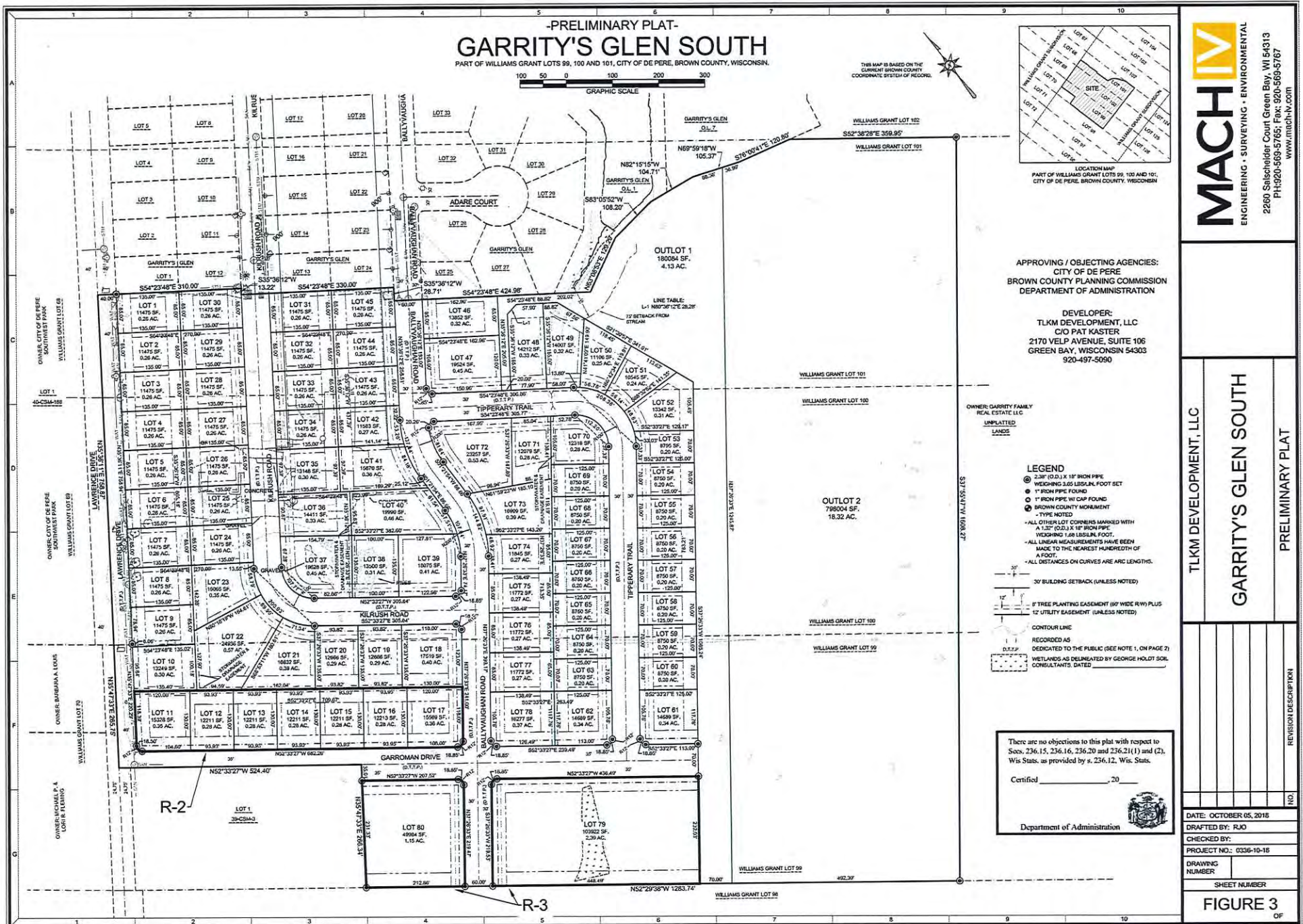
GARRITY'S GLEN SOUTH

EXISTING CONDITION

NO.	REVISION DESCRIPTION

DATE: OCTOBER 05, 2016
DRAFTED BY: RJO
CHECKED BY:
PROJECT NO.: 0336-10-15
DRAWING NUMBER

SHEET NUMBER
FIGURE 2
OF



1/6/2017

Land Records Search - Main Detail

Property Tax Record
CTY OF DEPERE WEST
Brown County, Wisconsin
Parcel Number: WD-L482

Information is as current as the postings of Wednesday, December 6, 2017 at 1:50:09 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

[Return to Search Results](#)
[Print Tips](#)
Property Information

Parcel Number WD-L482
 Owner Name R & M GARRITY FARM LLC ETAL
 Property Address LAWRENCE DR
 Municipality WD - CTY OF DEPERE WEST
 School District 6328 - WEST DEPERE SCH
 Sanitary District 504 - G.B. METRO SEWER
 Special District(s) None

Current Unofficial Valuation

Land Use Classification	Acres	Land	Improvements	Total
D - AGRICULTURE-TOTAL	18.905	3,500.00	0.00	3,500.00
All Classes	18.905	3,500.00	0.00	3,500.00

Legal Acres 18.905

Values are not official until new tax bills are issued in December.

Note: For a specific tax year valuation, select tax year from tax records available below.

Note: Land Use Class is not a Zoning Classification. If you are looking for Zoning Classification, you will need to contact the municipality.

Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.

Mailing Address Information

R & M GARRITY FARM LLC ETAL
 3173 TRENTON LN
 GREEN BAY WI 54313-4025

Reference Document

Document #: 2392011

Available Maps

[View GIS Map](#)

[Other Maps](#)

Tax Records Available

Tax Year

- ☐ 2015 (Tax Bill Number 1864982)
☒ 2016 (Tax Bill Number 1899195)

[View Tax Detail](#)

Tax Detail may take a few moments to appear

Tax Legal Description

18.905 AC M/L

SUBD OF WILLIAMS GRANT LOT 99 EX 39 CSM 3 AS COR BY 1694267
 & EX 2272288 & EX RD

Note: May not be a full legal description

[View Comments/History](#)

Attachment: Garrity's Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)

1/6/2017

Property Tax Record
CTY OF DEPERE WEST
Brown County, Wisconsin
Parcel Number: WD-L483

Information is as current as the postings of Wednesday, December 6, 2017 at 1:50:09 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

[Return to Search Results](#)
[Print Tips](#)

Property Information Parcel Number WD-L483 Owner Name R & M GARRITY FARM LLC ETAL Property Address 2509 LAWRENCE DR Municipality WD - CTY OF DEPERE WEST School District 6328 - WEST DEPERE SCH Sanitary District 504 - G.B. METRO SEWER Special District(s) None		Current Unofficial Valuation <table border="1"> <thead> <tr> <th>Land Use Classification</th> <th>Acres</th> <th>Land</th> <th>Improvements</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>D - AGRICULTURE-TOTAL</td> <td>20.306</td> <td>3,800.00</td> <td>0.00</td> <td>3,800.00</td> </tr> <tr> <td>G - OTHER</td> <td>2.000</td> <td>55,000.00</td> <td>10,100.00</td> <td>65,100.00</td> </tr> <tr> <td>All Classes</td> <td>22.306</td> <td>58,800.00</td> <td>10,100.00</td> <td>68,900.00</td> </tr> </tbody> </table> Legal Acres 22.306 Values are not official until new tax bills are issued in December. Note: For a specific tax year valuation, select tax year from tax records available below. Note: Land Use Class is not a Zoning Classification. If you are looking for Zoning Classification, you will need to contact the municipality. Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.		Land Use Classification	Acres	Land	Improvements	Total	D - AGRICULTURE-TOTAL	20.306	3,800.00	0.00	3,800.00	G - OTHER	2.000	55,000.00	10,100.00	65,100.00	All Classes	22.306	58,800.00	10,100.00	68,900.00
Land Use Classification	Acres	Land	Improvements	Total																			
D - AGRICULTURE-TOTAL	20.306	3,800.00	0.00	3,800.00																			
G - OTHER	2.000	55,000.00	10,100.00	65,100.00																			
All Classes	22.306	58,800.00	10,100.00	68,900.00																			
Mailing Address Information R & M GARRITY FARM LLC ETAL 2473 TRENTON LN GREEN BAY WI 54313-4025		Reference Document Document #: 2392011																					
		Available Maps View GIS Map Other Maps																					
Tax Records Available Tax Year ☐ 2015 (Tax Bill Number 1864985) ☒ 2016 (Tax Bill Number 1899198) View Tax Detail Tax Detail may take a few moments to appear		Tax Legal Description 22.306 AC M/L SUBD OF WILLIAMS GRANT LOT 100 EX 2272288 & EX HWY Note: May not be a full legal description View Comments/History																					

Attachment: Garrity's Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)

Property Tax Record
CTY OF DEPERE WEST
Brown County, Wisconsin
Parcel Number: WD-L484 *Part*

Information is as current as the postings of Wednesday, December 6, 2017 at 1:50:09 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

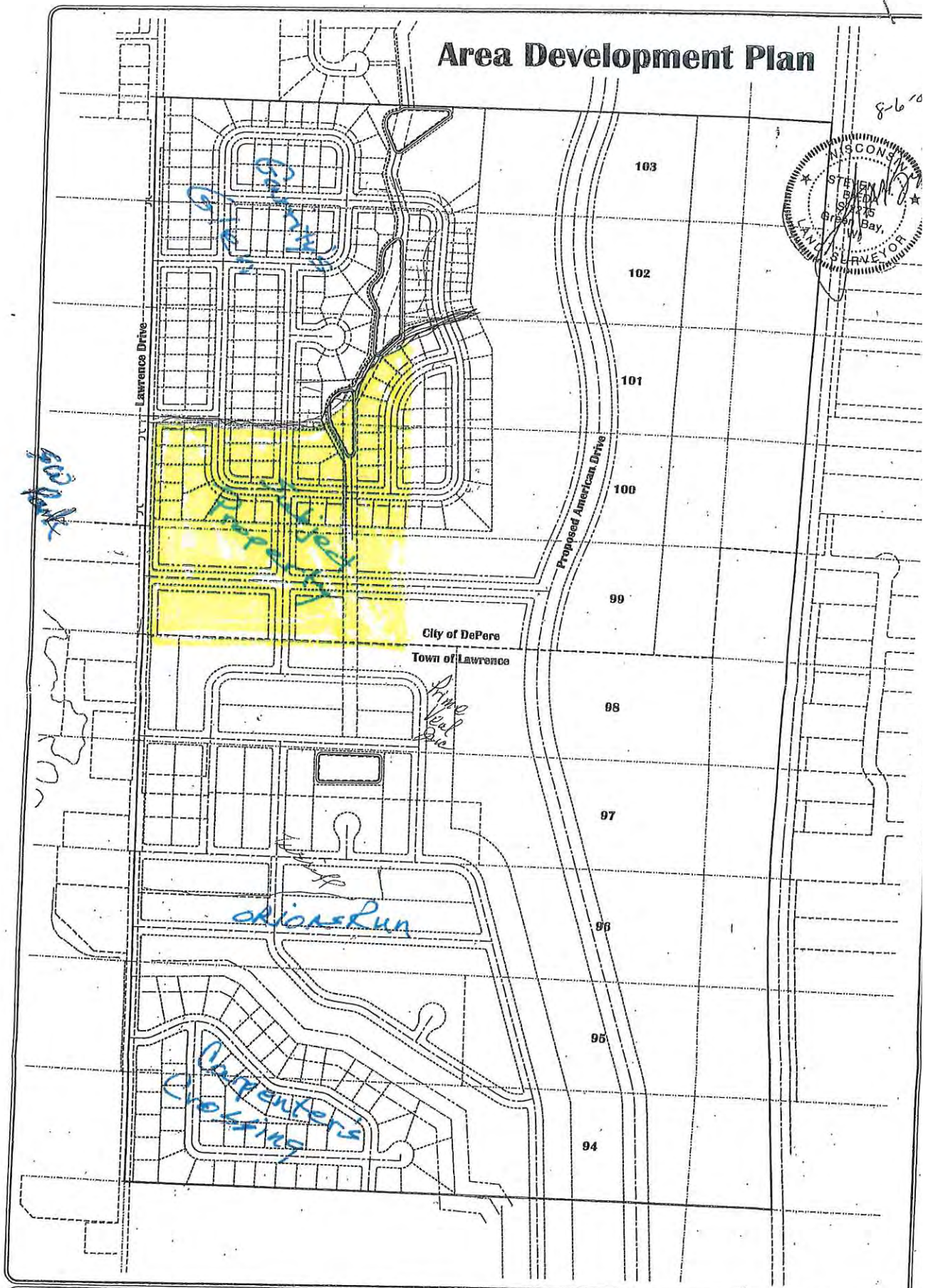
[Return to Search Results](#)

[Print Tips](#)

Property Information Parcel Number WD-L484 Owner Name R & M GARRITY FARM LLC ETAL Property Address LAWRENCE DR Municipality WD - CTY OF DEPERE WEST School District 6328 - WEST DEPERE SCH Sanitary District 504 - G.B. METRO SEWER Special District(s) None		Current Unofficial Valuation <table border="1"><thead><tr><th>Land Use Classification</th><th>Acres</th><th>Land</th><th>Improvements</th><th>Total</th></tr></thead><tbody><tr><td>D - AGRICULTURE-TOTAL</td><td>13.420</td><td>2,500.00</td><td>0.00</td><td>2,500.00</td></tr><tr><td>E - UNDEVELOPED</td><td>0.500</td><td>2,500.00</td><td>0.00</td><td>2,500.00</td></tr><tr><td>All Classes</td><td>13.920</td><td>5,000.00</td><td>0.00</td><td>5,000.00</td></tr></tbody></table> Legal Acres 13.920 Values are not official until new tax bills are issued in December. Note: For a specific tax year valuation, select tax year from tax records available below. Note: Land Use Class is not a Zoning Classification. If you are looking for Zoning Classification, you will need to contact the municipality. Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.				Land Use Classification	Acres	Land	Improvements	Total	D - AGRICULTURE-TOTAL	13.420	2,500.00	0.00	2,500.00	E - UNDEVELOPED	0.500	2,500.00	0.00	2,500.00	All Classes	13.920	5,000.00	0.00	5,000.00
Land Use Classification	Acres	Land	Improvements	Total																					
D - AGRICULTURE-TOTAL	13.420	2,500.00	0.00	2,500.00																					
E - UNDEVELOPED	0.500	2,500.00	0.00	2,500.00																					
All Classes	13.920	5,000.00	0.00	5,000.00																					
Mailing Address Information R & M GARRITY FARM LLC ETAL 73 TRENTON LN GREEN BAY WI 54313-4025		Reference Document Document #: 2392011		Available Maps View GIS Map Other Maps																					
Tax Records Available Tax Year ☐ 2015 (Tax Bill Number 1864987) ☒ 2016 (Tax Bill Number 1899200) View Tax Detail <i>Tax Detail may take a few moments to appear</i>		Tax Legal Description 13.920 AC M/L SUBD OF WILLIAMS GRANT LOT 101 EX HWY & EX 2161114 & EX 2272288 Note: May not be a full legal description View Comments/History																							

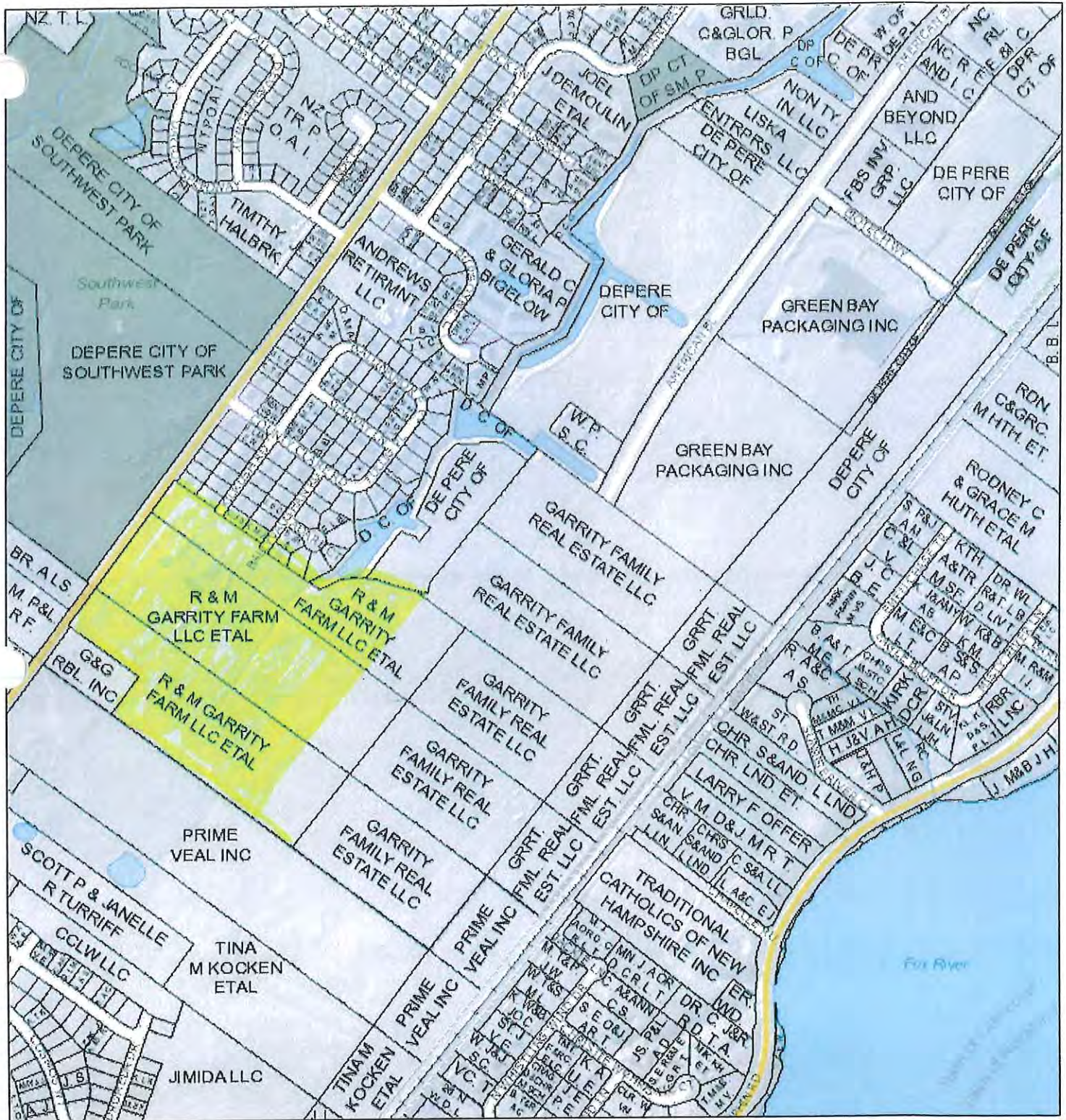
Attachment: Garrity's Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)

Area Development Plan



DRAWING NO. S-1236	SHEET NO. 1 of 1	PROJECT NO. R-15604	SCALE: 1" = 200'	Area Development Plan		TAX PARCEL NO.	REUSE OF THIS DOCUMENT All rights including copyright are reserved by Mau & Associates. The client and/or recipient agree to the fact that this drawing is the property of Mau & Associates and shall not be used for any other purpose without the written consent of Mau & Associates.	UTILITY STATEMENT The undersigned certifies that he has been located from field survey information and existing as-built drawings. The surveyor has done his best to ensure that this survey is correct and that it is not intended to be used for any other purpose without the written consent of Mau & Associates.	Mau & Associates LAND SURVEYING & PLANNING CIVIL & WATER RESOURCES 400 Security Boulevard Phone: 920-434-4444
				DATE August 4, 2004	DePere / Lawrence				

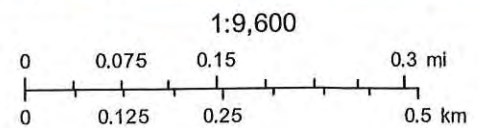
Part of Brown County Wisconsin



9/30/2018, 3:17:53 PM

TaxParcel-smallScale

- ☐ Condominium
- ☐ Right of Way
- ☐ TaxParcel
- ☐ Undetermined



Brown County
Brown County WI

Map #2
from City



Kaster Residential Inquiry

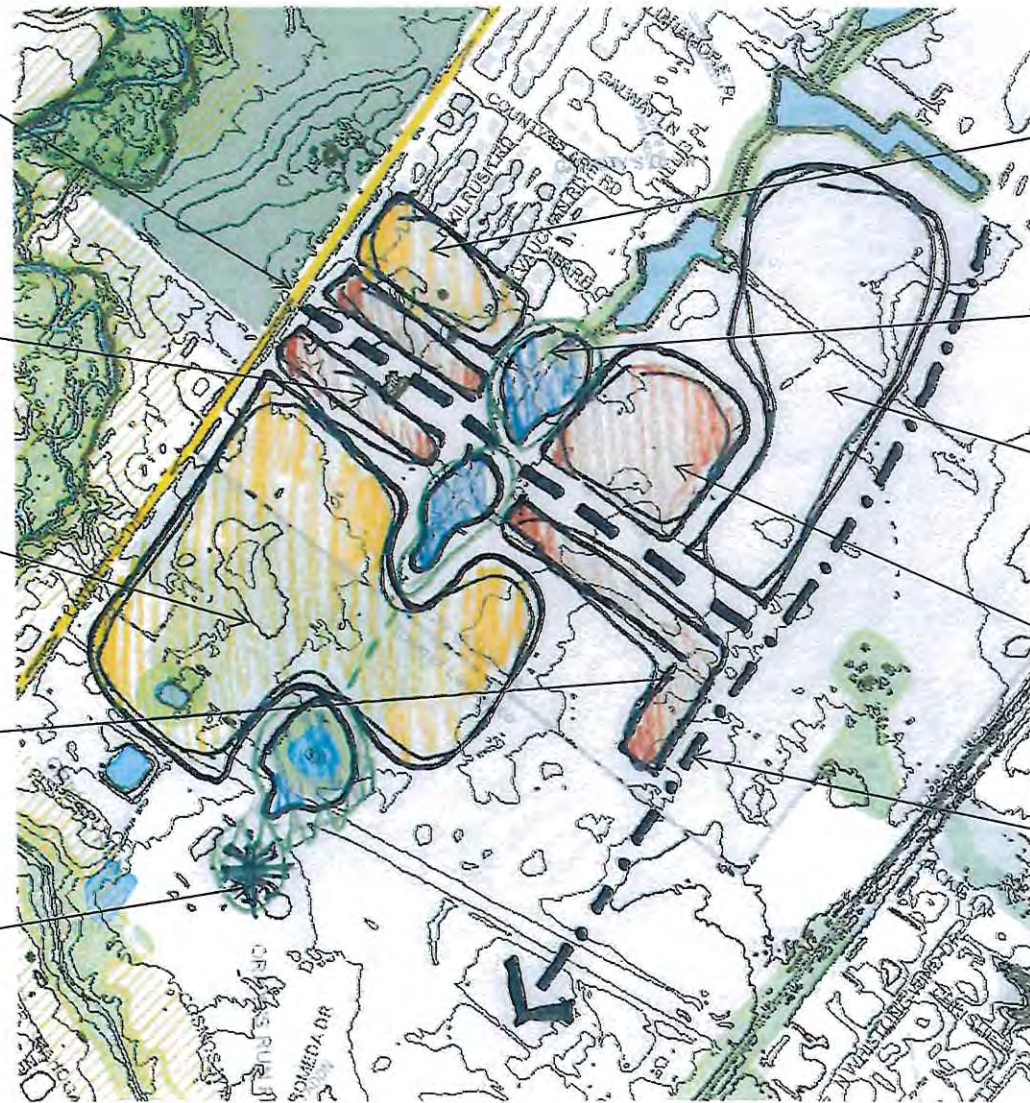
New road connection to American Blvd extension. Final location is flexible based on site design.

Multi-family Residential as transition to single family. (Townhomes or similar)

Single Family Neighborhood (R-1 Zoning)

Multi-family Residential as transition to single family. (Townhomes or similar)

Possible small park or green space per Lawrence future planning



Single family connecting into existing road network (R-1 zoning)

Stormwater facility designed as neighborhood amenity

Business Park Expansion

Multifamily Residential Neighborhood (Possible mix of unit types)

American Boulevard Extension – final alignment to be determined

This is a framework diagram that is provided for conceptual review and discussion only and is not legally binding. It is intended as a guide only and provides one of many possible solutions. This diagram is not an approved plan and should not be interpreted as a plan that has approval. All plans submitted to the City of De Pere for review should be designed to meet the De Pere Comprehensive Plan and Zoning Code.

City of De Pere

Land Use Diagram Lawrence Drive Area

Prepared October 2016

<Title>

This is the current air photo on Brown County web site

A map key (legend) and other information about this map is available at: maps.gis.co.brown.wi.us
 Geographic Information System (GIS) data provided by: Brown County Planning & Land Services Department
 Brown County is not responsible for user-drawn graphics that may have been added to this GIS base map.
 This map is intended for advisory purposes only. It is based on sources believed to be reliable, but Brown County distributes this information on an "As Is" basis. No warranties are implied. Boundaries shown on this map are general representations only and should not be used for legal documentation, boundary survey determinations, or other property boundary issues.

12/18/2017
 Packet Pg. 109

PRICE

**GARRITY'S GLEN SOUTH
(City of De Pere)**

PRICE

The pricing objective for this product is based on the premise that all of the lots in the development must be sold in approximately three years. Therefore, the prices should be set high enough for the investors to make a profit, but low enough to have a maximum number of sales in a short amount of time.

The price should be within a reasonable range of that of the competition. If they are a lot higher than the competition these lots will sell slowly, if at all. If they are lower than the completion the investors may not make a profit. We will have to be careful we are not pricing below costs. Thus, the investment will not be beneficial.

It is fair to state that the pricing objective for this product would be to meet the competition in such a way as to maximize profits and yet encourage sales over the short term of three years.

After preparing the attached market analysis, it is apparent there is a great demand for this type of property. Sales of like property take place at a very steady pace. And it is also evident that the middle, upper-middle class and upper class are very capable of purchasing this type property.

The demand for this product would be considered elastic, because if the prices were set below market the property would sell much faster than if it were priced just at market. Revenue would decrease on a per unit basis, but the fast turnover would reduce carrying costs and therefore increase total revenue.

If the product is priced too much higher than market, sales would be slow; carrying costs will increase. Revenue on the individual sale will increase. But, if sales are too slow the increase in the per sale revenue will not make up for the increase in carrying costs.

Garrity's Glen South						10/29/2018	
	Proposed Pricing						
R1 lots						R-1 PDD lots	
Lot #		Price		Lot #	Price	Lot #	Price
1	\$ 56,900.00			31	\$ 59,900.00	48	\$ 51,900.00
2	\$ 56,900.00			32	\$ 59,900.00	49	\$ 51,900.00
3	\$ 56,900.00			33	\$ 59,900.00	50	\$ 51,900.00
4	\$ 56,900.00			34	\$ 59,900.00	51	\$ 51,900.00
5	\$ 56,900.00			35	\$ 64,900.00	52	\$ 51,900.00
6	\$ 56,900.00			36	\$ 64,900.00	53	\$ 51,900.00
7	\$ 56,900.00			37	\$ 56,900.00	54	\$ 51,900.00
8	\$ 56,900.00			38	\$ 61,900.00	55	\$ 51,900.00
9	\$ 56,900.00			39	\$ 56,900.00	56	\$ 51,900.00
10	\$ 56,900.00			40	\$ 64,900.00	57	\$ 51,900.00
18	\$ 54,900.00			41	\$ 64,900.00	58	\$ 51,900.00
19	\$ 59,900.00			42	\$ 61,900.00	59	\$ 51,900.00
20	\$ 61,900.00			43	\$ 61,900.00	60	\$ 51,900.00
21	\$ 64,900.00			44	\$ 61,900.00	61	\$ 51,900.00
22	\$ 67,700.00			45	\$ 61,900.00	62	\$ 51,900.00
23	\$ 64,900.00			46	\$ 64,900.00	63	\$ 51,900.00
24	\$ 59,900.00			47	\$ 59,900.00	64	\$ 51,900.00
25	\$ 59,900.00			72	\$ 59,900.00	65	\$ 51,900.00
26	\$ 59,900.00			73	\$ 64,900.00	66	\$ 51,900.00
27	\$ 59,900.00			74	\$ 61,900.00	67	\$ 51,900.00
28	\$ 59,900.00			75	\$ 61,900.00	68	\$ 51,900.00
29	\$ 59,900.00			76	\$ 61,900.00	69	\$ 51,900.00
30	\$ 59,900.00			77	\$ 61,900.00	70	\$ 51,900.00
						71	\$ 51,900.00
	\$ 1,362,500.00				\$ 1,419,700.00	R1 PDD lot sale proceeds	
					\$ 2,782,200.00	R1 lot sale proceeds	
Duplex Lots							
Lot #	Price						
11	\$ 69,900.00						
12	\$ 69,900.00						
13	\$ 69,900.00						
14	\$ 69,900.00						
15	\$ 69,900.00						
16	\$ 69,900.00						
17	\$ 69,900.00						
78	\$ 69,900.00						
	\$ 559,200.00					Duplex site sale proceeds	
							\$ 4,587,000.00
Plus Multi-family site		Lots 79 & 80 (3 - 8 unit buildings)					\$ 120,000.00
		Projected Gross sale proceeds					\$ 4,707,000.00
Note:	Lots 79 and 80 are sold to Tim Halbrook. He will be build the multi-famly bldgs						
	Lots 48-71 are sold to Tim Halbrook Bldrs, Inc. & Meacham Dev Inc						
	each will buy 12 lots and build homes on same for resale						

Cost Estimate Profit/Loss

Garrity's Glen South**COST ESTIMATE – PROFIT/LOSS**

The accompanying spread sheet shows the projected costs of infrastructure (sanitary sewer, water, storm sewer, paved street, curb and gutter, gas and electricity). These costs are based on estimates and will be adjusted based on actual costs as determined by the City of De Pere Engineering Department.

We are anticipating a base total cost of approximately \$3,533,153.38 This includes Land, Infrastructure, platting and WPS

With that we will have carrying/holding costs and closing costs*. We are projecting that cost to be approximately \$470,700.00.

(*These costs include Real Estate taxes, commissions, interest, title insurance, closing fees, drafting of closing documents, etc)

The 46 R-1 Residential lots will be put on the market as soon as improvements are completed and building permits can be obtained. We would anticipate about a 3 year sell out period.

The 8 duplex lots will be put on the market as soon as improvements are completed and building permits can be obtained. These lots will be sold almost as soon as they hit the market.

The 24 R-1 Planned Development lots will not be put on the market separately. They will be marked as a part of a total project – building and lot. These lots will be builder restricted. The house will be built by Tim Halbrook Builders, Inc. or Meacham Development.

The multi-family site will be purchased by Tim Halbrook Builders, Inc. He will build the multi-family units and retain them.

Upon completion of the project we are hoping to have a total profit of \$703,146.63. This entire development includes 110 living units. This projected profit is just over \$6,000.00 per unit.

Garrity's Glen South				10/29/2018				
Land	approx 36.81 Acres	36.81	@	\$ 26,000.00		\$ 957,060.00		
	Less Stormwater pond/drainage		4.13			\$ (107,380.00)		
	Less Road ROW Garroman Drive							
						\$ 849,680.00		
Road A		1101.95	x2	2203.9				
Road B		1317.77	x2	2635.54				
Road C		1092.07	x2	2184.14				
Road D	rear	1233.54	x1	1233.54				
Road D	front	731.35	x1	731.35				
Improvement estimate				8988.47	at per ft cst	\$263	\$ 2,359,473.38	
Plat	80 lots						\$ 162,000.00	
WPS							\$ 162,000.00	
	Projected costs						\$ 3,533,153.38	
		Avg price						
46 single family lots	\$60,350	46 U		\$ 2,782,200.00				
24 R-1 PDD lots	\$49,000	24 U		\$ 1,245,600.00				
8 duplex lots	\$69,900	16 U		\$ 559,200.00				
Multi	24 units	\$5,000	24 U	\$ 120,000.00				
Total sale proceeds				\$ 4,707,000.00				
Carrying/closing costs**				\$ 470,700.00				
Net sale proceeds				\$ 4,236,300.00				
	Projected profit						\$ 703,146.63	
Total proposed Units		110 U					\$ 6,392.24	
R1 lots						R-1 PDD lots		
Lot #	Price		Lot #	Price		Lot #	Price	
1	\$ 56,900.00		31	\$ 59,900.00		48	\$ 51,900.00	
2	\$ 56,900.00		32	\$ 59,900.00		49	\$ 51,900.00	
3	\$ 56,900.00		33	\$ 59,900.00		50	\$ 51,900.00	
4	\$ 56,900.00		34	\$ 59,900.00		51	\$ 51,900.00	
5	\$ 56,900.00		35	\$ 64,900.00		52	\$ 51,900.00	
6	\$ 56,900.00		36	\$ 64,900.00		53	\$ 51,900.00	
7	\$ 56,900.00		37	\$ 56,900.00		54	\$ 51,900.00	
8	\$ 56,900.00		38	\$ 61,900.00		55	\$ 51,900.00	
9	\$ 56,900.00		39	\$ 56,900.00		56	\$ 51,900.00	
10	\$ 56,900.00		40	\$ 64,900.00		57	\$ 51,900.00	
18	\$ 54,900.00		41	\$ 64,900.00		58	\$ 51,900.00	
19	\$ 59,900.00		42	\$ 61,900.00		59	\$ 51,900.00	
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23	\$ 64,900.00		46	\$ 64,900.00		63	\$ 51,900.00	
24	\$ 59,900.00		47	\$ 59,900.00		64	\$ 51,900.00	
25	\$ 59,900.00		72	\$ 59,900.00		65	\$ 51,900.00	
26	\$ 59,900.00		73	\$ 64,900.00		66	\$ 51,900.00	
27	\$ 59,900.00		74	\$ 61,900.00		67	\$ 51,900.00	
28	\$ 59,900.00		75	\$ 61,900.00		68	\$ 51,900.00	
29	\$ 59,900.00		76	\$ 61,900.00		69	\$ 51,900.00	
30	\$ 59,900.00		77	\$ 61,900.00		70	\$ 51,900.00	
						71	\$ 51,900.00	
	\$ 1,362,500.00			\$ 1,419,700.00	R1 PDD lot sale proceeds		\$ 1,245,600.00	
				\$ 2,782,200.00	R1 lot sale proceeds		\$ 2,782,200.00	
Duplex Lots								
Lot #	Price							
11	\$ 69,900.00							
12	\$ 69,900.00							
13	\$ 69,900.00							
14	\$ 69,900.00							
15	\$ 69,900.00							
16	\$ 69,900.00							
17	\$ 69,900.00							
78	\$ 69,900.00							
	\$ 559,200.00				Duplex site sale proceeds		\$ 559,200.00	
							\$ 4,587,000.00	
Plus Multi-family site		Lots 79 & 80 (3 - 8 unit buildings)					\$ 120,000.00	
		Projected Gross sale proceeds					\$ 4,707,000.00	
Note:	Lots 79 and 80 are sold to Tim Halbrook. He will be build the multi-famiy bldgs							
	Lots 48-71 are sold to Tim Halbrook Bldrs, Inc. & Meacham Dev Inc							
	each will buy 12 lots and build homes on same for resale							

Attachment: Garritys Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)

Tax Base Profile

		GARRITY'S GLEN SOUTH					
		(City of De Pere)					
		Profile for Development					
		Projected Real Estate tax base increase				10/1/2018	
Current tax base							
WD-L482	18.095	Acres		\$3,500.00			
WD-L483	22.306	Acres		\$ 68,900.00			
WD-L484	13.92	Acres		\$ 5,000.00			
		Bldgs will be gone					
	55.131	Acres	Current assessed value			\$77,400.00	
Garrity's Glen South will incorporate approximately 36 Acres m/l							
Projected Development							
	Acres	Structure proposed		Value			
Approx	33.16	*plus storm water mng ponds/drainage area					
	4.4	3 - 8 Unit apartment buildings		\$2,100,000.00		\$2,100,000.00	
	7.5	24 R-1 PDD lot/home		Average value			
		value between \$265,000 - \$375,000		\$ 320,000.00		\$ 7,680,000.00	
	18.05	46 R-1 Residential homes					
		value between \$250,000 - \$375,000		\$ 312,500.00		\$ 14,375,000.00	
	3.21	8 duplex lots					
		value between \$325,000 - \$400,000		\$ 362,500.00		\$ 2,900,000.00	
	Total property value increase					\$27,055,000.00	

Property Tax Record
CTY OF DEPERE WEST
Brown County, Wisconsin
Parcel Number: WD-L484

Part

Information is as current as the postings of Wednesday, December 6, 2017 at 1:50:09 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

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Property Information Parcel Number WD-L484 Owner Name R & M GARRITY FARM LLC ETAL Property Address LAWRENCE DR Municipality WD - CTY OF DEPERE WEST School District 6328 - WEST DEPERE SCH Sanitary District 504 - G.B. METRO SEWER Special District(s) None		Current Unofficial Valuation <table> <tr> <th>Land Use Classification</th> <th>Acres</th> <th>Land</th> <th>Improvements</th> <th>Total</th> </tr> <tr> <td>D - AGRICULTURE-TOTAL</td> <td>13.420</td> <td>2,500.00</td> <td>0.00</td> <td>2,500.00</td> </tr> <tr> <td>E - UNDEVELOPED</td> <td>0.500</td> <td>2,500.00</td> <td>0.00</td> <td>2,500.00</td> </tr> <tr> <td>All Classes</td> <td>13.920</td> <td>5,000.00</td> <td>0.00</td> <td>5,000.00</td> </tr> </table> Legal Acres 13.920 Values are not official until new tax bills are issued in December. Note: For a specific tax year valuation, select tax year from tax records available below. Note: Land Use Class is not a Zoning Classification. If you are looking for Zoning Classification, you will need to contact the municipality. Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.				Land Use Classification	Acres	Land	Improvements	Total	D - AGRICULTURE-TOTAL	13.420	2,500.00	0.00	2,500.00	E - UNDEVELOPED	0.500	2,500.00	0.00	2,500.00	All Classes	13.920	5,000.00	0.00	5,000.00
Land Use Classification	Acres	Land	Improvements	Total																					
D - AGRICULTURE-TOTAL	13.420	2,500.00	0.00	2,500.00																					
E - UNDEVELOPED	0.500	2,500.00	0.00	2,500.00																					
All Classes	13.920	5,000.00	0.00	5,000.00																					
Mailing Address Information R & M GARRITY FARM LLC ETAL 173 TRENTON LN GREEN BAY WI 54313-4025		Reference Document Document #: 2392011		Available Maps View GIS Map Other Maps																					
Tax Records Available Tax Year ☐ 2015 (Tax Bill Number 1864987) ☒ 2016 (Tax Bill Number 1899200) View Tax Detail <i>Tax Detail may take a few moments to appear</i>		Tax Legal Description 13.920 AC M/L SUBD OF WILLIAMS GRANT LOT 101 EX HWY & EX 2161114 & EX 2272288 Note: May not be a full legal description View Comments/History																							

Attachment: Garritys Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)

Property Tax Record
CTY OF DEPERE WEST
Brown County, Wisconsin
Parcel Number: WD-L483

Part

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Property Information Parcel Number WD-L483 Owner Name R & M GARRITY FARM LLC ETAL Property Address 2509 LAWRENCE DR Municipality WD - CTY OF DEPERE WEST School District 6328 - WEST DEPERE SCH Sanitary District 504 - G.B. METRO SEWER Special District(s) None		Current Unofficial Valuation <table border="1"> <thead> <tr> <th>Land Use Classification</th> <th>Acres</th> <th>Land</th> <th>Improvements</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>D - AGRICULTURE-TOTAL</td> <td>20.306</td> <td>3,800.00</td> <td>0.00</td> <td>3,800.00</td> </tr> <tr> <td>G - OTHER</td> <td>2.000</td> <td>55,000.00</td> <td>10,100.00</td> <td>65,100.00</td> </tr> <tr> <td>All Classes</td> <td>22.306</td> <td>58,800.00</td> <td>10,100.00</td> <td>68,900.00</td> </tr> <tr> <td>Legal Acres</td> <td>22.306</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> Values are not official until new tax bills are issued in December. Note: For a specific tax year valuation, select tax year from tax records available below. Note: Land Use Class is not a Zoning Classification. If you are looking for Zoning Classification, you will need to contact the municipality. Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.				Land Use Classification	Acres	Land	Improvements	Total	D - AGRICULTURE-TOTAL	20.306	3,800.00	0.00	3,800.00	G - OTHER	2.000	55,000.00	10,100.00	65,100.00	All Classes	22.306	58,800.00	10,100.00	68,900.00	Legal Acres	22.306			
Land Use Classification	Acres	Land	Improvements	Total																										
D - AGRICULTURE-TOTAL	20.306	3,800.00	0.00	3,800.00																										
G - OTHER	2.000	55,000.00	10,100.00	65,100.00																										
All Classes	22.306	58,800.00	10,100.00	68,900.00																										
Legal Acres	22.306																													

Mailing Address Information R & M GARRITY FARM LLC ETAL 173 TRENTON LN GREEN BAY WI 54313-4025	Reference Document Document #: 2392011	Available Maps View GIS Map Other Maps
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Tax Records Available Tax Year ☐ 2015 (Tax Bill Number 1864985) ☒ 2016 (Tax Bill Number 1899198) View Tax Detail Tax Detail may take a few moments to appear	Tax Legal Description 22.306 AC M/L SUBD OF WILLIAMS GRANT LOT 100 EX 2272288 & EX HWY Note: May not be a full legal description View Comments/History
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Attachment: Garrity's Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)

Property Tax Record
CTY OF DEPERE WEST
Brown County, Wisconsin
Parcel Number: WD-L482

fact

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Property Information Parcel Number WD-L482 Owner Name R & M GARRITY FARM LLC ETAL Property Address LAWRENCE DR Municipality WD - CTY OF DEPERE WEST School District 6328 - WEST DEPERE SCH Sanitary District 504 - G.B. METRO SEWER Special District(s) None		Current Unofficial Valuation <table border="1"> <thead> <tr> <th>Land Use Classification</th> <th>Acres</th> <th>Land</th> <th>Improvements</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>D - AGRICULTURE-TOTAL</td> <td>18.905</td> <td>3,500.00</td> <td>0.00</td> <td>3,500.00</td> </tr> <tr> <td>All Classes</td> <td>18.905</td> <td>3,500.00</td> <td>0.00</td> <td>3,500.00</td> </tr> <tr> <td>Legal Acres</td> <td>18.905</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> Values are not official until new tax bills are issued in December. Note: For a specific tax year valuation, select tax year from tax records available below. Note: Land Use Class is not a Zoning Classification. If you are looking for Zoning Classification, you will need to contact the municipality. Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.		Land Use Classification	Acres	Land	Improvements	Total	D - AGRICULTURE-TOTAL	18.905	3,500.00	0.00	3,500.00	All Classes	18.905	3,500.00	0.00	3,500.00	Legal Acres	18.905			
Land Use Classification	Acres	Land	Improvements	Total																			
D - AGRICULTURE-TOTAL	18.905	3,500.00	0.00	3,500.00																			
All Classes	18.905	3,500.00	0.00	3,500.00																			
Legal Acres	18.905																						
Mailing Address Information R & M GARRITY FARM LLC ETAL 3173 TRENTON LN GREEN BAY WI 54313-4025		Reference Document Document #: 2392011	Available Maps View GIS Map Other Maps																				
Tax Records Available Tax Year ☐ 2015 (Tax Bill Number 1864982) ☒ 2016 (Tax Bill Number 1899195) View Tax Detail Tax Detail may take a few moments to appear		Tax Legal Description 18.905 AC M/L SUBD OF WILLIAMS GRANT LOT 99 EX 39 CSM 3 AS COR BY 1694267 & EX 2272288 & EX RD Note: May not be a full legal description View Comments/History																					

Attachment: Garrity's Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)

**Garrity's Glen South
(City of De Pere)**

Projected Real Estate Tax Base Increase

Included in this study we have the basis for the projected tax base increase for the City of De Pere thru the development of Garrity's Glen South

You will find information on those categories of mixed use residential as proposed in this development.

First: We have R-1 Residential: We would anticipate homes to be build similar to those done in areas like Garrity's Glen, Orion's Run, Hemlock Creek and various areas in the Village of Howard. We have included data on those homes currently being built; ranging in price from \$240,000 to over \$500,000.

Second: The duplex market is next with properties ranging from \$265,000 to \$367,000. We would anticipate these values to be higher based on current construction costs.

Third: The ~~free standing condo~~ market is next with values from \$264,900 to \$329,700. We have included information on properties we have done in Lawrence, Town of Scott and Town of Grand Chute. We would anticipate these same units to be a high demand market in the City of De Pere

Fourth: Is Apartment living. We are proposing 3 – 8 unit apartment buildings similar to those off Daytona in Nazer Trac. We have used that tax information for a basis of this value.

R I



Schedule a Showing

SLD 50165389 **\$221,900**
2698 ANDROMEDA Drive
Town of Lawrence
WI ,54115

County Brown
SchDist West De Pere
City (Mailing) DE PERE
Beds 3
TotalBaths 2.0
Ttl#Cars 2
SqFtApxTtl 1,508
SrcTtlSQFT Blueprint
Taxes \$0.00
Tax Year 2016

Quality built split BD design custom maple cabinets kitchen island walk in pantry 4 pnl interior doors 1st flr laundry w/door to backyard and laundry tub private master suite w/walk in closet rough ins in basement for future bath egress window front covered porch with stone accent. 12x12 concrete patio concrete driveway extra deep 2+ stl garage and more. Taxes on lot only for 2017.

Listed by: Province Builders & Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

SLD 50140946 **\$239,900**
2673 ANDROMEDA DR
Town of Lawrence
WI ,54115

County Brown
SchDist West De Pere
City (Mailing) DE PERE
Beds 3
TotalBaths 2.0
Ttl#Cars 3
SqFtApxTtl 1,623
SrcTtlSQFT Blueprint
Taxes
Tax Year 2016

LOWER LEVEL = Stubbed For Bathroom. New split bdrn design by Tim Halbrook Bldrs, cathedral clgs, gas fireplace. Kit features center island & pantry, 1st flr laundry, built Focus on Energy, passive Radon Mitigation System. 2 yr bldr warranty.

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

SLD 50149902 **\$247,900**
2703 ANDROMEDA Drive
Town of Lawrence
WI ,54115

County Brown
SchDist West De Pere
City (Mailing) DE PERE
Beds 3
TotalBaths 2.0
Ttl#Cars 3
SqFtApxTtl 1,699
SrcTtlSQFT Assessor/Public Record
Taxes
Tax Year 2016

Quality split BD home w/open concept design! Custom maple cabinets with walk-in pantry. Luxury vinyl flooring, gaslog fireplace, 4 pnl interior doors, 1st floor laundry with tub, access to backyard. Walk in closet in 3rd BD, Egress window in basement w/rough ins for future bath. 7x6 wall constr..Front covered porch with brick accent, oversized 3 stl garage with service door, concrete patio & more.

Listed by: Province Builders & Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

SLD 50158584 **\$254,000**
2694 ANDROMEDA Drive
Town of Lawrence
WI ,54115-8827

County Brown
SchDist West De Pere
City (Mailing) DE PERE
Beds 3
TotalBaths 2.0
Ttl#Cars 3
SqFtApxTtl 1,607
SrcTtlSQFT Blueprint
Taxes \$0.00
Tax Year 2016

Brand new, open-concept plan on BEAUTIFUL country-like setting lot in brand new subdivision in Town of Lawrence! This ranch offers a cozy gas-log fireplace in large living room that opens up to spacious kitchen. The master offers large walk in closet and master bath with dual sinks! Lower level offers egress window and is stubbed for full bath for future expansion. This home is waiting for you!

Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

SLD 50150755 **\$254,900**
2707 ANDROMEDA
Town of Lawrence
WI ,54115

County Brown
SchDist West De Pere
City (Mailing) DE PERE
Beds 3
TotalBaths 2.0
Ttl#Cars 3
SqFtApxTtl 1,623
SrcTtlSQFT Blueprint
Taxes \$700.00
Tax Year 2016

Tim Halbrook Bldrs presents this craftsman style ranch home. Master suite cathedral ceilings, fireplace, pantry & center island in kit. 3 stl garage. Passive radon mitigation system rough-ins for bath & egress window in lower. 2 yr Bldr warranty. New Lawrence subd lot, Orions Run 2nd Add.

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

SLD 50150747 **\$258,300**
2691 ANDROMEDA
Town of Lawrence
WI ,54115

County Brown
SchDist West De Pere
City (Mailing) DE PERE
Beds 3
TotalBaths 2.0
Ttl#Cars 3
SqFtApxTtl 1,623
SrcTtlSQFT Blueprint
Taxes
Tax Year 2016

Tim Halbrook Bldrs presents this Craftsman Style ranch home. Master suite, cathedral ceilings, fireplace, pantry & center island in kit. 3 stl garage. Passive radon mitigation system. Rough-ins for b & egress window in lower. 2 Yr Bldr Warranty. New Lawrence subd lot. Orions Run 2nd Add.

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

SLD 50151641 **\$260,900**
2695 ANDROMEDA
Town of Lawrence
WI ,54115

County Brown
SchDist West De Pere
City (Mailing) DE PERE
Beds 3
TotalBaths 2.0
Ttl#Cars 3
SqFtApxTtl 1,729
SrcTtlSQFT Blueprint
Taxes
Tax Year 2016

LOWER LEVEL = Stubbed For Bathroom. BRAND NEW Meacham Development plan located in country-like setting with many custom features throughout! Kitchen has custom double door cabinets to ceiling. Large coffered ceiling in living room. Master bedroom has trey ceiling, large walk-in closet and private bath with dual sinks. There is a 3 stall garage. Lower level egress window for future living space.

Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

SLD 50172534 **\$262,900**
2715 ANDROMEDA Drive
Town of Lawrence
WI ,54115

County Brown
SchDist West De Pere
City (Mailing) DE PERE
Beds 3
TotalBaths 2.0
Ttl#Cars 3
SqFtApxTtl 1,639
SrcTtlSQFT Blueprint
Taxes \$0.00
Tax Year 2016

Beautiful, open concept plan with spacious foyer, large kitchen island and great room with stone fireplace. Unique walk through access from mud room to laundry room to master closet! Large master suite with trey ceiling, dual sinks in master bath and walk-in closet. Full bath stubbed and egress window in lower level for future living space.

Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

SLD 50171240 **\$263,900**
2711 ANDROMEDA Court
Town of Lawrence
WI ,54115

County	Brown
SchDist	West De Pere
City (Mailing)	DE PERE
Beds	3
TotalBaths	2.0
Ttl#Cars	3
SqFtApxTtl	1,623
SrcTtlSQFT	Blueprint
Taxes	\$800.00
Tax Year	2016

New split bedroom design ranch by Tim Halbrook Builders, Inc. Home features Cathedral ceiling, fireplace, master suite w/private bath & walk-in closet. Large kitchen/dinette, with pantry & center island, rough-ins & egress windows in basement, passive radon mitigation system and 1 year builder warranty.

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Exterior finished soon!

Schedule a Showing

SLD 50155748 **\$265,600**
2687 ANDROMEDA DR Drive
Town of Lawrence
WI ,54115

County	Brown
SchDist	West De Pere
City (Mailing)	DE PERE
Beds	3
TotalBaths	2.1
Ttl#Cars	3
SqFtApxTtl	1,718
SrcTtlSQFT	Blueprint
Taxes	\$0.00
Tax Year	2016

Alluring craftsmen style home with 3 bedrooms and 2.5 baths in high-demand subdivision offers many custom features throughout including ceramic tile in bathrooms, hardwood in kitchen and dining, stacked stone fireplace, and double door custom cabinets in kitchen. Half bath included on main floor. Lower level has egress window and stubbed for full bath for future expansion.

Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

SLD 50155028 **\$269,900**
2686 ANDROMEDA DR Drive
Town of Lawrence
WI ,54115-8827

County	Brown
SchDist	West De Pere
City (Mailing)	DE PERE
Beds	3
TotalBaths	2.0
Ttl#Cars	3
SqFtApxTtl	1,729
SrcTtlSQFT	Blueprint
Taxes	
Tax Year	2016

Exquisite 3 bedroom, 2 bath ranch with castle stone exterior set on almost half an acre! Granite countertops in kitchen with custom cabinets to ceiling and walk-in pantry. 9' ceilings in main living area with coffered design in great room. Master suite impresses with tray ceiling, walk-in closet and master bath with dual sinks. Lower level is stubbed for bath and has egress for future expansion

Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

SLD 50175104 **\$295,291**
2690 ANDROMEDA Drive
Town of Lawrence
WI ,54115

County	Brown
SchDist	West De Pere
City (Mailing)	DE PERE
Beds	3
TotalBaths	2.1
Ttl#Cars	3
SqFtApxTtl	1,718
SrcTtlSQFT	Blueprint
Taxes	\$0.00
Tax Year	2016

3 bedroom, 2.5 bath ranch with many custom upgrades throughout! Custom cabinets to ceiling and walk-in pantry. 9' ceilings in main living area with coffered design in great room. Master suite impresses with tray ceiling, walk-in closet and master bath with dual sinks. Lower level is stubbed for full bath and has egress window for future expansion.

Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

SLD 50154138 **\$321,200**
2724 ANDROMEDA
Town of Lawrence
WI ,54115-9797

County	Brown
SchDist	West De Pere
City (Mailing)	DE PERE
Beds	3
TotalBaths	2.0
Ttl#Cars	3
SqFtApxTtl	1,802
SrcTtlSQFT	Blueprint
Taxes	
Tax Year	2016

-Custom Job

Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



2719 Andromeda Ct

Schedule a Showing

SLD 50180381 **\$375,000**
2719 ANDROMEDA Court
City of De Pere
WI ,54115

County	Brown
SchDist	West De Pere
City (Mailing)	DE PERE
Beds	4
TotalBaths	2.0
Ttl#Cars	3
SqFtApxTtl	2,261
SrcTtlSQFT	Builder
Taxes	\$0.00
Tax Year	2017

This new home features an open-concept, 4-bedroom design, and is all wrapped up w/a farmhouse feel. A u-shaped staircase is just one of many beautiful touches (there's also a custom fireplace!) On the main lvl is the master suite w/a bath & closet w/a separate laundry room attached! Located behind the master bedroom is a sitting area where future homeowners can anticipate taking advantage of this wooded backdrop. A covered porch off the dinette creates an awesome environment for relaxing and entertaining outdoors. By Midwest Design Homes, FOCUS ON

Listed by: Shorewest, Realtors

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

ACT 50185612 **\$244,900**
3692 EVERGREEN Avenue
Village of Howard
WI ,54313

County Brown
SchDist Howard-Suamico
City (Mailing) GREEN BAY
Beds 3
TotalBaths 2.0
Ttl#Cars 3
SqFtApXtTl 1,520
SrcTtlSQFT Blueprint
Taxes \$526.00
Tax Year 2017

Trendy 3 bedroom, 2 bath ranch in the heart of Howard at a great price! Stylish LVT flooring in all main living areas is 100% waterproof and has a cork underlayment which makes it a quieter, warmer floor. Stunning tile in master bath, main bath and laundry. Toffee stained, shaker style cabinets. 10 foot garage ceilings and lower level is stubbed for full bath and has egress window for future expansion.

Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

ACT 50183809 **\$245,900**
1303 BUCKYS RUN
Village of Howard
WI ,54313

County Brown
SchDist Howard-Suamico
City (Mailing) GREEN BAY
Beds 3
TotalBaths 2.0
Ttl#Cars 3
SqFtApXtTl 1,520
SrcTtlSQFT Blueprint
Taxes \$286.00
Tax Year 2017

Trendy ranch in heart of Howard at a great price! This home has 3 bedrooms, 2 baths with popular features throughout including stunning blackstone oak luxury vinyl plank throughout living room, kitchen, dining, laundry and main bath! Slate stained, shaker style cabinets with oil rubbed bronze hardware. The home offers stylish laminate counter tops throughout. 10 foot garage ceilings. Lower level is stubbed for full bath and has egress window for future expansion.

Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

ACT 50190795 **\$275,900**
1769 STEINER Lane
Village of Howard
WI ,54313

County Brown
SchDist Howard-Suamico
City (Mailing) GREEN BAY
Beds 3
TotalBaths 2.0
Ttl#Cars 3
SqFtApXtTl 1,644
SrcTtlSQFT Blueprint
Taxes \$0.00
Tax Year 2018

SEEDED LAWN INCLUDED! Split bedroom ranch in high demand area of Howard! Custom cabinets all the way to the ceiling and pantry in kitchen. Tre ceiling adds lots of character to the master suite which includes a walk-in closet and master bath with dual sinks. Lower level is ready for future expansion and comes with egress window and stub-in for bathroom.

Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

ACT 50190793 **\$281,900**
1761 STEINER Lane
Village of Howard
WI ,54313

County Brown
SchDist Howard-Suamico
City (Mailing) GREEN BAY
Beds 3
TotalBaths 2.0
Ttl#Cars 3
SqFtApXtTl 1,669
SrcTtlSQFT Blueprint
Taxes \$0.00
Tax Year 2018

SEEDED LAWN INCLUDED! Brand new ranch in high-demand area of Howard! Large foyer with coat closet and half wall staircase to lower level. Perfect open concept plan has kitchen with walk-in pantry and great room with stone fireplace. The house functions well because it has split bedroom design and laundry with bench and hooks doubles as a mudroom. Master suite is a retreat; complete with full bath with dual sinks and walk-in closet. Lower level has egress window and stubbed bath for future expansion.

Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

ACT 50182362 **\$289,900**
1351 BUCKYS RUN
Village of Howard
WI ,54313

County Brown
SchDist Howard-Suamico
City (Mailing) GREEN BAY
Beds 3
TotalBaths 2.0
Ttl#Cars 3
SqFtApXtTl 1,704
SrcTtlSQFT Blueprint
Taxes \$981.60
Tax Year 2017

SEEDED LAWN INCLUDED! Private backyard because of green area buffer behind lot! Eye-catching Craftsman ranch flaunts front pillars, Matara stone, and is located in a high demand area. You'll feel right at home because this floor plan has everything you need: office, mudroom with closet/bench with hooks and unique walkthrough from laundry room to master bedroom closet! Finishing touches include large kitchen island, designer light fixtures and a stone fireplace with custom mantle. Lower level has egress window for future expansion.

Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

ACT 50181224 **\$293,900**
3691 RUSTIC HEIGHTS Lane
Village of Howard
WI ,54313

County Brown
SchDist Howard-Suamico
City (Mailing) HOWARD
Beds 3
TotalBaths 2.0
Ttl#Cars 3
SqFtApXtTl 1,623
SrcTtlSQFT Blueprint
Taxes \$900.00
Tax Year 2017

New construction by Tim Halbrook Builders, Inc. Split bedroom design, first floor laundry, Cathedral ceilings, gas fireplace in living room, kitchen w/center island and large pantry, Master suite with private bath & walk-in closet, open staircase to lower level.

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

ACT 50184181 **\$297,000**
1777 STEINER Lane
Village of Howard
WI ,54313

County Brown
SchDist Howard-Suamico
City (Mailing) GREEN BAY
Beds 3
TotalBaths 2.0
Ttl#Cars 3
SqFtApXtTl 1,817
SrcTtlSQFT Blueprint
Taxes \$0.00
Tax Year 2018

New Construction Ranch located in Howard/Suamico school district!! Live in style this open concept home including kitchen with grey modern cabinets, white trim, granite counter tops in the kitchen, snack bar, walk in pantry and dinette. Enjoy the large master suite w/walk in closet, tray ceiling, private bath with dual vanities. Other features include: Sun room, arched doorways, plant ledges, 1st floor laundry, 3 stall garage, daylight windows and stone exterior!

Listed by: Keller Williams Green Bay

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

ACT 50188812 **\$297,900**
1736 RED OAK Street
Village of Howard
WI ,54313-7336

County Brown
SchDist Howard-Suamico
City (Mailing) GREEN BAY
Beds 3
TotalBaths 2.0
Ttl#Cars 3
SqFtApXtTl 1,611
SrcTtlSQFT Blueprint
Taxes \$0.00
Tax Year 2018

Quality, Focus on Energy, Open Concept, Split Bedroom Ranch. No step entry. Craftsman style. Higher ceilings, 3 panel doors, luxury plank vinyl floors. Hickory cabinets, Maple trim. Large Island, Lg pantry. Gas log fireplace with stone. Large master bath, double vanities, large walk-in closet. Central air. Casement windows. Window seat, 13x16. Patio. Egress window in lower level basement rough ins for future expansion. Garage to basement entry. Extra deep garage. Seeded lawn included. Vinyl siding w/shakes and stone. 18ft overhead Listed by: Scheelk Construction, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

ACT 50180806 **\$313,900**
3699 RUSTIC HEIGHTS Lane
Village of Howard
WI ,54313

County Brown
 SchDist Howard-Suamico
 City (Mailing) HOWARD
 Beds 3
 TotalBaths 2.1
 Ttl#Cars 3
 SqFtApxTtl 1,763
 SrcTtlSQFT Blueprint
 Taxes \$800.00
 Tax Year 2017

New split bedroom design ranch home by Tim Halbrook Builders. Home features Cathedral ceilings, gas log fireplace, large kitchen with center island, pantry, Master suite w/private bath and walk-in closet, passive radon mitigation system

Listed by: River City REALTORS

Accuracy of Information Is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

ACT 50183543 **\$316,900**
1359 BUCKYS RUN
Village of Howard
WI ,54313

County Brown
 SchDist Howard-Suamico
 City (Mailing) GREEN BAY
 Beds 3
 TotalBaths 2.1
 Ttl#Cars 3
 SqFtApxTtl 1,763
 SrcTtlSQFT Blueprint
 Taxes \$800.00
 Tax Year 2017

Listed by: River City REALTORS

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Schedule a Showing

ACT 50184025 **\$319,900**
1721 STEINER Lane
Village of Howard
WI ,54313

County Brown
 SchDist Howard-Suamico
 City (Mailing) GREEN BAY
 Beds 3
 TotalBaths 2.1
 Ttl#Cars 3
 SqFtApxTtl 1,721
 SrcTtlSQFT Blueprint
 Taxes \$0.00
 Tax Year 2017

Focused on Energy Star Home, under construction. Home features open concept living room, gas fireplace, vaulted ceiling and dining area. Kitchen granite countertops, W/I pantry, large center island. Master bedroom tiled W/I shower and W/I closet. Split bedroom design, laundry room and custom cabinets throughout home. 3 stall extra deep garage, stairs to basement that's R/I for full bath and daylight windows. Concrete drive & patio. Top quality materials, craftsmanship and attention to details.

Listed by: Express Realty LLC

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Schedule a Showing

ACT 50190770 **\$324,900**
1350 BUCKYS RUN
Village of Howard
WI ,54313

County Brown
 SchDist Howard-Suamico
 City (Mailing) GREEN BAY
 Beds 3
 TotalBaths 2.0
 Ttl#Cars 3
 SqFtApxTtl 1,653
 SrcTtlSQFT Blueprint
 Taxes \$0.00
 Tax Year 2018

New Construction 3 bedroom 2 bath with nice floor plan. Features all white painted trim and doors. Kitchen with white cabinets, stained island and tile back splash. Beautiful luxury plank and tile floors. Cathedral ceiling in great room with corner fireplace. Anderson windows throughout, egress windows in lower and plumbed for a bath for future added space. Conservancy lot with treelined view of Howard.

Listed by: Shorewest, Realtors

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Schedule a Showing

ACT 50176834 **\$329,900**
4260 DOWNTON Circle
Village of Howard
WI ,54313

County Brown
 SchDist Howard-Suamico
 City (Mailing) GREEN BAY
 Beds 3
 TotalBaths 2.0
 Ttl#Cars 3
 SqFtApxTtl 1,920
 SrcTtlSQFT Blueprint
 Taxes \$0.00
 Tax Year 2017

Light bright open concept ranch. Custom kitchen with granite counter tops and triple patio doors leading to the back yard. All the upgrades you would expect in this executive ranch, tile shower and granite counter tops through out, hardwood and tile floors, basement roughed in for bathroom. This home is finished off with brick and smart siding.

Listed by: Real Living Bay Realtors, Inc.

Accuracy of Information Is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

ACT 50182366 **\$339,900**
1342 BUCKYS RUN
Village of Howard
WI ,54313

County Brown
 SchDist Howard-Suamico
 City (Mailing) GREEN BAY
 Beds 3
 TotalBaths 2.1
 Ttl#Cars 3
 SqFtApxTtl 2,000
 SrcTtlSQFT Builder
 Taxes \$629.50
 Tax Year 2017

TWO ACRES of scenic green space with pond behind this stunning ranch! This home is in the heart of Howard with custom upgrades throughout! You'll love the designer light fixtures, stacked stone fireplace, granite kitchen island, and black windows. Impressive tray ceilings in both the great room and master bedroom. Elegant master suite has walk-in closet and spacious master bath with dual vanities and custom tile shower. Lower level is stubbed for full bath and has egress window for future expansion. Lawn and landscaping included.

Listed by: Meacham Realty, Inc.

Accuracy of Information Is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

ACT 50176564 **\$349,900**
1729 STEINER Lane
Village of Howard
WI ,54313-8482

County Brown
 SchDist Howard-Suamico
 City (Mailing) GREEN BAY
 Beds 3
 TotalBaths 2.1
 Ttl#Cars 3
 SqFtApxTtl 1,828
 SrcTtlSQFT Builder
 Taxes \$0.00
 Tax Year 2017

Focused on Energy Star Just Completed! Open concept living room, fireplace, coffered ceiling and dining area. Granite countertops, pantry, large center island and all kitchen appliances included. Master bedroom, private bath, tray ceiling, custom tiled and glass shower and W/I closet. Split bedroom design, 1st floor laundry room and custom cabinets throughout home. Basement is roughed for full bath, daylight windows and stairway to garage. Top quality materials, craftsmanship and attention to detail.

Listed by: Express Realty LLC

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Schedule a Showing

ACT 50187324 **\$349,900**
1326 BUCKYS RUN
Village of Howard
WI ,54313

County Brown
 SchDist Howard-Suamico
 City (Mailing) GREEN BAY
 Beds 3
 TotalBaths 2.1
 Ttl#Cars 3
 SqFtApxTtl 1,990
 SrcTtlSQFT Blueprint
 Taxes \$0.00
 Tax Year 2017

Energy Star Home! Quality New Construction by RPC in great Howard location! Open concept with split bedroom design; All Bedrooms with walk-in closets, large kitchen with maple cabinets; Granite counter tops; center-island; corner pantry; 8ft patio door to 14x14 tree decking; large living room w/gas FP; Master w/HUGE walk-in closet connected to 1st floor laundry, master bath offers dual sinks and tile shower; separate half bath; 3.5 car garage, insulated garage doors; Central Air; LL w/daylight windows, stubbed for full bath; 1yr builder warranty included!

Listed by: Resource One Realty, LLC

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1706 Steiner Ln

Schedule a Showing

ACT 50187524 **\$359,900**

1706 STEINER Lane
Village of Howard
WI ,54313

County	Brown
SchDist	Howard-Suamico
City (Mailing)	GREEN BAY
Beds	4
TotalBaths	2.1
Ttl#Cars	3
SqFtApxTtl	2,411
SrcTtlSQFT	Builder
Taxes	\$0.00
Tax Year	2018

Great Howard location is this 4 Bedroom, 2.5 Bath Craftsman Styled, Exposed Ranch w/finished Lower Level. Built by Midwest Design Homes, this split bedroom design offers an open concept floor plan with cathedral ceilings, a Master retreat with dbl sinks and a large walk-in closet. Chefs kitchen w/island and corner walk-in pantry. Lower Level has finished Rec Room, Bedroom and Bath, with plenty of storage. This home is Focus on Energy certified. Spacious deck off of the kitchen/dinette overlooks a conservancy area in the Spring Green Subdivision. Listed by: Shorewest, Realtors

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1736 Steiner New Const

Schedule a Showing

ACT 50190605 **\$359,900**

1736 STEINER Lane
Village of Howard
WI ,54313

County	Brown
SchDist	Howard-Suamico
City (Mailing)	GREEN BAY
Beds	4
TotalBaths	3.1
Ttl#Cars	3
SqFtApxTtl	2,785
SrcTtlSQFT	Blueprint
Taxes	\$913.00
Tax Year	2017

Immediate Occupancy! 2018 Fall Showcase Home Built By: Robert Peters Construction. Featuring Over 2,700 Sq. Ft. Open Concept Living Room-Kitchen/Panoramic Views. This Quality Built Home Features 4 Bedrooms, 3.5 Baths. Kitchen; Granite Counter Tops, Appliances; Microwave, Gas Range, Refrigerator, Dishwasher, Disposal, Walk In Pantry, 1st. Floor Laundry. 9 Ft. Ceilings. Master Suite; Walk In Closet, Tray Ceiling and Access To Laundry. Walk Out Lower Level with Patio Door. 37 Ft. Family Room, Bedroom/Full Bath. Radon Listed by: Coldwell Banker The Real Estate Group

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



1374 Bucky's Run

Schedule a Showing

ACT 50191771 **\$474,900**

1374 BUCKYS RUN
Village of Howard
WI ,54313

County	Brown
SchDist	Howard-Suamico
City (Mailing)	GREEN BAY
Beds	4
TotalBaths	2.1
Ttl#Cars	3
SqFtApxTtl	2,885
SrcTtlSQFT	Blueprint
Taxes	\$0.00
Tax Year	2017

4 bedroom 2.5 bath has kitchen w/solid Oak floors, painted cabinets, granite & large island. Dining area has access to covered porch. 2 story great room with wall of windows overlooks beautiful Howard tree line. Open staircase leads to upper 3 bedrooms with tray ceilings, main bath with dual sinks and large bonus room with walk-in closet. Master bedroom suite has all painted woodwork, bedroom with vaulted ceiling, Master bath with double vanity and walk in tiled shower. Locker area with stone wall. Lower level has exposed windows and stubbed for a bath Listed by: Shorewest, Realtors

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

ACT 50188927 **\$539,900**

614 SUNSET RIDGE
Village of Howard
WI ,54313

County	Brown
SchDist	Howard-Suamico
City (Mailing)	HOWARD
Beds	4
TotalBaths	2.1
Ttl#Cars	3
SqFtApxTtl	3,092
SrcTtlSQFT	Blueprint
Taxes	\$534.00
Tax Year	2017

Just like something you'd see in a storybook, this captivating two-story is nestled into a beautiful wooded lot. The stately ext with blk windows, custom wood front canopy, and regal stone begs you to come inside. Large windows throughout the open floor plan create a sun-filled first floor. The sophisticated kitchen boasts blk stainless steel appliances, show-stopping quartz countertops and elegant bkspish. The stunning master suite includes a custom walk-in closet and a master bath that feels like a resort spa. Surrrnd sound, cable rail strcse, LED lghtng, mudroom, Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Front of home

Schedule a Showing

AB 50184038 **\$304,900**

1715 RED OAK Street
Village of Howard
WI ,54313

County	Brown
SchDist	Howard-Suamico
City (Mailing)	GREEN BAY
Beds	3
TotalBaths	2.0
Ttl#Cars	3
SqFtApxTtl	1,785
SrcTtlSQFT	Builder
Taxes	\$0.00
Tax Year	2017

New Construction-to be completed end of June,2018. Split bedroom ranch, 3 bedroom, 2 full bath. 1785 sq.Ft. Large LR w/ Painted coffered ceiling, gas log FP. Open kitchen w/pantry, custom maple cabs, wood floor & granite island. Large master bedroom with walk-in closet. Master bath w/double sink, Granite counter, custom lighting, custom tile shower, tile floor. Main bath with granite counter and tile floor. Ceilings on main-9ft throughout. LL offers daylight windows for expansion. Garage entry offers hch/hooks, laundry, 3 stall garage. Listed by: Realty World Greater Green Bay, Ltd

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



SLD 50127031 \$290,000

7742 AVA HOPE TR
Town of Ledgeview
WI 54115

County Brown
SchDist De Pere
City (Mailing) DE PERE
Beds 3
TotalBaths 2.0
Ttl#Cars 3
SqFtApXtTl 1,802
SrcTtlSQFT Blueprint
Taxes
Tax Year 2014

1,802 sq ft. 3 bed/2 bath custom, open concept, split bedroom ranch home w/sunroom designed by Coach Builders. Cathedral ceilings & tray ceiling in Master BR. Master retreat has a large WIC & on suite full bath. Custom cabinets & trim. Gas log fireplace. 1st floor laundry. Carpet, vinyl and hardwood floors. LL rough in for 3rd bath.

Listed by: Landmark Real Estate And Development

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SLD 50160110 \$292,000

7785 AVA HOPE Trail
Town of Ledgeview
WI 54115

County Brown
SchDist De Pere
City (Mailing) DE PERE
Beds 3
TotalBaths 2.0
Ttl#Cars 3
SqFtApXtTl 1,802
SrcTtlSQFT Blueprint
Taxes \$0.00
Tax Year 2017

Super lot, private back overlooking pond. 1,802 sq. ft. 3 bed/2 bath custom, open concept, split bedroom ranch home w/sunroom designed by Coach Builders. Cathedral ceiling & tray ceiling in Master BR. Master retreat has a large WIC & on suite full bath. Custom cabinets & trim. 1st floor laundry. Carpet, vinyl and hardwood floors. LL rough in for 3rd bath.

Listed by: Landmark Real Estate And Development

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS

Spreadsheet Page



SLD 50122984 \$293,500

7775 AVA HOPE TR
Town of Ledgeview
WI 54115

County Brown
SchDist De Pere
City (Mailing) DE PERE
Beds 3
TotalBaths 2.0
Ttl#Cars 3
SqFtApXtTl 1,813
SrcTtlSQFT Blueprint
Taxes
Tax Year 2015

LOWER LEVEL = Stubbed For Bathroom. 1,813 sq ft 3 bed/ 2 bath custom designed home by Coach Builders. New, split bedroom design ranch with open concept. Master retreat has a large walk-in closet, full bath w/walk-in shower & two vanities. Custom maple cabinets, doors & white painted trim throughout. Kitchen has large center island & corner pantry. Gas log FP. Carpet, plank vinyl & tile floors. 1st fl laundry. LL rough in for 3rd BA.

Listed by: Landmark Real Estate And Development

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SLD 50131879 \$294,900

7752 AVA HOPE
Town of Ledgeview
WI 54115-8220

County Brown
SchDist De Pere
City (Mailing) DE PERE
Beds 3
TotalBaths 2.1
Ttl#Cars 3
SqFtApXtTl 1,903
SrcTtlSQFT Blueprint
Taxes
Tax Year 2014

Showcase Ranch built by Al Dorn Construction. Great room features coffered ceiling, gas fireplace & opens to spacious dining area. Kitchen has center island & walk in pantry. Master suite highlights high tray ceiling, private on suite w/ dbl vanity & walk in closet. Large Foyer, Split bedroom design, 3 car garage w/ basement access, mudroom lockers, engineered hardwood flooring & much more!

Listed by: Coldwell Banker The Real Estate Group

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



SLD 50122992 \$297,500

7765 AVA HOPE TR
Town of Ledgeview
WI 54115

County Brown
SchDist De Pere
City (Mailing) DE PERE
Beds 3
TotalBaths 2.1
Ttl#Cars 3
SqFtApXtTl 1,914
SrcTtlSQFT Blueprint
Taxes
Tax Year 2015

LOWER LEVEL = Stubbed For Bathroom. 1,914 sq ft 3 bed + loft/office & 2 1/2 baths, custom designed 2 story home w/an open concept by Coach Builders. Master retreat has a large walk-in closet, full bath w/walk-in shower. Custom cabinets & white painted trim & doors. Marble countertops. Kitchen has large center island. Gas log FP. 1st fl laundry. LL rough in for 3rd ba.

Listed by: Landmark Real Estate And Development

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Front of Home

SLD 50152227 \$359,900

7772 AVA HOPE TR
Town of Ledgeview
WI 54155

County Brown
SchDist De Pere
City (Mailing) DE PERE
Beds 3
TotalBaths 2.1
Ttl#Cars 3
SqFtApXtTl 2,461
SrcTtlSQFT Blueprint
Taxes
Tax Year 2016

Open-concept ranch w/split bedrooms featured in BCHBA's Showcase of Homes. Gourmet kitchen w/granite counters, stainless steel appliances, tile backsplash, wet bar & large corner pantry. Hearth room w/cultured stone fireplace. Many windows for natural light. Luxury master bath w/tile shower. Cathedral ceiling in several rooms. Pocket office off foyer. Large LL rec room. Certified energy-efficient.

Listed by: Cypress Homes, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



SLD 50176813 \$359,900

1440 AVA HOPE Court
Town of Ledgeview
WI 54115-7727

County Brown
SchDist De Pere
City (Mailing) DE PERE
Beds 4
TotalBaths 2.1
Ttl#Cars 3
SqFtApXtTl 2,570
SrcTtlSQFT Assessor/Public Record
Taxes \$5,386.00
Tax Year 2017

Enter this stunning 2015 former Showcase home and you just may think that Chip and Joanna Gaines had expanded to Ledgeview! Plank flooring throughout the open concept main floor, barn doors leading to the living room, grey painted center island with granite counter tops and beautiful light fixtures. Upstairs features the master bedroom, 3 secondary bedrooms, 2nd floor laundry, desk area for the kids, dual sinks in both the main bath and the master bath. The lower level is ready for your finishing touches - egress window and stubbed for a full bath. Are you ready to see your new Ledgeview home?

Listed by: Keller Williams Green Bay

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Front of Home

SLD 50173470 \$385,000

7805 AVA HOPE Trail
Town of Ledgeview
WI 54115

County Brown
SchDist De Pere
City (Mailing) DE PERE
Beds 3
TotalBaths 2.0
Ttl#Cars 3
SqFtApXtTl 2,090
SrcTtlSQFT Blueprint
Taxes \$1,003.00
Tax Year 2016

Less than 1 year old and built by Radue Homes, this stunning custom built ranch situated on a conservancy lot with a pond view is sure to please! Featuring an open concept design with 8 foot ceilings and a beautiful kitchen with large center island, granite counters and stainless appliances. Living room with gas fireplace, coffered ceiling, patio access, and floor to ceiling windows. The master suite features a full bathroom with tile shower, dual sinks, vanity, and huge walk-in closet. Beautifully landscaped yard with brick paver patio overlooking a private backyard.

Listed by: Keller Williams Green Bay

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Duplex



Schedule a Showing

Active-Offer No 50170891 \$289,900
1717 BURGONE Court 1717 - 1719
 City of De Pere
 WI 54115

Type Duplex (2 Unit)
 County Brown
 SchDist De Pere
 City (Mailing) DE PERE
 TotalUnits 2
 GrosAnnInc
 Inc/Exp Yr
 Taxes \$5,546.00
 Tax Year 2017

Walk to Southwest Park. Beautifully maintained side by side mirror image duplex situated on half acre landscaped setting. Both units offer Spacious living rooms, appliance kitchens w/maple cabinets, 2 bedrooms and 2 baths. 1717 side features 4 season room w/door to deck and pergola. 1719 sides features new carpet throughout and back patio w/pathway to separate brick paver patio w/pergola. Separate full lower levels that are stubbed for baths. 1st floor laundries in each unit. 1717 offers 2.5 car attached garage and 1719 2 car attached garage. Large yard w/ storage shed and garden area.
 Listed by: Todd Wiese Homeselling System, Inc.

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Schedule a Showing

Sold 50174807 \$265,000
1309 ROCKWELL Road
 Village of Howard
 WI 54313

Type Duplex (2 Unit)
 County Brown
 SchDist Howard-Suamico
 City (Mailing) GREEN BAY
 TotalUnits 2
 GrosAnnInc
 Inc/Exp Yr
 Taxes \$5,052.00
 Tax Year 2016

Howard duplex three bedrooms, two baths each side. 2 bedrooms on the main level, 1 bedroom on the lower level. Two stall attached garage. Seller built this property, has never lived in the property. It is set up as a 1 bldg/2 unit condo. Condo docs are recorded and available. Seller does not want to sell these units individually - wants to sell the entire building as one sale. 1309 & 1311 Rockwell Road
 Listed by: River City REALTORS

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Schedule a Showing

Sold 50179580 \$319,900
3121 PARKVIEW Court
 Village of Ashwaubenon
 WI 54304-6305

Type Duplex (2 Unit)
 County Brown
 SchDist Ashwaubenon
 City (Mailing) GREEN BAY
 TotalUnits 2
 GrosAnnInc
 Inc/Exp Yr
 Taxes \$4,604.00
 Tax Year 2017

Impressive executive duplex w/ open-concept layout on a spacious cul-de-sac lot offers LR w/ cathedral ceiling, gas-log FP & lots of sunlight via big casement windows! Kitchens w/ large pantry & oak cabinets, dinettes w/ sliding doors to back yard featuring a private basketball court! Master Bedrooms w/ full bath, walk-in closet, and vaulted ceiling. 1st floor laundry w/ attached 1/2BA. 2nd floor houses 2 bedrooms & full bath. O/O side boasts 1,000+SF of add'l living space including family room w/ wet-bar, 1/2BA & rec-room. 2.5 stall attached garage for each unit & long-life cedar-shake roof.
 Listed by: Dallaire Realty

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Schedule a Showing

Sold 50184540 \$367,900
2225 RYGAR Court
 City of De Pere
 WI 54115

Type Duplex (2 Unit)
 County Brown
 SchDist West De Pere
 City (Mailing) DE PERE
 TotalUnits 2
 GrosAnnInc
 Inc/Exp Yr
 Taxes \$5,703.00
 Tax Year 2017

Outstanding curb appeal on this side by side 1.5 story duplex. Full unfinished lower levels. 2 car attached garage. No step entrance. 36" wide doorways on first floor. Vaulted ceilings, gas log fireplace, left unit nice size brick patio, smaller one on the right side. Appliances included. Great investment! Professionally landscaped. Come take a look!
 Listed by: EXP Realty LLC

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Homes for
L48- 71 PDD



Home Similar To Photo

SLD 50174301 \$274,900
1016 W CECILIA Court #
 Town of Grand Chute
 WI ,54914
 County Outagamie
 SchDist Appleton Area
 City (Mailing) APPLETON
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 1,629
 SrcTtlSQFT Blueprint
 Taxes \$700.00
 Tax Year 2017

New free standing ranch condo by Tim Halbrook Builders, Inc. Home features 9 ft ceilings, granite counter tops, large kitchen with center island & walk-in pantry, gas fireplace, 1st floor laundry, full basement w/egress window, rough-ins for future bath, passive radon mitigation system, 2 stall garage. All in a new Grand Chute neighborhood with protected green space & walking trails

Listed by: River City REALTORS

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SLD 50182237 \$279,900
3865 MEUNIER Lane #
 Town of Scott
 WI ,54311
 County Brown
 SchDist Green Bay Area
 City (Mailing) GREEN BAY
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 1,610
 SrcTtlSQFT Blueprint
 Taxes \$263.00
 Tax Year 2017

Tim Halbrook Builders presents this new free standing condo in Scotland Meadows Condominium. It features an open concept great room w/fireplace, large kitchen w/center island & pantry, private master suite w/walk-in closet. Master bath has double sink vanity & large shower, first floor laundry, basement has rough-ins for future bath, egress window, passive radon mitigation system, two stall garage. Landscaping included & 12x12 patio. Association for lawn care and snow removal.

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



EXP 50179816 \$283,900
1048 CECILIA Court # 4
 Town of Grand Chute
 WI ,54914
 County Outagamie
 SchDist Appleton Area
 City (Mailing) APPLETON
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 1,626
 SrcTtlSQFT Blueprint
 Taxes \$0.00
 Tax Year 2017

Brand new condo backing up to green space that cannot be developed! Free-standing, zero-step entry with wide open living space with 9 foot ceilings. Huge kitchen is a dream with granite countertops, tile backsplash, walk in pantry and SOFT CLOSE CABINETS. Painted accent wall in dining room! Master suite boasts huge walk-in closet and master bath with granite countertop and dual sinks. 2 stall garage. Basement offers full bath rough-in and egress window for future living space. Lawn and shrubbery complete this package of maintenance-free living!

Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



ACT 50190611 \$289,900
814 MAHOGANY Circle #
 Town of Lawrence
 WI ,54115
 County Brown
 SchDist West De Pere
 City (Mailing) DE PERE
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 1,513
 SrcTtlSQFT Blueprint
 Taxes \$133.00
 Tax Year 2017

New free standing ranch condo design by Tim Halbrook Builders, Inc. Two bedrooms, 2 full baths, Sunroom, gas fireplace, center island & pantry in kitchen, open staircase to lower level, Master suite with walk-in closet and double sink vanity, full basement with passive radon mitigation system, rough-ins for future expansion, c/a, lawn, 12x12 patio and 1 year builder warranty

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



SLD 50175883 \$264,900
831 MAHOGANY Circle #
 Town of Lawrence
 WI ,54115
 County Brown
 SchDist West De Pere
 City (Mailing) DE PERE
 Beds 3
 Total Baths 3.0
 Grg#Cars 2 Car
 SqFtApxTtl 2,420
 SrcTtlSQFT Builder
 Taxes \$133.00
 Tax Year 2017

New free standing condo by Tim Halbrook Builders Inc, includes 9' ceilings, kitchen w/center island, pantry, granite counter tops, master suite w/walk-in closet, private bath w/double sink vanity, first floor laundry, sunroom, full basement w/egress window, rough-ins for future bath, passive radon mitigation system, 2 stall garage, 1 year builder warranty Unit 14 Carpenters Crossing Condominium monthly fee of \$125.00 for lawn care/snow removal

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



ACT 50191534 \$299,900
1000 CECILIA Court #
 Town of Grand Chute
 WI ,54913
 County Outagamie
 SchDist Appleton Area
 City (Mailing) APPLETON
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 1,550
 SrcTtlSQFT Blueprint
 Taxes \$570.22
 Tax Year 2017

New free standing ranch style condo by Tim Halbrook Builders, Inc. Home features 9 ft ceilings, gas fireplace, loads of kitchen cabinets w/center island & large pantry, granite counter tops, first floor laundry, Master suite has walk-in closet and private bath w/double sink vanity. Passive radon mitigation system, rough-ins in lower level for future bath. 1 year builder warranty. lawn/landscaping included. Homeowners Association for lawn care and snow removal.

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



SLD 50157522 \$310,545
821 MAHOGANY Circle #
 Town of Lawrence
 WI ,54115
 County Brown
 SchDist West De Pere
 City (Mailing) DE PERE
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 2,300
 SrcTtlSQFT Blueprint
 Taxes
 Tax Year 2016

Detached Ranch Condo by Tim Halbrook Bldrs Inc. Fireplace in LR, Focus on Energy, Master Suite, Maple Cabinets w/center island & Lrg Pantry. 2 yr Bldr Warranty. Condominium Living Space = Entry On Ground Level..

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



SLD 50183544 \$329,700
1007 CECILIA Court #
 Town of Grand Chute
 WI ,54913
 County Outagamie
 SchDist Appleton Area
 City (Mailing) APPLETON
 Beds 4
 Total Baths 3.0
 Grg#Cars 2 Car
 SqFtApxTtl 2,551
 SrcTtlSQFT Blueprint
 Taxes \$571.00
 Tax Year 2017

New free standing ranch condo by Tim Halbrook Builders, Inc, includes 9 ft ceilings, open concept, large kitchen with granite counter tops, center island and pantry. Gas fireplace in living room, first floor laundry, Master suite w/private bath, double sink vanity & shower, loads of linen space. Sunroom off of dinette, lower level includes 2 bedrooms, bath & family room. 2 stall garage, passive radon mitigation system, 1 year builder warranty. \$175 monthly association dues for lawn care & snow removal.

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS

Multi -
Family



MACHIV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salschelder Court Green Bay, WI 54313
PH: 920-569-5755; Fax: 920-569-5767
www.machiv.com

PROFESSIONAL
SEAL

TLKM DEVELOPMENT, LLC

GARRITY'S GLEN SOUTH

R-3 CONCEPT PHOTOS

NO.	REVISION DESCRIPTION

DATE: OCTOBER 05, 2018
DRAFTED BY: RJO
CHECKED BY:
PROJECT NO.: 0336-10-18
DRAWING
NUMBER
SHEET NUMBER

FIGURE 6
OF

Attachment: Garritys Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request,



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www.machiv.com

PROFESSIONAL
SEAL

TLKM DEVELOPMENT, LLC

GARRITY'S GLEN SOUTH

R-3 CONCEPT PHOTOS

NO.	REVISION DESCRIPTION

DATE: OCTOBER 05, 2018
DRAFTED BY: RJG
CHECKED BY:
PROJECT NO.: 0336-10-18
DRAWING
NUMBER

SHEET NUMBER
FIGURE 7
OF

Attachment: Garritys Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request,

Property Tax Record
CTY OF DEPERE WEST
Brown County, Wisconsin
Parcel Number: WD-1171

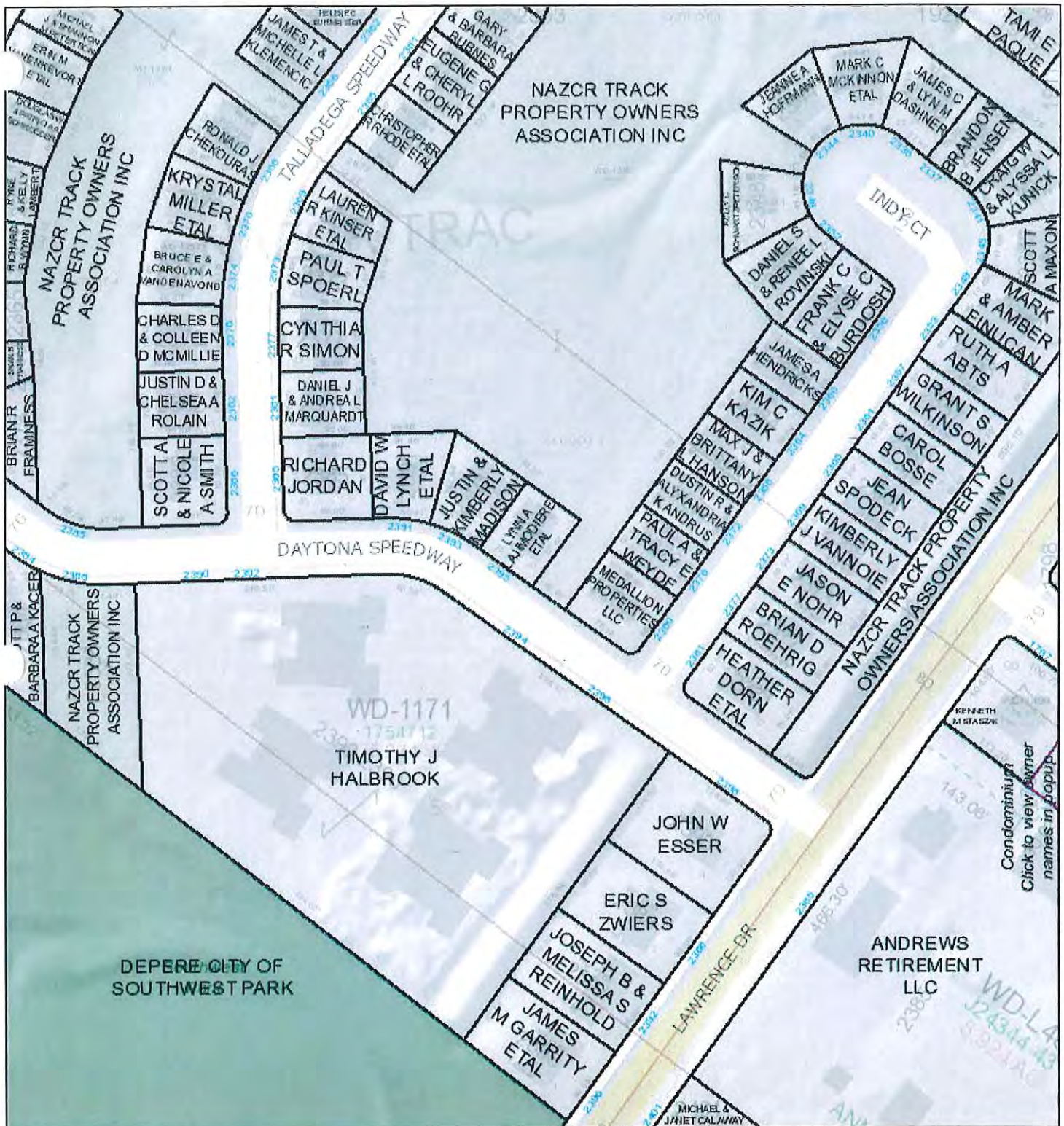
Information is as current as the postings of Saturday, September 29, 2018 at 1:02:00 AM. Note: Documents received prior to this date may be on hold or pending entry into the land records system.

[Return to Search Results](#)
[Print Tips](#)

Property Information Parcel Number WD-1171 Owner Name TIMOTHY J HALBROOK Property Address 2390-2396 DAYTONA SPEEDWAY Municipality WD - CTY OF DEPERE WEST School District 6328 - WEST DEPERE SCH Sanitary District 504 - G.B. METRO SEWER Special District(s) None		Current Unofficial Valuation <table border="1"> <thead> <tr> <th>Land Use Classification</th> <th>Acres</th> <th>Land</th> <th>Improvements</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>B - MERCANTILE</td> <td>4.024</td> <td>231,800.00</td> <td>1,868,200.00</td> <td>2,100,000.00</td> </tr> <tr> <td>All Classes</td> <td>4.024</td> <td>231,800.00</td> <td>1,868,200.00</td> <td>2,100,000.00</td> </tr> </tbody> </table> Legal Acres 4.024 Values are not official until new tax bills are issued in December. Note: For a specific tax year valuation, select tax year from tax records available below. Note: Land Use Class is not a Zoning Classification. If you are looking for Zoning Classification, you will need to contact the municipality. Note: Legal Acres, as listed in the Property's Legal Description, may differ slightly from the Total Acres, or the sum of the acreage for all land classifications.		Land Use Classification	Acres	Land	Improvements	Total	B - MERCANTILE	4.024	231,800.00	1,868,200.00	2,100,000.00	All Classes	4.024	231,800.00	1,868,200.00	2,100,000.00
Land Use Classification	Acres	Land	Improvements	Total														
B - MERCANTILE	4.024	231,800.00	1,868,200.00	2,100,000.00														
All Classes	4.024	231,800.00	1,868,200.00	2,100,000.00														
Mailing Address Information TIMOTHY J HALBROOK 3681 MONROE RD DE PERE WI 54115		Reference Document Document #: 2547695	Available Maps View GIS Map Other Maps															
Tax Records Available Tax Year ☐ 2015 (Tax Bill Number 1865392) ☐ 2016 (Tax Bill Number 1899603) ☒ 2017 (Tax Bill Number 2065548) View Tax Detail <i>Tax Detail may take a few moments to appear</i>		Tax Legal Description 175,274 SQ FT LOT 5 NAZCR TRAC Note: May not be a full legal description View Comments/History																

Attachment: Garritys Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)

Part of Brown County Wisconsin

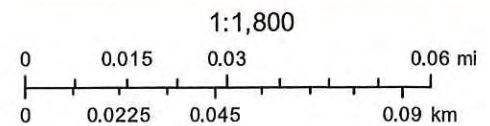


9/30/2018, 4:04:43 PM

TaxParcel

- Condominium
- Gap; Overlap
- Hydrography
- Right of Way

- TaxParcel
- Undetermined



Brown County Municipalities
Brown County
Brown County WI

Market Condition

GARRITY'S GLEN SOUTH City of De Pere

Current Market Conditions

Market conditions have changed drastically in the past two years. We have gone from an extremely slow market where properties were selling under value (a buyer's market) to a very fast paced market. The pendulum has swung completely the other way. It has now become a seller's market. Sellers are experiencing multiple offers in some cases – pushing the sale price over the listed price. A great deal of pressure is being put on the existing home market because new construction had dropped off so drastically. We are experiencing an extreme housing shortage.

Development had all but come to a standstill since 2008. Because banks would not work with developers or finance infrastructure for the development of new lots; inventory was all but depleted. It takes well over a year to bring a subdivision from raw land thru the platting process; to improvement installation and for sale on the open market. Potential buyers are calling constantly to get a lead on where the next development will be and when it will come on the market.

No available lots means no place for builders to build spec homes or even custom homes. Again using up inventory with no replacement or very little replacement taking place. To top it off, when the market dropped, there was no work in the construction industry. Many of the people in the trades (masons, electricians, plumbers, painters, finishers, framers, etc) left the industry to find more stable jobs. Now, besides a shortage of lots, the construction industry is experiencing a shortage of skilled labor. This makes for a lesser amount of new construction homes hitting the market. Builders are so busy they can't build homes fast enough. All of this is the basis for the current housing shortage.

There is still a property tax freeze in the State of Wisconsin. Municipalities are experiencing rising costs. They cannot increase property taxes. The only way to increase revenue is with increased growth – new construction. With that in mind, many municipalities are trying to figure out ways to bring growth to their communities. They are doing TIFs or TIDs to set up areas where they want to spur growth. Many municipalities partner with developers by financing the infrastructure of a project to get the development to occur.

GARRITY'S GLEN SOUTH (City of De Pere)

Current Market Conditions Continued

I have included two spread sheets to show current conditions in the City of De Pere and Brown County as a whole. This information is from the Multiple Listing Service thru the Realtors Association of Northeast Wisconsin. (These inventory lists are done on an annual basis to track availability and sales of lots in Brown County)

The first shows a current inventory list of lots available for sale in Brown County. It also shows sale history going back in time annually to 2000 for the City of De Pere.

Currently the City of De Pere has 83 lots on the market in the MLS. Sales over the last few years are 2018 at 3 lots; 2017 at 16 lots; 2016 at 10. This would indicate there is a shortage of lots for sale or to come for sale in the City of De Pere

The second spread sheet shows the inventory record of new construction (spec homes) for sale in Brown County.

The City of De Pere shows 1 home on the market as of 9/20/2018. There have been 2 sales thus far in 2018. Historically, in 2017 there were 8 sales, 2016 there were 9 sales; 2015 there were 23 sales. Again, showing a shortage of spec homes (new construction) on the market for sale.

A sheet showing a few of the spec homes currently on the market is included for your information.

Lot Inventory/sale history								2/24/2018	date of report										
Brown County																			
Municipality		On Market	9/20/2018				2012	2013	2014	2015	2016	2017							
			<u>sold</u>				<u>sold</u>	<u>sold</u>	<u>sold</u>	<u>Sold</u>	<u>sold</u>	<u>sold</u>							
Ashwaubenon		3	1				5	5	1	7	1	5							
Bellevue		52	13				15	15	11	20	23	22							
E DePere		68	2				23	26	9	3	3	8							
W DePere		15	1				8	6	12	14	7	8							
Denmark		27	6				0	0	3	5	10	23							
Green Bay		138	39				12	42	41	49	75	68							
Hobart		37	12				13	9	9	12	14	9							
Howard		96	27				18	30	50	32	31	41							
Lawrence		69	25				22	42	30	43	62	54							
Ledgeview		69	38				13	27	26	50	56	67							
Scott		21	4				6	6	4	10	11	10							
Suamico		47	14				23	37	19	22	30	15							
Other		119	31				15	22	1	28	73	51							
TOTALS		761	213			0	173	267	216	295	396	381							
NOTE: 2016 lots on market = 1032																			
These stats are per RANW MLS (Multiple Listing Service) Brown County										These lots are 0-3 Acres in size									
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011							
Howard	170	128	128	174	147	40	38	35	24	7	7	23							
Suamico	88	54	53	110	111	46	40	37	19	18	15	16							
Lawrence										12	15	14							
Ledgeview	32	79	51	202	199	67	61	50	27	20	23	24							
Bellevue	66	83	143	133	89	44	57	15	12	9	16	3							
E DePere	7	10	21	23	25	7	7	31	14	5	5	3							
W DePere										10	8	14							

New Construction Inventory		Brown County		9/20/2018							
Municipality		On Market	9/20/2018	12/31/2017	2011	2012	2013	2014	2015	2016	
Ashwaubenon		0	1	2	7	5	5	17	48	27	
Bellevue		10	8	6	4	13	6	5	5	4	
E DePere		1		6	12	11	16	11	11	5	
W DePere			2	2	6	7	4	10	12	4	
Denmark		2	2	3	3	1	1	2	2	2	
Green Bay		17	48	33	10	21	18	30	28	56	
Hobart		10	24	34	23	67	67	54	35	28	
Howard		27	16	18	32	19	23	27	32	29	
Lawrence		13	13	19	7	14	14	12	23	38	
Ledgeview		26	20	5	11	12	8	3	8	11	
Scott		1	1	1	1	5	4	4	7	5	
Suamico		6	6	5	6	12	11	9	17	2	
Other		17	16	12	5	4	1	5	3	18	
TOTALS		130	157	146	127	191	178	189	231	229	
These stats are per RANW MLS (Multiple Listing Service) Brown County											
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Howard	29	86	74	90	72	49	44	66	61	11	48
Suamico	64	58	51	36	14	54	25	13	17	2	24
Lawrence										27	20
Ledgeview	4	5	25	9	24	69	35	58	20	4	16
Bellevue	40	53	68	88	81	42	32	16	9	3	7
E DePere	28	25	21	14	25	26	17	14	25	7	17
Current inventories throughout Brown County show we have less than a one year supply of new construction homes on the market											
-											

Recession Talk Heats Up

Concerns about a housing slowdown not supported by the data.



Lawrence Yun
NAR chief economist

Is a recession looming? It's an important question because the U.S. economy has been experiencing one of its longest expansions ever. There were two recessions in the 1970s, two in the 1980s, one in the 1990s, and two in the 2000s. Since 2010, there have been none.

Every recession has a trigger. In the 1970s, it was energy price shocks. Could that happen today? Probably not, because the U.S. is now the world's biggest oil producer. One potential trigger could be an unsustainable rise in borrowing. But the fact is consumer debt has risen only about 5 percent annually for the last few years. Although that's fast, it's not catastrophic. Past recessions were preceded by debt increases of 10 percent or more. More important, the largest part of household debt is home mortgages and those loan balances total about \$10 trillion today, about the same as 10 years ago even though housing values in the aggregate have climbed from \$18 trillion to \$28 trillion.

Another trigger could just be psychological.

Pessimism leads consumers to spend less. That leads businesses to scale back, reduce investment, and not build that additional factory or office. But consumer confidence this year is at an index level of 127, the highest reading in more than 20 years (with 100 considered neutral).

Finally, it could be policy error. Turkey is an example of how a decision—lowering interest rates in the face of rampant inflation—can lead to a crisis.

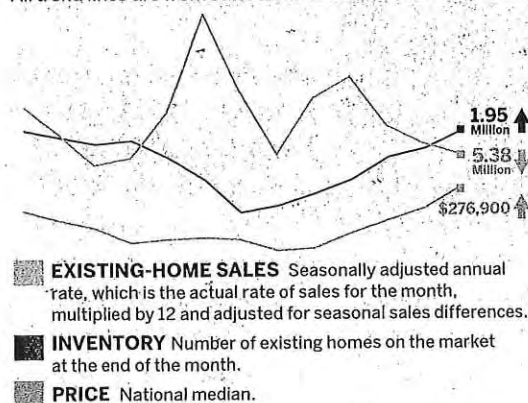
Although it's not clear what could trigger the next recession, it's a good bet it won't have anything to do with our industry. The housing market still has room to grow. A total of 6.1 million existing homes plus newly constructed homes will be sold this year. That's the same level as in 2000, when the market was considered well balanced. Homebuilders are at last responding to pent-up demand by increasing housing starts and creating jobs. For these reasons, the odds of a recession in 2019 are slight. And if we do see a drop in GDP, it will likely be mild—nowhere near the intensity of the recession a decade ago.

Slowdown in sales

The pace of existing-home sales is expected to decline slightly by the end of 2018, despite population and economic growth, lower unemployment, and modest wage gains. Declining affordability is the issue.

Supply & Demand

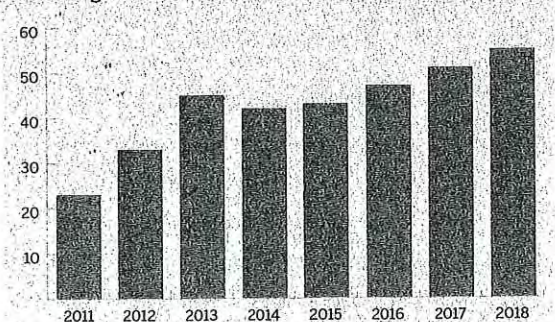
All trend lines are from June 2017 to June 2018.



Faster Sales

Since 2011, the share of homes that sell within a month has jumped 30 percent and stands at 55 percent today.

Percentage of Homes That Sell Within a Month (June 2011-June 2018)



Source: NAR Research

Marketing Plan

GARRITY'S GLEN SOUTH (City of DePere)

MARKETING PLAN

The lots will be co-marketed thru Pat Kaster, Broker/Owner of River City Realtors, Inc. and Debbie Meacham Broker/Owner of Meacham Realty, Inc.. Both are well established in the real estate industry in the area; and well known in real estate sales, new construction marketing and development. Working together with area quality builders they are able to market the property as a vacant lot or new construction (spec or custom) home and lot package.

The lots will also be entered into the Multiple Listing Service for the Realtors Association of Northeast Wisconsin opening them up to over 1800 Realtors in the local market from Marinette to Fondulac. It will also be placed on Wirex (Wisconsin Real Estate Exchange) exposing the lots state wide and also to Realtor.com which exposes them nationally.

We will do a preopening mailing to the surrounding neighborhoods both in the City of DePere and Town of Lawrence. Members of the local builders association will also be contacted and given information before the lots hit the open market.

Advertisement of this subdivision will be done thru newspaper, real estate magazine, word of mouth, and thru various web sites. There will also be a sign on the entrance of the development at Lawrence Drive.

Promotion of the development to builders for model homes (homes built on speculation for sale) will also be used. This would allow marketing to be done thru open houses as well as in the form of a vacant lot.

Each lot will be identified with the lot number and marked with large corner stakes allowing the consumer to identify lot lines with ease.

Every aspect of the market will be covered in Garrity's Glen South from renter, to first time homebuyer, move up buyer and downsizing buyer.

The product can be marketed to the consumer directly, or through a real estate agent, as a vacant lot. It can also be marketed to the builder, who in turn will build a home on speculation on the lot. That home would then be marketed through a Realtor to the consumer, or could be marketed from the builder to the consumer.

GARRITY'S GLEN SOUTH (City of DePere)

SEGMENTATION BASES FOR CONSUMER MARKETS

Market Segmentation is the process whereby the consumer target market for a product is Identified. A marketing mix or strategy is then developed toward that target market. The following gives a profile of the consumer target market for our product.

Segmentation Basis

Geographic:

Region

Municipality

Urban

Demographics:

Age

Sex

Family life cycle

Occupation

Religion

Examples of Typical Market Segments

The subject product is Real Estate. This portion of the marketing segmentation would be directed at people who want to live in the area of the subject property.

Midwest – specifically, Wisconsin

City of De Pere

City conveniences. Small town quiet

25 years of age and over

Sexual Orientation - no bearing on marketing of real estate

This development will appeal to a mixture of market segments including first time home buyers, young families just starting out or singles looking for that special place to come home to. It is also a development which will appeal to the move-up home buyer from the surrounding DePere/Lawrence area wanting a new home. It will be an area of homes desirable to retired couples and empty nesters. Anyone wanting the benefits and security of home ownership in a beautiful setting.

Varied from young professional to blue color worker, as well as retired person

Religion has no bearing on marketing of real estate.

**GARRITY'S GLEN SOUTH
(City of DePere)**

**SEGMENTATION FOR CONSUMER MARKETS
(continued)**

Ethnic Group	Ethnic background has no bearing on marketing real estate
Income	Combined income \$60,000 and over, annually
Phsycographic:	
Social class	Middle class
Personality	Ambitious, proud, self-confident, hard working, goal oriented, conscientious and educated
Life-style	Conservative, health conscious, first and second time home buyer or age group would be a major market segment; as well as retirees who want the value and security of home ownership.
Behavior Toward Product (or product-related basis)	
Benefits desired	Pride of home ownership in a beautiful area. An area of homes restricted as to size, price and possibly design as well as use. Owning a part of the American Dream.
Usage rate	The usage rate of real estate is based on a rotation of approximately five years. However, as a raw lot this product will only be marketed by this seller to one buyer. As a real estate person, however, the seller may receive repeat business from the buyer when they decide to move up or down. The buyer may give the real estate person a referral in the form of a friend or co-worker who is looking for a home/lot. The main thing to stress here is service on the part of the real estate person. Service makes a happier customer, who in turn may provide future business for the real estate person.

GARRITY'S GLEN SOUTH (City of DePere)

SEGMENTATION BASIS FOR CONSUMER MARKETS (continued)

Based on the preceding **Segmentation Basis for Consumer Markets**, it would seem that the best market would be that of the middle class; first and second time home buyers, families with children looking for a convenient location, in a good school district, making a joint total income of approximately \$60,000.00 annually. Singles, empty nesters and retirees would be additional target markets. It will appeal to both buyer and renter.

The City of DePere has always been a high demand market. The recent recession has slowed the pace of land development, not only in DePere, but everywhere. There is a tremendous need for development of neighborhoods that offer the esthetic qualities of Garrity's Glen South; along with the convenient location on De Pere's West side. The location offers easy access to I-41 affording connection to the Valley, the Green Bay area and areas north.

Lots would be fully improved with municipal sewer and water, storm sewer, curb and gutter and paved streets. Lots would be offered in the middle to upper market price range.

With this in mind, a good market would be current West DePere or Town of Lawrence residents from the surrounding neighborhoods who may just want a new home. Another market which should be mentioned would be the market of custom home builders who would construct the homes to be ultimately purchased by the consumer or built specifically for the consumer. The consumer of the builder's product would, however, have the same characteristic as described above.

Comparative Market Analysis

GARRITY'S GLEN SOUTH (City of DePere)

COMPARATIVE MARKET ANALYSIS INTRODUCTION

The attached Comparative Market Analysis computations help to establish three things. They show an investigation of the competitions' prices; help to determine a pricing strategy, policy and method; and aid in determining the actual market price of the property.

The Comparative Market Analysis format lists lots in specific price ranges that are available for sale. These properties are like properties to the lots in Pine Trail Crossing & Southbridge Estates in De Pere; Hemlock Creek and Autumn Heights in Lawrence; as well as Rustic Heights in Howard. This study establishes what is on the market, and what kind of properties are competing against the subject property.

Even though development is down and inventory is low there are lots available in the surrounding areas. We must establish our price closely to that of the competition. Of course, we are sure our property is better than theirs, and the competition is positive their property is better than ours. Much of the edge we will or will not have over the competition will be in marketing. This will be covered in another section of this report.

In looking at the Market Analysis you will see we have listed comparable properties that are currently on the market. By looking at the sales of comparable properties we can better establish in what price range like properties are selling. Many times the price a property is listed for sale at, has nothing to do with the value or the price it actually sells for. That price is a suggested price. We must be sure the suggested price range in which we put our product is a reasonable one. This is proven by the sales that have taken place on comparable properties.

The other thing the Analysis helps to establish is the market conditions. It can show you the amount of turnover for a particular property. This will give you a basis to estimate not only the marketability of the property, but also the possible length of time you will be looking at to market the property successfully.

The range of our study shows there is completion out there. Because of the aesthetic quality and location of our property, it would appear to be more desirable than that of the competition. The road pattern, extending from the existing neighborhood creates a peaceful, quite feel – the perfect finish to the area. And yet it offers easy access to I-41 and all directions north and south.

**GARRITY'S GLEN SOUTH
(City of DePere)**

**COMPARATIVE MARKET ANALYSIS INTRODUCTION
(continued)**

We will be a bit conservative in our pricing. The lots will range from \$52,900 to \$67,700; offering a entry to mid price range to the DePere area. These prices would give a fair profit on a per lot basis. It should be an incentive price, drawing the consumer to the product. Pricing at this amount will help to open the new neighborhood and establish a basis on which to build.

We must also be mindful of the fact that our lot has to fit into the whole picture. Meaning the price of the lot determines the home built on the lot. Historically the lot is 20-25% of the whole package (house and lot). Our pricing must keep that in mind. We cannot be so high that we make the end product unaffordable. We must price the lot so the end home/lot combo is also in our target market.

It has been proven in the real estate market, business generates business. When opening a new area, it is important to show movement. People drive through developing areas looking at the new construction going on. It is common curiosity. Drawing a 'looker' into an area because of the new construction taking place, gets that 'looker' thinking. It could possibly be the planting of the seed that turns the 'looker' into a buyer.

Prices have also been kept conservative for another reason. There are investors in a project like this. They expect to make a profit on their money. We don't want to mislead these investors with false promises of tremendous profits. We want to allow for fluctuation in the market. We want to give them a more realistic picture of what to expect. That way, if it is better than projected the investor is happier.

It is this developer's feeling that we are our own competition. The ultimate success or failure of a project lies precisely with the individual. We must know the market, the area, the potential buyer and the competition. We must do our homework and make decisions accordingly.

Based on the above review the price structure for the lots in Garrity's Glen South should range from \$52,900 to \$67,900. While the 24 planned development lots will be just under \$50,000. The duplex lots offer another housing opportunity and will be priced at \$69,900.00.

Market conditions in the City of De Pere are extremely strong. This is fed by the location, services offered, and the school district. It is a desirable place to live.

**GARRITY'S GLEN SOUTH
(City of DePere)**

COMPARATIVE MARKET ANALYSIS

<u>SUBJECT PROPERTY:</u>	GARRITY'S GLEN SOUTH Part of Parcel #WD-L482, WD-L483 & WD-L484
Location:	City of DePere, West Side of Fox River, Brown County, Wisconsin
Legal Description:	Lots 1 thru 80, according to the recorded plat of Garrity's Glen South, WSFR, City of De Pere, Brown County, WI
Improvements:	Lots include sanitary sewer and water mains and laterals, paved street, curb and gutter, storm sewer main, laterals and storm water management system, gas and electricity
Zoning:	Residential – containing a mix of 46 single family, 8 duplex and 3 multi-family sites plus 24 planned development lots

COMPETING AND SOLD PROPERTIES:

R-1 Residential

Location:	Zoning/Use	Price:
<u>West De Pere</u> South Bridge		
<u>East De Pere</u> Pine Trail Crossing	Residential	\$51,800 - \$69,900
<u>Lawrence</u> Autumn Heights	Residential	\$59,900 - \$69,900
Hemlock Creek	Residential	\$64,900 - \$124,900
<u>Howard:</u> Rustic Heights	Residential	\$44,900 - \$73,900

R-1 Residential Planned Development (Lots 48 thru 71)

The Planned Development lots will be builder restricted and will be for sale as a Complete package (house and lot) together. They are 70' lots with 8' sideyards. There will be a Home Owners Association for lawn care and snow removal. These lots will be similar to a condominium however they will be detached homes on their own lot. There will be no common area. The Association will own no part of the home or lot. It will be entirely owned and maintained by the home owner. There is a similar development included in this study. It is located on Olive Tree in the Village of Howard. There is also a section in the back of this report which shows some of the developments this developer has done as condo developments. These house plans would be the same ones we would be using in this R-1 Residential Planned Development area.

R-2 Two Family Lots

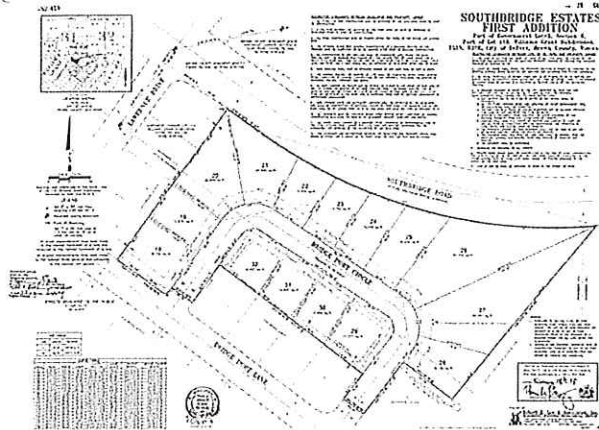
Currently there are very few two family/duplex lots for sale in Brown County. There was a development which had duplex lots in the Town of Ledgeview – those lots sold out in 2017. We have included the sales data on those lots.

Multi-Family Lots

The Multi-family lots will not be for sale. There will be 2 multi-family lots. Lot 79 and 80. They will accommodate three 8-unit buildings.

The following pages include data sheets on recent new construction available/sold used to establish our pricing.

Vacant Land
50181352 **Active-No Offer** **BRIDGE PORT Circle Lot # 19** **City of De Pere** **\$54,000**
DE PERE, WI 54115
 List: Stacie A Maus-Martens - OFF-D: 920-337-6488 of Best Built, Inc. - Office: 920-337-6488
 Co-List: of of
 Ofc: 11230 Agt: 100611
 Ofc: Agt:
 Ofc: Agt:



County Brown
 MunSubArea West De Pere
 School-District West De Pere
 Subdivision Name Southbridge Estates
 Tax Net Amt \$0.00
 Tax Year 2018
 Tax ID TBD
 Assessments Total
 Assessment Year
 Special Assessments

Deeded Access No
 Restrictive Covenant(s) Yes
 Flood Plain No
 Certified Survey Avail
 Approved Plat Map
 HOA Annual Fee No
 Assoc Fee-Annual



Description	Data	Data Source	Description	Data	Data Source	Prop Sub-Type
Acres Est	0.52	Plat Map/Survey	Wetland Acreage Est			Builder Exclusive Yes
Lot Dimensions Est			Pasture Acreage Est			Builder Name Best Built
Lot SQFT Est	22,844	Plat Map/Survey	Tillable Acreage Est			Bank Owned/REO No
			Wooded Acreage Est			Potential Short Sale No
Water Frontage No						Relocation No
Water Type			School-Elementary			
			School-Middle			
			School-High			

Directions Lawrence Drive South to Bridge Port Lane to Bridgeport Circle.

Remarks-Public Brand new subdivision in WDP. Restrictive covenants apply, such as min sq ft 1300 for a ranch & 1600 sq ft for two story homes. Lots are builder exclusive. All construction must be started w/in 2 years of the lot closing. Other covenants do apply. Come see what this great new neighborhood has to offer your family.

Remarks-Private

Showing Info-Private

ZONING Residential
UTIL AVAIL TO PARCEL(S) Cable, Electric, Natural Gas, Telephone
WATERSYSTEMAVAIL/INSTALLED Municipal Water Avail
WASTE DISPOSAL SYSTEM In Sanitation District
LOT DESCRIPTION City

ALLOWED/MISCELLANEOUS Fences Allowed
ROADS Paved
TERMS INFORMATION In Subdivision

ListVisbl Confirmed
 Input Date
 List Date
 Date
 Exp Date
 Expiration Date
 Off Market Date
 Days On Market 157
 Agent - License 90-48113
 List Ofc 1 - CorpLin 91-834357
 Selling Price
 Close Date
 Financing Type
 SellConAmt
 Type Of Sale
 Misc Closed Info
 Owners Name

Electronic Consent Y
 VOW Include
 Internet/IDX w/address
 VOW w/AVM
 VOW w/Comment

Board Entered Yes
 Ad Code
 Comm-Sub Agent 2.1 %
 Comm-Buyer Broker 2.1 %
 Variable Rate Comm No
 LicInt No
 Contract Type Exclusive Right to Sell
 Limited Service No
 Named Exceptions No

TOTAL **HIGH LOW AVG MED**

LISTING COUNT: 15 DAYS ON MARKET: 157 157 157 157

LIST PRICE: \$54,000 \$54,000 \$54,000 \$54,000 \$810,000

SOLD PRICE: \$0 \$0 \$0 \$0 \$0

MLS #	Status	List Price	Close Date	Selling Price	Street Number	Lot #	Tax Municipality	County	Acres Est	Lot Dim Est	List Ofc 1 - OfcCode	Agent - UserCode	School- District	List Date	Days On Market	Lot SQFT Est	Listing Photos
1	50181352 ACT	\$54,000			BRIDGE PORT Circle	19	De Pere, City of	Brown	0.52		11230	100611	West De Pere		157	22,844	
2	50181354 ACT	\$54,000			BRIDGE PORT Circle	20	De Pere, City of	Brown	0.32		11230	100611	West De Pere		157	13,975	
3	50181355 ACT	\$54,000			BRIDGE PORT Circle	21	De Pere, City of	Brown	0.48		11230	100611	West De Pere		157	20,985	
4	50181356 ACT	\$54,000			BRIDGE PORT Circle	22	De Pere, City of	Brown	0.32		11230	100611	West De Pere		157	13,732	
5	50181358 ACT	\$54,000			BRIDGE PORT Circle	23	De Pere, City of	Brown	0.32		11230	100611	West De Pere		157	13,732	
6	50181360 ACT	\$54,000			BRIDGE PORT Circle	24	De Pere, City of	Brown	0.36		11230	100611	West De Pere		157	15,474	
7	50181362 ACT	\$54,000			BRIDGE PORT Circle	25	De Pere, City of	Brown	0.44		11230	100611	West De Pere		157	19,233	
8	50181363 ACT	\$54,000			BRIDGE PORT Circle	26	De Pere, City of	Brown	1.02		11230	100611	West De Pere		157	44,505	
	50181364 ACT	\$54,000			BRIDGE PORT Circle	27	De Pere, City of	Brown	1.07		11230	100611	West De Pere		157	46,597	
10	50181365 ACT	\$54,000			BRIDGE PORT Circle	28	De Pere, City of	Brown	0.37		11230	100611	West De Pere		157	16,130	
11	50181366 ACT	\$54,000			BRIDGE PORT Circle	29	De Pere, City of	Brown	0.40		11230	100611	West De Pere		157	17,377	
12	50181367 ACT	\$54,000			BRIDGE PORT Circle	30	De Pere, City of	Brown	0.31		11230	100611	West De Pere		157	13,489	
13	50181368 ACT	\$54,000			BRIDGE PORT Circle	31	De Pere, City of	Brown	0.30		11230	100611	West De Pere		157	12,907	
14	50181370 ACT	\$54,000			BRIDGE PORT Circle	32	De Pere, City of	Brown	0.33		11230	100611	West De Pere		157	14,437	
15	50181371 ACT	\$54,000			BRIDGE PORT Circle	18	De Pere, City of	Brown	0.42		11230	100611	West De Pere		157	18,276	

9/21/2018

Spreadsheet Page

13.b

Not for Public Distribution

Vacant Land

DIVERSITY Drive Lot # 59 City of De Pere
DE PERE, WI 54115

\$52,500

50187985 Active-No Offer

09/21/2018 04:02 P

List: Keith Garot - OFF-D: 920-337-9566

of Landmark Real Estate And Development - Office: 920-337-9566

Ofc: 12330

Agt: 100938

Co-List:

of

Ofc:

Agt:

of

Ofc:

Agt:

County Brown
 MunSubArea East De Pere
 School-District De Pere
 Subdivision Name Pine Trail Crossing
 Tax Net Amt \$0.00
 Tax Year 2017
 Tax ID TBD
 Assessments Total
 Assessment Year
 Special Assessments

Deeded Access No
 Restrictive Covenant(s) Yes
 Flood Plain No
 Certified Survey Avail
 Approved Plat Map
 HOA Annual Fee No
 Assoc Fee-Annual

Pine Trail Crossing



Description	Data	Data Source	Description	Data	Data Source	Prop Sub-Type
Acres Est	0.26	Developer	Wetland Acreage Est			Builder Exclusive No
Lot Dimensions Est			Pasture Acreage Est			Builder Name
Lot SQFT Est			Tillable Acreage Est			Bank Owned/REO No
			Wooded Acreage Est			Potential Short Sale No
						Relocation No
Water Frontage No		Water Body Name	School-Elementary	Altmayer		
Water Type		Est Water Frontage	School-Middle			
		Source-Water Frontage	School-High	DePere East		

Directions Located in East De Pere, Hwy PP (approx. 3 miles) Turn right onto Rockland Rd. Take the 1st left onto Ryan Road. Take Ryan Road to subdivision.

Remarks-Public New residential subdivision with direct access to the Fox River Trail. Adjacent to Altmayer Elementary School. Snow Hill and park.

Remarks-Private Construction lock box, please call Keith Garot @920-621-4929.

Showing Info-Private Please call Keith Garot, 920-621-4929.

ZONING Residential

UTIL AVAIL TO PARCEL(S) All Underground, Cable, Electric, Natural Gas, Telephone

WATERSYSTEMAVAIL/INSTALLED Municipal Water Avail

WASTE DISPOSAL SYSTEM Municipal Sewer Avail

LOT DESCRIPTION City, Wooded

ROADS Paved

DOCUMENTS ON FILE Restrictive Covenants, Seller Condition Report

ListVisbl Confirmed

Input Date

List Date

g Date

Expiration Date

Off Market Date

Days On Market 66

Agent - License 90-12789

List Ofc 1 - CorpLin 91-834988

Selling Price

Close Date

Financing Type

SellConAmt

Type Of Sale

Misc Closed Info

Owners Name

Electronic Consent

Y

Board Entered

Yes

Ad Code

Comm-Sub Agent 2.1 %

Comm-Buyer Broker 2.1 %

Variable Rate Comm No

LicInt No

Contract Type Exclusive Right to Sell

Limited Service No

Named Exceptions No

VOW Include

Internet/IDX w/address

VOW w/AVM

VOW w/Comment

Information provided for general information only; If material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer's footprint, acreage/land, building/room dimensions if material. Below-grade areas may not meet building code requirements. Equal Housing Opportunity Listing, 2018 C

https://ranwmls.paragonreels.com/Paragon/S/Default.mvc#1 1 2

Packet Pg. 156

1/1

Attachment: Garritys Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)

TOTAL

HIGH LOW AVG MED

LISTING COUNT: 58

DAYS ON
MARKET: 66 66 66 66

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	\$69,900	\$51,900	\$59,668	\$59,900	\$3,460,800
SOLD PRICE:	\$0	\$0	\$0	\$0	\$0

MLS #	Status	List Price	Close Date	Selling Price	Street Number	Lot #	Tax Municipality	County	Acres Est	Lot Dim Est	List Ofc 1 - OfcCode	Agent - UserCode	School- District	List Date	Days On Market	Lot SQFT Est	Listing Photos
1	50187976 ACT	\$51,900			SCARLET OAK Trail	53	De Pere, City of	Brown	0.37		12330	100938	De Pere		66		
2	50187983 ACT	\$52,500			DIVERSITY Drive	58	De Pere, City of	Brown	0.26		12330	100938	De Pere		66		
3	50187978 ACT	\$52,500			DIVERSITY Drive	55	De Pere, City of	Brown	0.29		12330	100938	De Pere		66		
4	50187980 ACT	\$52,500			DIVERSITY Drive	56	De Pere, City of	Brown	0.28		12330	100938	De Pere		66		
5	50187981 ACT	\$52,500			DIVERSITY Drive	57	De Pere, City of	Brown	0.28		12330	100938	De Pere		66		
6	50187985 ACT	\$52,500			DIVERSITY Drive	59	De Pere, City of	Brown	0.26		12330	100938	De Pere		66		
7	50187977 ACT	\$52,500			DIVERSITY Drive	54	De Pere, City of	Brown	0.29		12330	100938	De Pere		66		
8	50187964 ACT	\$52,900			SCARLET OAK Trail	42	De Pere, City of	Brown	0.34		12330	100938	De Pere		66		
9	50187955 ACT	\$52,900			SCARLET OAK Trail	35	De Pere, City of	Brown	0.34		12330	100938	De Pere		66		
10	50187962 ACT	\$52,900			SCARLET OAK Trail	40	De Pere, City of	Brown	0.34		12330	100938	De Pere		66		
11	50187969 ACT	\$52,900			DIVERSITY Drive	47	De Pere, City of	Brown	0.34		12330	100938	De Pere		66		
12	50187948 ACT	\$54,900			DIVERSITY Drive	30	De Pere, City of	Brown	0.34		12330	100938	De Pere		66		
13	50187949 ACT	\$54,900			RYAN Road	31	De Pere, City of	Brown	0.29		12330	100938	De Pere		66		
14	50187953 ACT	\$54,900			RYAN Road	34	De Pere, City of	Brown	0.28		12330	100938	De Pere		66		
15	50187987 ACT	\$54,900			DIVERSITY Drive	60	De Pere, City of	Brown	0.34		12330	100938	De Pere		66		
16	50187951 ACT	\$54,900			RYAN Road	33	De Pere, City of	Brown	0.29		12330	100938	De Pere		66		
17	50187950 ACT	\$54,900			RYAN Road	32	De Pere, City of	Brown	0.29		12330	100938	De Pere		66		
18	50187973 ACT	\$55,900			SCARLET OAK Trail	51	De Pere, City of	Brown	0.39		12330	100938	De Pere		66		
19	50187972 ACT	\$55,900			SCARLET OAK Trail	50	De Pere, City of	Brown	0.27		12330	100938	De Pere		66		
20	50187974 ACT	\$55,900			SCARLET OAK Trail	52	De Pere, City of	Brown	0.40		12330	100938	De Pere		66		
21	50187945 ACT	\$59,900			SCARLET OAK Trail	28	De Pere, City of	Brown	0.25		12330	100938	De Pere		66		
22	50187970 ACT	\$59,900			DIVERSITY Drive	48	De Pere, City of	Brown	0.28		12330	100938	De Pere		66		
23	50187936 ACT	\$59,900			RYAN Road	22	De Pere, City of	Brown	0.33		12330	100938	De Pere		66		
24	50187939 ACT	\$59,900			SCARLET OAK Trail	25	De Pere, City of	Brown	0.25		12330	100938	De Pere		66		
25	50187940 ACT	\$59,900			SCARLET OAK Trail	26	De Pere, City of	Brown	0.25		12330	100938	De Pere		66		
26	50187938 ACT	\$59,900			SCARLET OAK Trail	24	De Pere, City of	Brown	0.26		12330	100938	De Pere		66		
27	50187946 ACT	\$59,900			SCARLET OAK Trail	29	De Pere, City of	Brown	0.34		12330	100938	De Pere		66		
28	50187963 ACT	\$59,900			SCARLET OAK Trail	41	De Pere, City of	Brown	0.25		12330	100938	De Pere		66		
29	50187942 ACT	\$59,900			SCARLET OAK Trail	27	De Pere, City of	Brown	0.25		12330	100938	De Pere		66		
30	50187937 ACT	\$59,900			SCARLET OAK Trail	23	De Pere, City of	Brown	0.31		12330	100938	De Pere		66		

MLS #	Status	List Price	Close Date	Selling Price	Street Number	Lot #	Tax Municipality	County	Acres Est	Lot Dim Est	List Ofc 1 - OfcCode	Agent - UserCode	School- District	List Date	Days On Market	Lot SQFT Est	Listing Photos
51	50187971	ACT		\$59,900	DIVERSITY Drive	49	De Pere, City of	Brown	0.28		12330	100938	De Pere		66		
52	50187922	ACT		\$62,900	SCARLET OAK Trail	7	De Pere, City of	Brown	0.26		12330	100938	De Pere		66		
53	50187916	ACT		\$62,900	SCARLET OAK Trail	2	De Pere, City of	Brown	0.25		12330	100938	De Pere		66		
54	50187958	ACT		\$62,900	SCARLET OAK Trail	37	De Pere, City of	Brown	0.34		12330	100938	De Pere		66		
55	50187965	ACT		\$62,900	SCARLET OAK Trail	43	De Pere, City of	Brown	0.33		12330	100938	De Pere		66		
56	50187915	ACT		\$62,900	SCARLET OAK Trail	1	De Pere, City of	Brown	0.29		12330	100938	De Pere		66		
57	50187956	ACT		\$62,900	SCARLET OAK Trail	36	De Pere, City of	Brown	0.35		12330	100938	De Pere		66		
58	50187967	ACT		\$62,900	SCARLET OAK Trail	45	De Pere, City of	Brown	0.36		12330	100938	De Pere		66		
59	50187917	ACT		\$62,900	SCARLET OAK Trail	3	De Pere, City of	Brown	0.25		12330	100938	De Pere		66		
60	50187921	ACT		\$62,900	SCARLET OAK Trail	6	De Pere, City of	Brown	0.25		12330	100938	De Pere		66		
61	50187925	ACT		\$62,900	SCARLET OAK Trail	10	De Pere, City of	Brown	0.25		12330	100938	De Pere		66		
62	50187959	ACT		\$62,900	SCARLET OAK Trail	38	De Pere, City of	Brown	0.32		12330	100938	De Pere		66		
63	50187968	ACT		\$62,900	SCARLET OAK Trail	46	De Pere, City of	Brown	0.38		12330	100938	De Pere		66		
64	50187926	ACT		\$62,900	SCARLET OAK Trail	11	De Pere, City of	Brown	0.25		12330	100938	De Pere		66		
65	50187961	ACT		\$62,900	SCARLET OAK Trail	39	De Pere, City of	Brown	0.37		12330	100938	De Pere		66		
66	50187918	ACT		\$62,900	SCARLET OAK Trail	4	De Pere, City of	Brown	0.36		12330	100938	De Pere		66		
67	50187919	ACT		\$62,900	SCARLET OAK Trail	5	De Pere, City of	Brown	0.25		12330	100938	De Pere		66		
68	50187923	ACT		\$62,900	SCARLET OAK Trail	9	De Pere, City of	Brown	0.25		12330	100938	De Pere		66		
69	50187966	ACT		\$62,900	SCARLET OAK Trail	44	De Pere, City of	Brown	0.34		12330	100938	De Pere		66		
70	50187927	ACT		\$62,900	SCARLET OAK Trail	12	De Pere, City of	Brown	0.25		12330	100938	De Pere		66		
71	50187928	ACT		\$62,900	SCARLET OAK Trail	13	De Pere, City of	Brown	0.27		12330	100938	De Pere		66		
72	50187931	ACT		\$64,900	SCARLET OAK Trail	16	De Pere, City of	Brown	0.28		12330	100938	De Pere		66		
73	50187932	ACT		\$64,900	SCARLET OAK Trail	17	De Pere, City of	Brown	0.27		12330	100938	De Pere		66		
74	50187933	ACT		\$64,900	SCARLET OAK Trail	18	De Pere, City of	Brown	0.30		12330	100938	De Pere		66		
75	50187935	ACT		\$66,900	SCARLET OAK Trail	20	De Pere, City of	Brown	0.43		12330	100938	De Pere		66		
76	50187934	ACT		\$66,900	SCARLET OAK Trail	19	De Pere, City of	Brown	0.52		12330	100938	De Pere		66		
77	50187929	ACT		\$69,900	SCARLET OAK Trail	14	De Pere, City of	Brown	0.40		12330	100938	De Pere		66		
78	50187930	ACT		\$69,900	SCARLET OAK Trail	15	De Pere, City of	Brown	0.45		12330	100938	De Pere		66		

Attachment: Garritys Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)

Vacant Land
50162319 **1139 APPLEWOOD Drive** Lot # **25** Town of Lawrence
Active-No Offer **DE PERE, WI 54115**
List: **Rick Turriff - PREF: 920-621-7041** of Shorewest, Realtors - Office: 920-593-4100
Co-list: of of

\$59,900
09/21/2018 04:10 F
Ofc: 16430 Agt: 100297
Ofc: Agt:
Ofc: Agt:



County Brown
MunSubArea None
School-District West De Pere
Subdivision Name
Tax Net Amt \$0.00
Tax Year 2016
Tax ID tbd
Assessments Total
Assessment Year
Special Assessments

Deeded Access
Restrictive Covenant(s) Yes
Flood Plain No
Certified Survey Avail
Approved Plat Map
HOA Annual Fee No
Assoc Fee-Annual



Description	Data	Data Source	Description	Data	Data Source	Prop Sub-Type
Acres Est	0.29	Assessor/Public Record	Wetland Acreage Est			Builder Exclusive
Lot Dimensions Est			Pasture Acreage Est			Builder Name
Lot SQFT Est	12,632	Assessor/Public Record	Tillable Acreage Est			Bank Owned/REO
			Wooded Acreage Est			Potential Short Sale
Water Frontage	No		School-Elementary			Relocation
Water Type			School-Middle			
			School-High			

Autumn Heights

Directions Hwy 41 to Scheuring rd west to Applewood Dr.
Remarks-Public New subdivision opening soon, a wide variety of lots, near Hemlock creek schools. Its minutes from Hwy 41, conveniently located between Green Bay and Appleton.
Remarks-Private
Showing Info-Private Rick Turriff call or text 920-621-7041

ZONING Residential
UTIL AVAIL TO PARCEL(S) Cable, Electric, Natural Gas, Telephone
WATERSYSTEMAVAIL/INSTALLED Water Lateral to Lot Line
WASTE DISPOSAL SYSTEM Sewer Lateral to Lot Line
LOT DESCRIPTION Corner, Level

IMPROVEMENTS (ON SITE) Sidewalks
ROADS Paved

ListVisbl	Confirmed	Agent - License	94-58964	Electronic Consent	Y	Board Entered	No
Input Date		List Ofc 1 - CorplIn	91-936003	VOW Include		Ad Code	
List Date		Selling Price		Internet/IDX w/address		Comm-Sub Agent	2.1 %
ate		Close Date				Comm-Buyer Broker	2.1 %
ing Date		Financing Type				Variable Rate Comm	No
Expiration Date		SellConAmt		VOW w/AVM		LicInt	No
Off Market Date		Type Of Sale				Contract Type	Exclusive Right to Sell
Days On Market	518	Misc Closed Info		VOW w/Comment		Limited Service	No
		Owners Name				Named Exceptions	Yes

Information provided for general information only; if material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer sh
footage, acreage/land/building/room dimensions if material. Below-grade areas may not meet building code requirements. Equal Housing Opportunity Listing,2018 C

Attachment: Garritys Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)

TOTAL	HIGH	LOW	AVG	MED	LIST PRICE:	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LISTING COUNT: 39	DAYS ON MARKET: 458	6	131	17	\$72,500	\$72,500	\$59,900	\$64,484	\$63,900	\$2,514,900
					SOLD PRICE:	\$72,500	\$59,900	\$64,241	\$63,900	\$2,505,400

MLS #	Status	List Price	Close Date	Selling Price	Street Number	Lot #	Tax Municipality	County	Acres	Lot Dim Est	List Ofc 1 - OfcCode	Agent - UserCode	School-District	List Date	Days On Market	Lot SQFT Est	Listing Photos
1	50162323	SLD	\$59,900	2/19/2018	\$59,900	1138 APPLEWOOD Drive	28	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	287	12,632	
2	50162354	SLD	\$59,900	7/16/2018	\$59,900	1034 CIDER Drive	47	Lawrence, Town of	Brown	0.48	16430	100297	West De Pere	4/21/2017	451	20,909	
3	50162363	SLD	\$59,900	6/18/2018	\$59,900	1016 CIDER Drive	54	Lawrence, Town of	Brown	0.38	16430	100297	West De Pere	4/21/2017	420	16,553	
4	50162381	SLD	\$59,900	7/12/2018	\$59,900	1010 NUTMEG Drive	65	Lawrence, Town of	Brown	0.40	16430	100297	West De Pere	4/21/2017	375	17,424	
5	50162365	SLD	\$62,900	9/10/2018	\$62,900	NUTMEG Drive	56	Lawrence, Town of	Brown	0.28	16430	100297	West De Pere	4/21/2017	373	12,197	
6	50162347	SLD	\$63,900	9/28/2017	\$62,900	1025 CIDER Drive	42	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	17	12,632	
7	50162362	SLD	\$63,900	12/8/2017	\$62,900	1018 CIDER Drive	53	Lawrence, Town of	Brown	0.31	16430	100297	West De Pere	4/21/2017	17	13,504	
8	50162338	SLD	\$63,900	12/8/2017	\$62,900	1120 APPLEWOOD Drive	36	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	17	12,632	
9	50162343	SLD	\$63,900	12/8/2017	\$62,900	1019 CIDER Drive	39	Lawrence, Town of	Brown	0.28	16430	100297	West De Pere	4/21/2017	17	12,197	
10	50162344	SLD	\$63,900	9/28/2017	\$63,900	1021 CIDER Drive	40	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	17	12,632	
11	50162346	SLD	\$63,900	9/28/2017	\$63,900	1023 CIDER Drive	41	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	17	12,632	
12	50162359	SLD	\$63,900	3/23/2018	\$63,900	1024 CIDER Drive	50	Lawrence, Town of	Brown	0.31	16430	100297	West De Pere	4/21/2017	320	13,504	
13	50162360	SLD	\$63,900	3/16/2018	\$63,900	1022 CIDER Drive	51	Lawrence, Town of	Brown	0.31	16430	100297	West De Pere	4/21/2017	287	13,504	
14	50162361	SLD	\$63,900	6/6/2018	\$63,900	1020 CIDER Drive	52	Lawrence, Town of	Brown	0.31	16430	100297	West De Pere	4/21/2017	371	13,504	
15	50162329	SLD	\$63,900	9/28/2017	\$63,900	1130 APPLEWOOD Drive	31	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	11	12,632	
16	50162337	SLD	\$63,900	4/9/2018	\$63,900	1122 APPLEWOOD Drive	35	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	342	12,632	
17	50162258	SLD	\$63,900	11/2/2017	\$63,900	1777 APPLEWOOD Drive	4	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	11	12,632	
18	50162261	SLD	\$63,900	11/2/2017	\$63,900	1779 APPLEWOOD Drive	5	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	11	12,632	
19	50162266	SLD	\$64,900	10/20/2017	\$63,900	1791 APPLEWOOD Drive	9	Lawrence, Town of	Brown	0.33	16430	100297	West De Pere	4/21/2017	17	14,375	
20	50162273	SLD	\$63,900	3/27/2018	\$63,900	1119 APPLEWOOD Drive	15	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	11	12,632	
21	50162274	SLD	\$63,900	3/27/2018	\$63,900	1121 APPLEWOOD Drive	16	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	11	12,632	
22	50162276	SLD	\$63,900	3/27/2018	\$63,900	1123 APPLEWOOD Drive	17	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	11	12,632	
23	50162277	SLD	\$63,900	3/27/2018	\$63,900	1125 APPLEWOOD Drive	18	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	11	12,632	
24	50162280	SLD	\$63,900	3/27/2018	\$63,900	1127 APPLEWOOD Drive	19	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	11	12,632	
25	50162281	SLD	\$63,900	3/27/2018	\$63,900	1129 APPLEWOOD Drive	20	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	11	12,632	
26	50162283	SLD	\$63,900	3/27/2018	\$63,900	1131 APPLEWOOD Drive	21	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	11	12,632	
27	50162380	SLD	\$64,900	12/8/2017	\$63,900	1014 NUTMEG Drive	64	Lawrence, Town of	Brown	0.32	16430	100297	West De Pere	4/21/2017	17	13,939	
28	50162383	SLD	\$64,900	8/30/2017	\$64,900	APPLEWOOD Drive	67	Lawrence, Town of	Brown	0.30	16430	100297	West De Pere	4/21/2017	24	13,068	

Attachment: Garrity's Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)

MLS #	Status	List Price	Close Date	Selling Price	Street Number	Lot #	Tax Municipality	County	Acres Est	Lot Dim Est	List Ofc 1 - OfcCode	Agent - UserCode	School-District	List Date	Days On Market	Lot SQFT Est	Listing Photos
29	50162268	SLD	\$64,900	11/2/2017	\$64,900	1795 APPLEWOOD Drive	11	Lawrence, Town of	Brown	0.30	16430	100297	West De Pere	4/21/2017	11	13,068	
30	50162265	SLD	\$64,900	9/20/2017	\$64,900	1795 APPLEWOOD Drive	8	Lawrence, Town of	Brown	0.44	16430	100297	West De Pere	4/21/2017	84	19,166	
31	50162358	SLD	\$64,900	7/24/2018	\$64,900	1026 CIDER Drive	49	Lawrence, Town of	Brown	0.31	16430	100297	West De Pere	4/21/2017	458	13,504	
32	50162327	SLD	\$64,900	6/5/2018	\$64,900	1132 APPLEWOOD Drive	30	Lawrence, Town of	Brown	0.34	16430	100297	West De Pere	4/21/2017	407	14,810	
33	50162317	SLD	\$64,900	3/27/2018	\$64,900	1137 APPLEWOOD Drive	24	Lawrence, Town of	Brown	0.33	16430	100297	West De Pere	4/21/2017	11	14,375	
34	50162272	SLD	\$65,900	11/2/2017	\$65,900	1117 APPLEWOOD Drive	14	Lawrence, Town of	Brown	0.33	16430	100297	West De Pere	4/21/2017	11	14,375	
35	50162286	SLD	\$67,500	10/12/2017	\$66,000	1135 APPLEWOOD Drive	23	Lawrence, Town of	Brown	0.48	16430	100297	West De Pere	4/21/2017	6	20,909	
36	50162269	SLD	\$67,500	4/30/2018	\$66,500	1797 APPLEWOOD Drive	12	Lawrence, Town of	Brown	0.43	16430	100297	West De Pere	4/21/2017	370	18,731	
37	50162264	SLD	\$69,900	12/8/2017	\$68,900	1785 APPLEWOOD Drive	7	Lawrence, Town of	Brown	0.54	16430	100297	West De Pere	4/21/2017	17	23,522	
38	50143750	SLD	\$71,900	1/10/2017	\$71,900	2726 ANDROMEDA	68	Lawrence, Town of	Brown		11080	100454	West De Pere	5/18/2016	236	16,355	
39	50162270	SLD	\$72,500	10/12/2017	\$72,500	1115 APPLEWOOD Drive	13	Lawrence, Town of	Brown	0.81	16430	100297	West De Pere	4/21/2017	7	35,284	

TOTAL			HIGH LOW AVG MED				LIST PRICE:		HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE				
LISTING COUNT: 29			DAYS ON MARKET:				527 41 454 527		\$69,900	\$54,900	\$62,093	\$62,900	\$1,800,700				
							SOLD PRICE:		\$0	\$0	\$0	\$0	\$0				
MLS #	Status	List Price	Close Date	Selling Price	Street Number	Lot #	Tax Municipality	County	Acres Est	LotDim Est	List Ofc 1 - OfcCode	Agent - UserCode	School- District	List Date	Days On Market	Lot SQFT Est	Listing Photos
1	50162320 ACT	\$54,900			1141 APPLEWOOD Drive	26	Lawrence, Town of	Brown	0.35		16430	100297	West De Pere		527	15,246	
2	50162322 ACT	\$54,900			1140 APPLEWOOD Drive	27	Lawrence, Town of	Brown	0.33		16430	100297	West De Pere		527	14,375	
3	50162352 ACT	\$54,900			1037 CIDER Drive	46	Lawrence, Town of	Brown	0.33		16430	100297	West De Pere		527	14,375	
4	50162357 ACT	\$54,900			1030 CIDER Drive	48	Lawrence, Town of	Brown	0.30		16430	100297	West De Pere		527	13,068	
5	50162364 ACT	\$59,900			1015 NUTMEG Drive	55	Lawrence, Town of	Brown	0.38		16430	100297	West De Pere		527	16,553	
6	50162373 ACT	\$59,900			1022 NUTMEG Drive	61	Lawrence, Town of	Brown	0.40		16430	100297	West De Pere		527	17,424	
7	50162231 AN	\$59,900			1771 APPLEWOOD Drive	1	Lawrence, Town of	Brown	0.33		16430	100297	West De Pere		527	14,375	
8	50162254 ACT	\$59,900			1773 APPLEWOOD Drive	2	Lawrence, Town of	Brown	0.29		16430	100297	West De Pere		527	12,632	
9	50162319 ACT	\$59,900			1139 APPLEWOOD Drive	25	Lawrence, Town of	Brown	0.29		16430	100297	West De Pere		527	12,632	
10	50162339 ACT	\$59,900			1118 APPLEWOOD Drive	37	Lawrence, Town of	Brown	0.38		16430	100297	West De Pere		527	16,553	
11	50162341 ACT	\$59,900			1017 CIDER Drive	38	Lawrence, Town of	Brown	0.36		16430	100297	West De Pere		527	15,682	
12	50162385 ACT	\$59,900			1772 APPLEWOOD Drive	68	Lawrence, Town of	Brown	0.35		16430	100297	West De Pere		527	15,246	
13	50188809 ACT	\$62,900			NUTMEG Drive	56	Lawrence, Town of	Brown	0.28		16430	100297	West De Pere		67	12,197	
14	50162367 ACT	\$62,900			1019 NUTMEG Drive	57	Lawrence, Town of	Brown	0.28		16430	100297	West De Pere		527	12,197	
15	50162369 ACT	\$62,900			1021 NUTMEG Drive	58	Lawrence, Town of	Brown	0.29		16430	100297	West De Pere		527	12,632	
16	50162370 ACT	\$63,900			1023 NUTMEG Drive	59	Lawrence, Town of	Brown	0.33		16430	100297	West De Pere		527	14,375	
17	50162330 ACT	\$63,900			1128 APPLEWOOD Drive	32	Lawrence, Town of	Brown	0.29		16430	100297	West De Pere		527	12,632	
18	50162332 ACT	\$63,900			1126 APPLEWOOD Drive	33	Lawrence, Town of	Brown	0.29		16430	100297	West De Pere		527	12,632	
19	50162335 ACT	\$63,900			1124 APPLEWOOD Drive	34	Lawrence, Town of	Brown	0.28		16430	100297	West De Pere		527	12,197	
20	50190305 ACT	\$63,900			1131 APPLEWOOD Drive	21	Lawrence, Town of	Brown	0.29		16430	100159	West De Pere		41		
21	50190319 ACT	\$63,900			1137 APPLEWOOD Drive	24	Lawrence, Town of	Brown	0.33		16430	100159	West De Pere		41		
22	50188810 ACT	\$64,900			1020 NUTMEG Drive	62	Lawrence, Town of	Brown	0.33		16430	100297	West De Pere		67	14,375	
23	50162382 ACT	\$64,900			1776 APPLEWOOD Drive	66	Lawrence, Town of	Brown	0.30		16430	100297	West De Pere		527	13,068	
24	50162371 ACT	\$64,900			1027 NUTMEG Drive	60	Lawrence, Town of	Brown	0.53		16430	100297	West De Pere		527	23,087	

MLS #	Status	List Price	Close Date	Selling Price	Street Number	Lot #	Tax Municipality	County	Acres Est	Lot Dim Est	List Ofc 1 - OfcCode	Agent - UserCode	School- District	List Date	Days On Market	Lot SQFT Est	Listing Photos
25	50162348	ACT		\$64,900	1027 CIDER Drive	43	Lawrence, Town of	Brown	0.35		16430	100297	West De Pere		527	15,246	
	50162326	ACT		\$65,900	1136 APPLEWOOD Drive	29	Lawrence, Town of	Brown	0.35		16430	100297	West De Pere		527	15,246	
27	50174700	ACT		\$66,900	APPLEWOOD Drive	14	Lawrence, Town of	Brown	0.33		28710	109907	West De Pere		320		
28	50162349	ACT		\$67,500	1029 CIDER Drive	44	Lawrence, Town of	Brown	0.35		16430	100297	West De Pere		527	15,246	
29	50162351	ACT		\$69,900	1033 CIDER Drive	45	Lawrence, Town of	Brown	0.38		16430	100297	West De Pere		527	16,553	

9/30/2018

Spreadsheet Page
Not for Public Distribution

13.b

Vacant Land

SEEKER Lane Lot # 25 Town of Lawrence
DE PERE, WI 54115

\$63,900

09/30/2018 10:44 A

50188497 Active-No Offer

List: Rick Turriff - PREF: 920-621-7041

of Shorewest, Realtors - Office: 920-593-4100

Ofc: 16430

Agt: 100297

Co-List: Susan E Turriff - OFF-D: 920-621-7043

of Shorewest, Realtors - Office: 920-593-4100

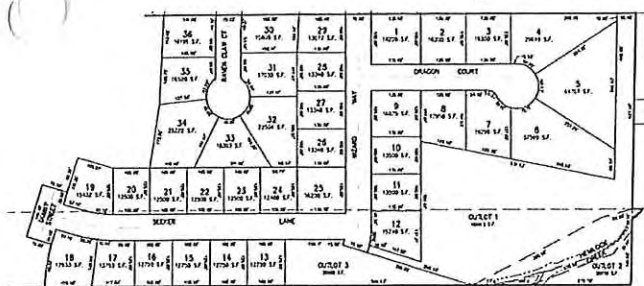
Ofc: 16430

Agt: 110710

S of

Ofc:

Agt:



County Brown
MunSubArea None
School-District West De Pere
Subdivision Name
Tax Net Amt \$0.00
Tax Year 2017
Tax ID TBD
Assessments Total
Assessment Year
Special Assessments

Deeded Access
Restrictive Covenant(s) Yes
Flood Plain Unknown
Certified Survey Avail
Approved Plat Map
HOA Annual Fee No
Assoc Fee-Annual

Hemlock Creek



Description	Data	Data Source	Description	Data	Data Source	Prop Sub-Type
Acres Est	0.42	Plat Map/Survey	Wetland Acreage Est			Builder Exclusive No
Lot Dimensions Est			Pasture Acreage Est			Builder Name
Lot SQFT Est			Tillable Acreage Est			Bank Owned/REO No
			Wooded Acreage Est			Potential Short Sale No
						Relocation No
Water Frontage No			School-Elementary	Hemlock Creek		
Water Type			School-Middle	West DePere		
			School-High	DePere West		

Directions Scheuring Rd West of Hwy 41 to continue straight at Packerland intersection to south on Wizard to subdivision:

Remarks-Public Variety of lots available late fall. Some lots are wooded with a ravine in back, some are extra deep for added privacy. West De Pere Schools District. Reserve your lot now with an offer.

Remarks-Private

Showing Info-Private Contact Rick at 621-7041.

ZONING Residential

UTIL AVAIL TO PARCEL(S) Cable, Electric, Natural Gas, Telephone

WATERSYSTEMAVAIL/INSTALLED Municipal Water Avail, Water Lateral to Lot Line

WASTE DISPOSAL SYSTEM Municipal Sewer Avail, Sewer Lateral to Lot Line

LOT DESCRIPTION Corner

ALLOWED/MISCELLANEOUS Fences Allowed

DOCUMENTS ON FILE Seller Condition Report, Subdivision Restrictions

ListVisbl Confirmed
Input Date
List Date
Date
Expiration Date
Off Market Date
Days On Market 73
Agent - License 94-58964
List Ofc 1 - CorpLin 91-936003
Selling Price
Close Date
Financing Type
SellConAmt
Type Of Sale
Misc Closed Info
Owners Name

Electronic Consent Y
VOW Include
Internet/IDX w/address
VOW w/AVM
VOW w/Comment
Board Entered No
Ad Code
Comm-Sub Agent 2.1 %
Comm-Buyer Broker 2.1 %
Variable Rate Comm No
LicInt No
Contract Type Exclusive Right to Sell
Limited Service No
Named Exceptions No

Information provided for general information only; if material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land/building/room dimensions if material. Below-grade areas may not meet building code requirements. Equal Housing Opportunity Listing, 2018 O

Packet Pg. 164

https://ranwmls.paragonreels.com/ParagonLS/Default.mvc#1,2,2

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Attachment: Garritys Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)

TOTAL

HIGH LOW AVG MED

LISTING COUNT: 36

DAYS ON
MARKET: 73 73 73 73

	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LIST PRICE:	\$124,900	\$63,900	\$77,844	\$69,900	\$2,802,400
SOLD PRICE:	\$0	\$0	\$0	\$0	\$0

MLS #	Status	List Price	Close Date	Selling Price	Street Number	Lot #	Tax Municipality	County	Acres Est	Lot Dim Est	List Ofc 1 - OfcCode	Agent - UserCode	School- District	List Date	Days On Market	Lot SQFT Est	Listing Photos
1	50188497 ACT	\$63,900			SEEKER Lane	25	Lawrence, Town of	Brown	0.42		16430	100297	West De Pere		73		
2	50188479 ACT	\$64,900			SEEKER Lane	18	Lawrence, Town of	Brown	0.41		16430	100297	West De Pere		73		
3	50188481 ACT	\$64,900			SEEKER Lane	19	Lawrence, Town of	Brown	0.35		16430	100297	West De Pere		73		
4	50188483 ACT	\$67,900			SEEKER Lane	20	Lawrence, Town of	Brown	0.29		16430	100297	West De Pere		73		
5	50188485 ACT	\$67,900			SEEKER Lane	21	Lawrence, Town of	Brown	0.29		16430	100297	West De Pere		73		
6	50188490 ACT	\$67,900			SEEKER Lane	22	Lawrence, Town of	Brown	0.29		16430	100297	West De Pere		73		
7	50188491 ACT	\$67,900			SEEKER Lane	23	Lawrence, Town of	Brown	0.29		16430	100297	West De Pere		73		
8	50188494 ACT	\$67,900			SEEKER Lane	24	Lawrence, Town of	Brown	0.29		16430	100297	West De Pere		73		
9	50188465 ACT	\$67,900			SEEKER Lane	13	Lawrence, Town of	Brown	0.29		16430	100297	West De Pere		73		
10	50188466 ACT	\$67,900			SEEKER Lane	14	Lawrence, Town of	Brown	0.29		16430	100297	West De Pere		73		
11	50188468 ACT	\$67,900			SEEKER Lane	15	Lawrence, Town of	Brown	0.29		16430	100297	West De Pere		73		
12	50188476 ACT	\$67,900			SEEKER Lane	16	Lawrence, Town of	Brown	0.29		16430	100297	West De Pere		73		
13	50188478 ACT	\$67,900			SEEKER Lane	17	Lawrence, Town of	Brown	0.32		16430	100297	West De Pere		73		
14	50188498 ACT	\$67,900			WIZARD Way	26	Lawrence, Town of	Brown	0.31		16430	100297	West De Pere		73		
15	50188500 ACT	\$67,900			WIZARD Way	27	Lawrence, Town of	Brown	0.31		16430	100297	West De Pere		73		
16	50188502 ACT	\$67,900			WIZARD Way	28	Lawrence, Town of	Brown	0.31		16430	100297	West De Pere		73		
17	50188503 ACT	\$67,900			WIZARD Way	29	Lawrence, Town of	Brown	0.30		16430	100297	West De Pere		73		
18	50188446 ACT	\$69,900			DRAGON Court	1	Lawrence, Town of	Brown	0.42		16430	100297	West De Pere		73		
19	50188455 ACT	\$69,900			DRAGON Court	9	Lawrence, Town of	Brown	0.42		16430	100297	West De Pere		73		
20	50188457 AN	\$74,900			WIZARD Way	10	Lawrence, Town of	Brown	0.31		16430	100297	West De Pere		73		
21	50188462 ACT	\$74,900			WIZARD Way	12	Lawrence, Town of	Brown	0.36		16430	100297	West De Pere		73		
22	50188460 AN	\$76,900			WIZARD Way	11	Lawrence, Town of	Brown	0.31		16430	100297	West De Pere		73		
23	50188504 ACT	\$77,900			RAVEN CLAW Court	30	Lawrence, Town of	Brown	0.36		16430	100297	West De Pere		73		
24	50188506 AN	\$79,900			RAVEN CLAW Court	31	Lawrence, Town of	Brown	0.39		16430	100297	West De Pere		73		
25	50188510 AN	\$79,900			RAVEN CLAW Court	35	Lawrence, Town of	Brown	0.35		16430	100297	West De Pere		73		
26	50188511 ACT	\$79,900			RAVEN CLAW Court	36	Lawrence, Town of	Brown	0.37		16430	100297	West De Pere		73		
27	50188508 ACT	\$82,900			RAVEN CLAW Court	33	Lawrence, Town of	Brown	0.42		16430	100297	West De Pere		73		

MLS #	Status	List Price	Close Date	Selling Price	Street Number	Lot #	Tax Municipality	County	Acres Est	Lot Dim Est	List Ofc 1 - OfcCode	Agent - UserCode	School- District	List Date	Days On Market	Lot SQFT Est	Listing Photos
50188507	ACT	\$84,900			RAVEN CLAW Court	32	Lawrence, Town of	Brown	0.52		16430	100297	West De Pere		73		
50188509	ACT	\$86,900			RAVEN CLAW Court	34	Lawrence, Town of	Brown	0.64		16430	100297	West De Pere		73		
50188448	ACT	\$87,900			DRAGON Court	2	Lawrence, Town of	Brown	0.42		16430	100297	West De Pere		73		
50188454	ACT	\$89,900			DRAGON Court	8	Lawrence, Town of	Brown	0.40		16430	100297	West De Pere		73		
50188449	ACT	\$94,900			DRAGON Court	3	Lawrence, Town of	Brown	0.37		16430	100297	West De Pere		73		
50188453	ACT	\$96,900			DRAGON Court	7	Lawrence, Town of	Brown	0.44		16430	100297	West De Pere		73		
50188450	AN	\$109,900			DRAGON Court	4	Lawrence, Town of	Brown	0.68		16430	100297	West De Pere		73		
50188452	ACT	\$114,900			DRAGON Court	6	Lawrence, Town of	Brown	0.86		16430	100297	West De Pere		73		
50188451	ACT	\$124,900			DRAGON Court	5	Lawrence, Town of	Brown	1.03		16430	100297	West De Pere		73		

TOTAL		HIGH	LOW	AVG	MED		HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LISTING COUNT: 7	DAYS ON MARKET: 192	80	122	98		LIST PRICE: \$63,900	\$59,900	\$63,042	\$63,900	\$441,300	
						SOLD PRICE: \$63,900	\$59,900	\$63,042	\$63,900	\$441,300	

ILS #	Status	List Price	Close Date	Selling Price	Street Number	Lot #	Tax Municipality	County	Acres Est	Lot Dim Est	List Ofc 1 - OfcCode	Agent - UserCode	School-District	List Date	Days On Market	Lot SQFT Est	Listing Photos
1	50150626	SLD	\$59,900	3/22/2017	\$59,900	ROWLING RD	125	Lawrence, Town of	Brown	125x125	16430	100297	West De Pere	8/29/2016	192		
2	50150630	SLD	\$61,900	2/27/2017	\$61,900	ROWLING RD	128	Lawrence, Town of	Brown		16430	100297	West De Pere	8/29/2016	80	16,918	
3	50150631	SLD	\$63,900	3/1/2017	\$63,900	ROWLING RD	129	Lawrence, Town of	Brown	100x125	16430	100297	West De Pere	8/29/2016	93		
4	50150635	SLD	\$63,900	3/1/2017	\$63,900	ROWLING RD	131	Lawrence, Town of	Brown	100x125	16430	100297	West De Pere	8/29/2016	113		
5	50150636	SLD	\$63,900	3/10/2017	\$63,900	ROWLING RD	132	Lawrence, Town of	Brown	100x125	16430	100297	West De Pere	8/29/2016	190		
6	50150637	SLD	\$63,900	3/1/2017	\$63,900	ROWLING RD	133	Lawrence, Town of	Brown	100x125	16430	100297	West De Pere	8/29/2016	93		
7	50150638	SLD	\$63,900	3/31/2017	\$63,900	ROWLING RD	134	Lawrence, Town of	Brown	100x125	16430	100297	West De Pere	8/29/2016	98		

Attachment: Garritys Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)

TOTAL
 LISTING COUNT: 26
 DAYS ON MARKET: 761 0 246 198
HIGH LOW AVG MED
 LIST PRICE: \$78,900
 SOLD PRICE: \$75,900
HIGH \$44,900
LOW \$44,900
AVERAGE \$64,246
MEDIAN \$62,900
TOTAL PRICE \$1,670,400
 \$1,521,600

	MLS #	Status	List Price	Close Date	Selling Price	Street Number	Lot #	Tax Municipality	County	Acres Est	Lot Dim Est	List Ofc 1 - Ofc Code	Agent - User Code	School - District	List Date	Days On Market	Lot SQFT Est	Listing Photos
1	50150775	SLD	\$44,900	4/20/2018	\$44,900	1302 BUCKYS RUN	15	Howard, Village of	Brown	0.36		10900	100372	Howard-Suamico	8/30/2016	598	15,682	
2	50150776	SLD	\$44,900	4/27/2018	\$44,900	3692 EVERGREEN Avenue	17	Howard, Village of	Brown	0.26		10900	100372	Howard-Suamico	8/30/2016	605	11,326	
3	50150588	SLD	\$54,900	10/11/2016	\$54,900	3682 RUSTIC HTS	30	Howard, Village of	Brown		120x140	11080	100454	Howard-Suamico	8/30/2016	40	18,488	
4	50150780	SLD	\$54,900	3/22/2017	\$54,900	1383 BUCKYS RUN	27	Howard, Village of	Brown	0.41		10900	100372	Howard-Suamico	8/30/2016	143	17,934	
5	50150781	SLD	\$57,900	5/29/2018	\$57,900	3699 RUSTIC HTS	29	Howard, Village of	Brown	0.30		10900	100372	Howard-Suamico	8/30/2016	637	13,068	
6	50150589	SLD	\$59,900	8/18/2017	\$59,900	3698 RUSTIC HTS	32	Howard, Village of	Brown	0.20		11080	100454	Howard-Suamico	8/30/2016	352	8,712	
7	50150766	SLD	\$59,900	5/23/2017	\$59,900	1414 BUCKYS RUN	1	Howard, Village of	Brown	0.32		10900	100372	Howard-Suamico	8/30/2016	0	13,939	
8	50150573	SLD	\$59,900	5/15/2017	\$59,900	1406 BUCKYS RUN	2	Howard, Village of	Brown		85x157	11080	100454	Howard-Suamico	8/30/2016	251	0	
9	50150768	SLD	\$61,900	7/21/2017	\$61,900	1398 BUCKYS RUN	3	Howard, Village of	Brown	0.30		10900	100372	Howard-Suamico	8/30/2016	289	13,068	
10	50150777	SLD	\$62,900	7/31/2017	\$62,900	1319 BUCKYS RUN	19	Howard, Village of	Brown	0.41		10900	100372	Howard-Suamico	8/30/2016	181	17,860	
	50150778	SLD	\$62,900	3/17/2017	\$62,900	1335 BUCKYS RUN	21	Howard, Village of	Brown	0.26		10900	100372	Howard-Suamico	8/30/2016	191	11,416	
12	50150779	SLD	\$62,900	10/1/2016	\$62,900	1351 BUCKYS RUN	23	Howard, Village of	Brown	0.31		10900	100372	Howard-Suamico	8/30/2016	16	13,487	
13	50150582	SLD	\$62,900	12/23/2016	\$62,900	1311 BUCKYS RUN	18	Howard, Village of	Brown		90x191	11080	100454	Howard-Suamico	8/30/2016	114	18,174	
14	50150583	SLD	\$62,900	3/31/2017	\$62,900	1327 BUCKYS RUN	20	Howard, Village of	Brown			11080	100454	Howard-Suamico	8/30/2016	205	0	
15	50150584	SLD	\$62,900	4/17/2017	\$62,900	1343 BUCKYS RUN	22	Howard, Village of	Brown			11080	100454	Howard-Suamico	8/30/2016	227	11,074	
16	50150574	SLD	\$63,900	9/24/2016	\$63,900	1390 BUCKYS RUN	4	Howard, Village of	Brown		85x149	11080	100454	Howard-Suamico	8/30/2016	23	12,842	
17	50150769	SLD	\$65,900	9/24/2016	\$65,900	1382 BUCKYS RUN	5	Howard, Village of	Brown	0.31		10900	100372	Howard-Suamico	8/30/2016	7	13,498	
18	50150774	ACT	\$69,900			1318 BUCKYS RUN	13	Howard, Village of	Brown	0.26		10900	100372	Howard-Suamico		761	11,326	
19	50150773	SLD	\$71,900	10/17/2017	\$71,900	1334 BUCKYS RUN	11	Howard, Village of	Brown	0.27		10900	100372	Howard-Suamico	8/30/2016	1	11,761	
20	50150577	SLD	\$71,900	7/31/2017	\$71,900	1342 BUCKYS RUN	10	Howard, Village of	Brown	0.20	90x135	11080	100454	Howard-Suamico	8/30/2016	331	8,712	
21	50150578	SLD	\$71,900	8/20/2017	\$71,900	1326 BUCKYS RUN	12	Howard, Village of	Brown	0.20	85x135	11080	100454	Howard-Suamico	8/30/2016	352	8,712	
22	50150576	SLD	\$73,900	4/13/2017	\$73,900	1358 BUCKYS RUN	8	Howard, Village of	Brown			11080	100454	Howard-Suamico	8/30/2016	225	12,615	
	50150772	SLD	\$73,900	11/1/2016	\$73,900	1350 BUCKYS RUN	9	Howard, Village of	Brown	0.29		10900	100372	Howard-Suamico	8/30/2016	25	12,766	
24	50150575	SLD	\$75,900	11/30/2016	\$75,900	1374 BUCKYS RUN	6	Howard, Village of	Brown			11080	100454	Howard-Suamico	8/30/2016	90	18,475	

MLS #	Status	List Price	Close Date	Selling Price	Street Number	Lot Tax #	Municipality	County	Acres Est	LotDim Est	List Ofc 1 - OfcCode	Agent - UserCode	School-District	List Date	Days On Market	Lot SQFT Est	Listing Photos
25 50150771	SLD	\$75,900	4/27/2018	\$75,900	1366 BUCKYS RUN	7	Howard, Village of	Brown	0.46		10900	100372	Howard-Suamico	8/30/2016	605	20,038	
25 50182378	ACT	\$78,900			1366 BUCKYS RUN	7	Howard, Village of	Brown	0.46		10900	100372	Howard-Suamico		151	20,038	

Attachment: Garritys Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)

9/21/2018

Spreadsheet Page
Not for Public Distribution

13.b

Vacant Land
50150588 **Sold** **3682 RUSTIC HTS** **Lot # 30** **Village of Howard** **\$54,900**
GREEN BAY, WI 54313
 List: Patricia A Kaster - OFF-D: 920-497-5090 of River City REALTORS - Office: 920-497-5090 Ofc: 11080 Agt: 100454
 Co-list: Patricia A Kaster - OFF-D: 920-497-5090 of River City REALTORS - Office: 920-497-5090 Ofc: 11080 Agt: 100454

County Brown
 MunSubArea None
 School-District Howard-Suamico
 Subdivision Name Rustic Heights
 Tax Net Amt
 Tax Year 2016
 Tax ID TBD
 Assessments Total
 Assessment Year
 Special Assessments

Deeded Access
 Restrictive Covenant(s) Yes
 Flood Plain No
 Certified Survey Avail
 Approved Plat Map
 HOA Annual Fee
 Assoc Fee-Annual



Description	Data	Data Source	Description	Data	Data Source	Prop Sub-Type
Acres Est			Wetland Acreage Est			Builder Exclusive No
Lot Dimensions Est 120x140		Plat Map/Survey	Pasture Acreage Est			Builder Name
Lot SQFT Est 18,488		Plat Map/Survey	Tillable Acreage Est			Bank Owned/REO
			Wooded Acreage Est			Potential Short Sale
Water Frontage No						Relocation
Water Type		Water Body Name	School-Elementary			
		Est Water Frontage	School-Middle			
		Source-Water Frontage	School-High			

Directions Evergreen W of Glendale to Bucky's Run

Remarks-Public Waste Available to Site = Laterals. New Howard neighborhood. Fully improved lots, Restrictions apply. Seller is a licensed realtor.

Remarks-Private Property is co-listed w/Pat Kaster, River City Realtors & Deb Meacham, Meacham Realty

Showing Info-Private

ZONING Residential

UTIL AVAIL TO PARCEL(S) Electric, Natural Gas, Telephone

WATERSYSTEMAVAIL/INSTALLED Municipal Water Avail, Other-See Remarks

WASTE DISPOSAL SYSTEM Municipal Sewer Avail, Other-See Remarks

LOT DESCRIPTION Rolling

IMPROVEMENTS (ON SITE) Sidewalks

ALLOWED/MISCELLANEOUS Easements

ROADS Paved

ListVisbl Confirmed
 Input Date 9/1/2016 7:00 PM
 List Date 8/30/2016
 Listing Date 10/9/2016
 Expiration Date 8/31/2017
 Off Market Date 10/9/2016
 Days On Market 40

Agent - License 90-8919
 List Ofc 1 - Corpln 91-834144
 Selling Price \$54,900
 Close Date 10/11/2016
 Financing Type CASH
 SellConAmt 0
 Type Of Sale Arms-Length Sale
 Misc Closed Info
 Owners Name

Electronic Consent

VOW Include N
 Internet/IDX w/address N

VOW w/AVM

VOW w/Comment

Board Entered Yes

Ad Code

Comm-Sub Agent 2.1 %

Comm-Buyer Broker 2.1 %

Variable Rate Comm No

LicInt Yes

Contract Type Exclusive Right to Sell

Limited Service No

Named Exceptions No

Information provided for general information only; if material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer should verify footage, acreage/land, building/room dimensions if material. Below-grade areas may not meet building code requirements. Equal Housing Opportunity Listing, 2018 C

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TOTAL				HIGH LOW AVG MED				HIGH		LOW	AVERAGE	MEDIAN	TOTAL PRICE				
LISTING COUNT: 1				DAYS ON MARKET:	1178	1178	1178	1178	LIST PRICE:	\$52,900	\$52,900	\$52,900	\$52,900	\$52,900			
									SOLD PRICE:	\$50,900	\$50,900	\$50,900	\$50,900	\$50,900			
MLS #	Status	List Price	Close Date	Selling Price	Street Number #	Lot Tax Municipality	County	Acres Est	LotDim Est	List Ofc 1 - OfcCode	Agent - UserCode	School-District	List Date	Days On Market	Lot SQFT Est	Listing Photos	
50117479	SLD	\$52,900	6/29/2018	\$50,900	1919 SNOWY OWL Court	12 De Pere, City of	Brown	0.33		11510	109819	West De Pere	3/28/2015	1178	14,375		

W De Pere Sold 2018

Attachment: Garritys Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)

TOTAL	HIGH	LOW	AVG	MED		HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE	
LISTING COUNT: 2	DAYS ON MARKET:	357	306	331	331	LIST PRICE:	\$38,900	\$29,900	\$34,400	\$34,400	\$68,800
						SOLD PRICE:	\$36,900	\$23,000	\$29,950	\$29,950	\$59,900

MLS #	Status	List Price	Close Date	Selling Price	Street Number	Lot #	Tax Municipality	County	Acres Est	LotDim Est	List Ofc 1 - OfcCode	Agent - UserCode	School-District	List Date	Days On Market	Lot SQFT Est	Listing Photos
50164158	SLD	\$29,900	5/11/2018	\$23,000	1481 FOXBOROUGH Court	4	De Pere, City of	Brown	0.27		120813	100996	De Pere	5/19/2017	357	11,761	
50164139	SLD	\$38,900	3/21/2018	\$36,900	1493 FOX RIVER Drive	2	De Pere, City of	Brown	0.29		120813	100996	De Pere	5/19/2017	306	12,632	

*De Pere
Sold 2018*

TOTAL	HIGH	LOW	AVG	MED	LIST PRICE:	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LISTING COUNT: 21	DAYS ON MARKET: 1286	11	277	320	\$67,500	\$67,500	\$48,900	\$62,690	\$63,900	\$1,316,500
					SOLD PRICE:	\$66,500	\$48,900	\$62,642	\$63,900	\$1,315,500

MLS #	Status	List Price	Close Date	Selling Price	Street Number	Lot #	Tax Municipality	County	Acres Est	LotDim Est	List Ofc 1 - OfcCode	Agent - UserCode	School-District	List Date	Days On Market	Lot SQFT Est	Listing Photos
1	50095000	SLD	\$48,900	3/23/2018	\$48,900	COSMOS WAY	25	Lawrence, Town of	Brown	0.29	10900	100372	West De Pere	2/21/2014	1286	12,632	
2	50162363	SLD	\$59,900	6/18/2018	\$59,900	1016 CIDER Drive	54	Lawrence, Town of	Brown	0.38	16430	100297	West De Pere	4/21/2017	420	16,553	
3	50162381	SLD	\$59,900	7/12/2018	\$59,900	1010 NUTMEG Drive	65	Lawrence, Town of	Brown	0.40	16430	100297	West De Pere	4/21/2017	375	17,424	
4	50162354	SLD	\$59,900	7/16/2018	\$59,900	1034 CIDER Drive	47	Lawrence, Town of	Brown	0.48	16430	100297	West De Pere	4/21/2017	451	20,909	
5	50162323	SLD	\$59,900	2/19/2018	\$59,900	1138 APPLEWOOD Drive	28	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	287	12,632	
6	50162365	SLD	\$62,900	9/10/2018	\$62,900	NUTMEG Drive	56	Lawrence, Town of	Brown	0.28	16430	100297	West De Pere	4/21/2017	373	12,197	
7	50162274	SLD	\$63,900	3/27/2018	\$63,900	1121 APPLEWOOD Drive	16	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	11	12,632	
8	50162273	SLD	\$63,900	3/27/2018	\$63,900	1119 APPLEWOOD Drive	15	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	11	12,632	
9	50162360	SLD	\$63,900	3/16/2018	\$63,900	1022 CIDER Drive	51	Lawrence, Town of	Brown	0.31	16430	100297	West De Pere	4/21/2017	287	13,504	
10	50162361	SLD	\$63,900	6/6/2018	\$63,900	1020 CIDER Drive	52	Lawrence, Town of	Brown	0.31	16430	100297	West De Pere	4/21/2017	371	13,504	
11	50162276	SLD	\$63,900	3/27/2018	\$63,900	1123 APPLEWOOD Drive	17	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	11	12,632	
12	50162277	SLD	\$63,900	3/27/2018	\$63,900	1125 APPLEWOOD Drive	18	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	11	12,632	
13	50162281	SLD	\$63,900	3/27/2018	\$63,900	1129 APPLEWOOD Drive	20	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	11	12,632	
14	50162280	SLD	\$63,900	3/27/2018	\$63,900	1127 APPLEWOOD Drive	19	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	11	12,632	
15	50162283	SLD	\$63,900	3/27/2018	\$63,900	1131 APPLEWOOD Drive	21	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	11	12,632	
16	50162337	SLD	\$63,900	4/9/2018	\$63,900	1122 APPLEWOOD Drive	35	Lawrence, Town of	Brown	0.29	16430	100297	West De Pere	4/21/2017	342	12,632	
17	50162359	SLD	\$63,900	3/23/2018	\$63,900	1024 CIDER Drive	50	Lawrence, Town of	Brown	0.31	16430	100297	West De Pere	4/21/2017	320	13,504	
18	50162358	SLD	\$64,900	7/24/2018	\$64,900	1026 CIDER Drive	49	Lawrence, Town of	Brown	0.31	16430	100297	West De Pere	4/21/2017	458	13,504	
19	50162317	SLD	\$64,900	3/27/2018	\$64,900	1137 APPLEWOOD Drive	24	Lawrence, Town of	Brown	0.33	16430	100297	West De Pere	4/21/2017	11	14,375	
20	50162327	SLD	\$64,900	6/5/2018	\$64,900	1132 APPLEWOOD Drive	30	Lawrence, Town of	Brown	0.34	16430	100297	West De Pere	4/21/2017	407	14,810	
21	50162269	SLD	\$67,500	4/30/2018	\$66,500	1797 APPLEWOOD Drive	12	Lawrence, Town of	Brown	0.43	16430	100297	West De Pere	4/21/2017	370	18,731	

Lawrence Sold 2018

Planned Development District

**Lots 48 – 71 R-1 PDD Garrity's Glen South
(City of De Pere)**

Garrity's Glen South consists of approximately 36 Acres. It is the former Robert Garrity property. It is proposed to be developed into a mixed use residential development featuring 46 single family lots, 8 duplex sites, 3 multi-family sites and 24 R-1 Lots under a Planned Development. Lots 48 thru 71 of the Planned Development are the topic of this section.

Garrity's Glen South will complete the residential portion of the Robert Garrity Farm. It will be an extension of the existing Garrity's Glen neighborhood. The Garrity family still owns land to the east of this property which is hoped to be developed as an extension of the De Pere Business park allowing a continuation of American Boulevard to Little Rapids Road. A proposed road through Garrity's Glen South will connect Lawrence Drive to the future American Boulevard as well.

Garrity's Glen South will be developed in one phase including the 24 R-1 Lots under a Planned Development. Lots 48 thru 71 will have 70' frontage with 8' sideyards. There will be a Home Owners Association for lawn care and snow removal. The home/lot will be owned and maintained entirely by the home owner. There will be no commonly owned area. The Association will have no ownership of any kind.

We are seeing a constant change in the housing market. Yes the baby boomer population is looking to retain ownership, but on a smaller lot with less work. We are also seeing the parents of the baby boomer generation wanting to retain their independence as well as home ownership. More and more people want to winter in warmer weather; while still owning a home here. This is the perfect answer. They have the pride and privacy of ownership; but the lawn and snow removal are taken care of by the Association regardless of where the home owner is.

While condominiums have been an extremely popular form of home ownership throughout the country; it has only recently become popular here. Condominiums offer the lawn care/snow removal people are looking for; but the ownership style deters some people. Financing a condominium is under greater scrutiny. A fixed rate mortgage is not available until the development is at least 50% sold. That is not the case here. These homes are under individual ownership like any other house. They will be financed like any other house. Many times the condominium association has a club house or other common element which needs to be taken care of, causing the monthly fees to be increased. Here there is no common area; no club house. The fees are only for the maintenance of the lawn and the removal of the snow.

Our parents and grandparents were brought up in a time when home ownership was the ultimate goal, the American Dream. Ownership with an Association for lawn and snow allows them to retain that goal without having all the work.

Many of the younger generation are seeing the benefits of home ownership under this type of Association. In today's busy world; between work, family and outside events, they seem to have different priorities of time. Yard work is not one of them. Yet home ownership remains a priority. Again, this neighborhood allows them to come home from work and relax or go to that child's soccer game, the gym or canoeing without the pressure of keeping up the house.

This type ownership is not just for retirees. It's for anyone, regardless of age, family style or job description, who want to own a home without the work.

The structure will be a ranch home with full basements and attached 2 or 3 stall garages. Most will include 2 bedrooms, 2 baths, sunroom, kitchen, living room, first floor laundry, fireplace, central air, a patio and of course, all landscaping. Buyer may customize some items.

We have chosen to build these homes for a few reasons. The first is most of us are used to having our "own" place. After living in a single family free standing homes all our lives, apartment or duplex living seems a little less private, a little less desirable. And many people do not like condominium style ownership. This provides a place to build on a smaller lot; have help with the lawn and snow removal, while maintaining the privacy of a single family home a feeling of our "own" place.

While we have had success with the free standing condominium developments we have done; that word 'condominium' still denotes a multiple unit structure; or a limitation on ownership. It turns some people off. As they want to 'own their own home'. Financing for a condominium is very difficult. Until the project is 50% sold/owned it is not possible to get a fixed rate mortgage. Some lending institutions don't even want to deal with the condo aspect of the property. That same financing under this development will not be limited. Another plus for all involved.

It is the developer's feeling that the free standing patio home would be a better fit in the Garrity's Glen South neighborhood. It will complete this portion of the Garrity's Glen South neighborhood in a fashion that will not only be in harmony with the surrounding settlement, but compliment it.

Lots 48 – 71 R1 PDD of Garrity's Glen South

Building Site and Use Characteristics:

1. **Neighborhood environment, characteristics and use:** Lots 48-71 PDD of Garrity's Glen South are part of a residential neighborhood. Flanked on the north by Garrity's Glen – a residential area done by this developer. To the East is undeveloped land. To the South is the Town of Lawrence/City of DePere border, with undeveloped land in the Town of Lawrence. To the west is Lawrence Drive and the City's Southwest Park. They are tucked into and surrounded by the residential development of Garrity's Glen South.
2. **Physical, natural and topographical features of the building site:** The property is rather flat. There will be a drainage area to the East which will be incorporated in the overall stormwater management system for the area.
3. **Nature, operational character, organizational, structure and use of buildings and structures:** Each lot has a single family home, under individual ownership, with a Homeowners Association for lawn care and snow removal.
4. **Architectural design, visual appeal and building materials.** Homes will be 1 story, 2x6 construction with masonry (brick or stone) and vinyl siding exterior, attached 2 or 3 stall garage, 6/12 roof pitch. 12x12 patio. Brown and gray earth tones will allow a variety of exterior colors; giving some variety while maintaining continuity in the neighborhood.
5. **Building arrangement, density and floor area ratio:**
 (see map for unit arrangement)

Site:	Consists Approx. 278,348.4 sq ft or 6.39 Acres	= 100%
	Area of buildings (24) 55,704 sq ft or 1.278 A	= 20%
	Area of drive/patio (24) 33,504 sq ft or .769 A	= 12%
	Area of paved street 68,560 sq ft or 1.57 A	= 24.6%
	Area of lawn/green space 120,792 sq ft or 2.77 A	= 43.4%

Density = 3.75 sites per acre
6. **Building heights:** Homes will all be 1 story homes.
7. **Building setbacks:** 30' front yard; 8' side yard; 30' rear yard. See attached map.
8. **Screening and fencing:** .The east side of the property will be bounded by a drainage area which will separate it from the future development to the east.

9. **Landscaping:** Each home will be professionally landscaped with lawn, trees and shrubs
10. **Exterior lighting:** Besides the required street lighting, each home will have lighting at the garage door, front door, garage service door, as well as at the patio doors at the rear of the house. There will be a post-lantern light in the front yard.
11. **Site drainage:** The drainage plan as designed/engineered by the City of DePere. There will be a storm water pond as well as storm sewer throughout the development.
12. **Open space:** Approximately 5,033 sq ft of each lot will be landscaped lawn. 43.4% of the neighborhood will be in landscaping.
13. **Design and capacity of parking and loading areas:** Each home will have at least a 2 stall garage plus driveway for parking. Some homes will have a 3 stall garage.
14. **Design and location of roadways, driveways and walks:** The included copy of the 24 Lot PDD shows its incorporation into Garrity's Glen South and surrounding roadways. City sidewalk will be installed with the construction of each home.
15. **Traffic generation and rate of vehicle turnover:** We would speculate most of the home owners would have two cars. Rate of vehicle turnover is hard to predict since we feel we could draw from all age levels regardless of family style or size; regardless of employment or retirement. Each of these market segments would generate a different rate of vehicle turnover.
16. **Street or highway access traffic patterns.** We have included a copy of Garrity's Glen South showing the surrounding roadways. The proposed neighborhood is located on Lawrence Drive which allows easy access the I-41 and destinations North and South.
17. **Number and location of street openings or curb cuts:** Lots 48 - 71 Garrity's Glen South would be accessed through roadways which are a part of the Garrity's Glen South residential neighborhood. All homes will have driveways accessing these roads.
18. **Street and highway dedication:** All roads will be public roads.
19. **Availability and capacity of sewer, water and other utilities:** All municipal utilities as well as gas and electric mains will be available to each site.
20. **Snow removal, garbage collection, fire protection and other municipal services:** We request municipal services.

- 21. Methods/ hours of operation:** n/a – residential neighborhood
- 22. Operational control:** n/a – residential neighborhood
- 23. Capacity of local schools and educational institutions:** It is difficult to state an impact from this neighborhood as we are targeting all market segments.
- 24. Economic impacts, inducements, attractions and detractions:** This proposal is part of the residential neighborhood known as Garrity's Glen South. It will have a positive economic impact for the City of De Pere
- 25. Implementation schedule and proposed commencement and completion dates:**
Construction will commence under the guide lines of the City. Infrastructure first. Individual homes will be constructed after the road is completed. We target a two year completion date from the date lots are ready to market for sale.
- 26. Deed restrictions, sureties, performance bonds, conditions, provisions, requirements or limitations necessary for the protection of public safety, health and welfare and as assurance that each phase of development can and will be brought to completion in a manner which will not adversely affect the community as a result of termination at the end of any one phase:** This is a residential project being done in conjunction with a mixed use residential neighborhood known as Garrity's Glen South. Installation of roads will come first. Then the construction of the individual homes as the economy permits.

Notes:

1. Average impervious surface per unit is based on the largest building footprint we would build along with a 28' long x 22' wide driveway and a 12'x12' patio slab plus walkway from driveway to front porch. We have included copies of intended floor plans.
2. The minimum distance between buildings is 16' (the equivalent to a 8' side-yard setback per building).
3. The road is a public road with a 60' right-of-way which contains easements for the sanitary, storm, watermain, pedestrian and vehicle access easements.
4. The buildings are single family homes (patio homes) under individual ownership. The homes will range in size from 1460 to 1800 sq ft on the main level with attached 2 or 3 stall garage. A full basement with egress window allows homes to have additional finished square footage in the lower level. Homes feature 2 bedrooms, 2 baths, living room, kitchen, dining area, first floor laundry, brick or stone front, 12x12 patio slab, fully landscaped. Some will include a sunroom. Each has its own lot. We are doing a variety of floor plans and elevations so units will not all be exactly the same.

Planned Development Market Analysis

**Lots 48 thru 71 – a Planned Development
Part of the Garrity's Glen South
(City of De Pere)**

COMPARATIVE MARKET ANALYSIS

PROPERTY: Planned Development – Lots 48-71 Garrity's Glen South

Location: Part of Garrity's Glen South, City of De Pere,
Brown County, WI

Legal Description: Units 48 thru 71 inclusive, according to the recorded Plat of
Garrity's Glen South, in the City of De Pere
Brown County, Wisconsin.

Improvements: Sites include sanitary sewer, storm sewer, water, paved street,
curb and gutter, gas and electricity (roads are private roads)

Zoning: Residential single family Planned Development District

COMPETING PROPERTIES

Note: Most of the competing properties currently on the market are actual Condominium Developments. We will use them as they will be competing with our property. However the fact that our development is not condominiums, but still offers an Association with the same services (lawn care and snow removal) will give our development the upper hand. Easier to sell. Easier to own. Easier to finance. Also, our sites will not be sold separately; but will only be sold with the house built thereon. As a package deal.

Subdivision	On Market Price
Olive Tree, Village of Howard	\$45,900 - \$67,900
Smaller lots/not condo. Does have Association	
Town of Grand Chute, Outagamie County	
Edgewood Acres Condominium South	\$42,000 - \$47,000
Edgewood Acres Condominium North	\$48,000
Brown County	
*Carpenters Crossing Condominiums	\$30,000 - \$44,900
Town of Lawrence	
*Scotland Meadows Condominium	\$30,000 - \$35,000
Town of Scott	

Woods Edge in Ashwaubenon and The Preserve in East Green Bay are similar developments. These sites are only for sale with the construction of the home. Apple Tree is also doing this same type of development in the Valley.

Marketability of Subject Property

Lots 48-71 Garrity's Glen South will fill a niche that people in any age group are looking for. A single family home on a smaller lot, with an Association to take care of the lawn and snow removal. Making it possible to continue the goal of home ownership without the work. Homes will be in a moderate to high price point. Each having its own identified lot. Offering the owner a feeling of privacy and individual ownership. Adding the finishing touch to Garrity's Glen South, a neighborhood development including mixed residential uses. Its location on Lawrence drive offers easy access to Highway I-41. Making it attractive, not only to the DePere, Lawrance, Green Bay buyer; but to the Valley and areas north as well. Lots 48-71 PDD at Garrity's Glen South is extremely marketable.

It must however be noted that the site is not for sale without the structure. We would anticipate the total project to sell from \$220,000 to \$350,000.00

Suggested Price Range

Based on lots available and current market conditions a price ranging from \$35,000 to \$54,000 would be the best suggested price range for the Lots 48 thru 71 Garrity's Glen South. This site value would be put into the whole project (site and building).

*This developer has done a number of condominium developments in Brown County and Outagamie County under this same concept. There is a mix of freestanding detached and attached units in both of the developments listed above. They were initially put on the market when the market dropped. It is just recently that this market has come back. We are currently experiencing sales as fast as the construction of a new unit commences. Again, in any of the developments this developer has done the site is not for sale without the building. They are sold as one completed unit.

10/4/2018

Spreadsheet Page

Vacant Land 50176947
Active-No Offer

615 OLIVE TREE Drive
Village of Howard
WI , 54313

\$49,900**Taxes**

\$446.50

Acres Est

0.24

Tax Year

2017

Source-Acre

Assessor/Public

Water Frontage

No

Record

Water Type**Water Body Name****County:** Brown**School - District:** Howard-Suamico**City (Mailing):** GREEN BAY

Listed by: Keller Williams Green Bay

Exciting new subdivision located in the up and coming Village Center. Partially wooded cul-de-sac lots with unique curb appeal and an opportunity to be part of a charming one of a kind neighborhood. Restrictive Covenants to ensure homes built will be timeless & classic. Quality Assured Builders is proud to be the exclusive builder. Architectural Design & RC available. \$240 Yearly association fee

 **Schedule a Showing**

This information is deemed reliable but not guaranteed. COPYRIGHT 2017. RANW MLS

Vacant Land 50176941
Active-No Offer

645 OLIVE TREE Drive
Village of Howard
WI , 54313

\$58,900**Taxes**

\$497.00

Acres Est

0.26

Tax Year

2017

Source-Acre

Assessor/Public

Water Frontage

No

Record

Water Type**Water Body Name****County:** Brown**School - District:** Howard-Suamico**City (Mailing):** GREEN BAY

Listed by: Keller Williams Green Bay

Exciting new subdivision located in the up and coming Village Center. Partially wooded cul-de-sac lots with unique curb appeal and an opportunity to be part of a charming one of a kind neighborhood. Restrictive Covenants to ensure homes built will be timeless & classic. Quality Assured Builders is proud to be the exclusive builder. Architectural Design & RC available. \$240 Yearly association fee

 **Schedule a Showing**

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Vacant Land 50180092
Sold

745 OLIVE TREE Court
Village of Howard
WI , 54313

\$67,500**Taxes**

\$967.60

Acres Est

0.38

Tax Year

2017

Source-Acre

Assessor/Public

Water Frontage

No

Record

Water Type**Water Body Name****County:** Brown**School - District:** Howard-Suamico**City (Mailing):** GREEN BAY

Listed by: Keller Williams Green Bay

Exciting new subdivision located in the up and coming Village Center. Partially wooded cul-de-sac lots with unique curb appeal and an opportunity to be part of a charming one of a kind neighborhood. Restrictive Covenants to ensure homes built will be timeless & classic. Quality Assured Builders is proud to be the exclusive builder. Architectural Design & Restrictive Covenants available. \$240 Yearly association fee

 **Schedule a Showing**

This information is deemed reliable but not guaranteed. COPYRIGHT 2017. RANW MLS

2	50176947 ACT	\$49,900	615 OLIVE TREE Drive	2	Howard, Village of	Brown	0.24	13590	100291	Howard-Suamico	249	10,454	
3	50148421 SLD	\$51,900 12/28/2017	\$49,900 625 OLIVE TREE Drive	3	Howard, Village of	Brown	0.28	13590	100291	Howard-Suamico	7/29/2016 452	12,197	
4	50176944 SLD	\$53,400 7/26/2018	\$52,500 635 OLIVE TREE Drive	4	Howard, Village of	Brown	0.30	13590	100291	Howard-Suamico	1/26/2018 167	13,068	
5	50176945 ACT	\$54,900	734 OLIVE TREE Court	2	Howard, Village of	Brown	0.33	13590	100291	Howard-Suamico	249	14,375	
6	50148425 SLD	\$55,900 3/6/2017	\$55,900 665 OLIVE TREE DR	7	Howard, Village of	Brown	0.41	13590	100291	Howard-Suamico	7/29/2016 216	17,646	
7	50176941 ACT	\$58,900	645 OLIVE TREE Drive	5	Howard, Village of	Brown	0.26	13590	100291	Howard-Suamico	249	11,326	
8	50176942 ACT	\$59,900	655 OLIVE TREE Drive	6	Howard, Village of	Brown	0.26	13590	100291	Howard-Suamico	249	11,326	
9	50178623 SLD	\$65,900 8/7/2018	\$61,900 665 OLIVE TREE Drive	7	Howard, Village of	Brown	0.39	90x185 10490	100098	Howard-Suamico	3/1/2018 153	16,876	
	50148426 SLD	\$64,900 5/24/2017	\$64,900 725 OLIVE TREE CT Court	9	Howard, Village of	Brown	0.24	13590	100291	Howard-Suamico	7/29/2016 276	10,454	
11	50148417 SLD	\$64,900 9/15/2016	\$64,900 OLIVE TREE CT	11	Howard, Village of	Brown	0.38	13590	100291	Howard-Suamico	7/29/2016 41	16,602	
12	50180092 SLD	\$69,900 8/9/2018	\$67,500 745 OLIVE TREE Court	11	Howard, Village of	Brown	0.38	13590	100291	Howard-Suamico	3/28/2018 113		

TOTAL

HIGH LOW AVG MED

LIST PRICE: \$43,900 \$38,900 \$42,114 \$42,900 \$589,600
 SOLD PRICE: \$42,900 \$38,900 \$42,263 \$42,900 \$464,900

LISTING COUNT: 14

DAYS ON
MARKET:

1820 0 362 242

ILS #	Status	List Price	Close Date	Selling Price	Street Number	Lot #	Tax Municipality	County	Acres Est	Lot Dim Est	List Ofc 1 - OfcCode	Agent - UserCode	School-District	List Date	Days On Market	Lot SQFT Est	Listing Photos
1	50158288 SLD	\$38,900	8/22/2018	\$38,900	826 MAHOGANY Circle	23	Lawrence, Town of	Brown	1.00		10900	100372	West De Pere	2/20/2017	538	43,560	
2	50158387 ACT	\$38,900			838 MAHOGANY	22	Lawrence, Town of	Brown	0.00		11080	100454	West De Pere	2/20/2017	591		
3	50158388 ACT	\$38,900			814 MAHOGANY	24	Lawrence, Town of	Brown	0.00		11080	100454	West De Pere	2/20/2017	591		
4	10510633 SLD	\$43,900	10/2/2010	\$39,900	MAHOGANY CT	22	Lawrence, Town of	Brown		74x169	11080	100454	West De Pere	10/7/2005	1820		
5	50158212 SLD	\$42,900	3/8/2017	\$42,900	815 MAHOGANY	12	Lawrence, Town of	Brown			11080	100454	West De Pere	2/20/2017	15		
6	50158270 SLD	\$42,900	2/20/2017	\$42,900	819 MAHOGANY CR	13	Lawrence, Town of	Brown			10900	100371	West De Pere	2/20/2017	0		
7	50158281 SLD	\$42,900	2/20/2017	\$42,900	843 MAHOGANY CR	17	Lawrence, Town of	Brown			10900	100371	West De Pere	2/20/2017	0		
8	50158283 SLD	\$42,900	10/25/2017	\$42,900	851 MAHOGANY CR Circle	19	Lawrence, Town of	Brown	1.00		10900	100372	West De Pere	2/20/2017	156	43,560	
9	50158293 SLD	\$42,900	3/20/2017	\$42,900	825 MAHOGANY CR	39	Lawrence, Town of	Brown			10900	100371	West De Pere	2/20/2017	0		
10	50158320 ACT	\$42,900			831 MAHOGANY	14	Lawrence, Town of	Brown	0.00		11080	100454	West De Pere	2/20/2017	591	0	
11	50158383 SLD	\$42,900	9/29/2017	\$42,900	839 MAHOGANY	16	Lawrence, Town of	Brown	0.00		11080	100454	West De Pere	2/20/2017	44	0	
12	50158385 SLD	\$42,900	8/16/2017	\$42,900	847 MAHOGANY	18	Lawrence, Town of	Brown	0.00		11080	100454	West De Pere	2/20/2017	44	0	
13	50158400 SLD	\$42,900	1/16/2018	\$42,900	MAHOGANY	40	Lawrence, Town of	Brown	0.01		11080	100454	West De Pere	2/20/2017	329	0	
14	50158467 SLD	\$42,900	2/16/2018	\$42,900	835 MAHOGANY Circle	15	Lawrence, Town of	Brown	0.00		10900	100372	West De Pere	2/20/2017	361	0	

10/4/2018

JqGrid Print

13.b

TOTAL	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LISTING COUNT: 7	LIST PRICE: \$32,900	\$32,000	\$32,771	\$32,900	\$229,400
DAYS ON MARKET: 2446 1807 2354 2445	SOLD PRICE: \$32,000	\$32,000	\$32,000	\$32,000	\$32,000

MLS #	Status	List Price	Close Date	Selling Price	Street Number	Lot #	Tax Municipality	County	Acres Est	Lot Dim Est	List Ofc 1 - OfcCode	Agent - UserCode	School-District	List Date	Days On Market	Lot SQFT Est	Listing Photos
1	50047481	SLD	\$32,000	5/10/2017	\$32,000	3835 SHORE CREST LN	10	Scott, Town of	Brown		11080	100454	Green Bay Area	1/23/2012	1807	0	
2	50047482	ACT	\$32,900			3839 SHORE CREST Trail	11	Scott, Town of	Brown	0.00	10900	100372	Green Bay Area		2446	0	
3	50047483	ACT	\$32,900			3841 SHORE CREST Lane	12	Scott, Town of	Brown	0.00	11080	100454	Green Bay Area	1/23/2012	2445		
4	50047484	ACT	\$32,900			3840 SHORE CREST Trail	13	Scott, Town of	Brown	0.00	10900	100372	Green Bay Area		2446	0	
5	50047485	ACT	\$32,900			3838 SHORE CREST	14	Scott, Town of	Brown	0.00	11080	100454	Green Bay Area	1/23/2012	2445		
6	50047475	ACT	\$32,900			3811 SHORE CREST Trail	5	Scott, Town of	Brown	0.00	10900	100372	Green Bay Area		2446	0	
7	50047476	ACT	\$32,900			3815 SHORE CREST Lane	6	Scott, Town of	Brown	0.00	11080	100454	Green Bay Area	1/23/2012	2445		

10/4/2018

JqGrid Print

TOTAL	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRICE
LISTING COUNT: 3	LIST PRICE: \$37,500	\$35,000	\$36,666	\$37,500	\$110,000
DAYS ON MARKET: 2446 2295 2395 2446	SOLD PRICE: \$37,500	\$37,500	\$37,500	\$37,500	\$37,500

MLS #	Status	List Price	Close Date	Selling Price	Street Number	Lot #	Tax Municipality	County	Acres Est	Lot Dim Est	List Ofc 1 - OfcCode	Agent - UserCode	School-District	List Date	Days On Market	Lot SQFT Est	Listing Photos
1	50047493	ACT	\$35,000			3872 MEUNIER 23 Lane	23	Scott, Town of	Brown	0.00	10900	100372	Green Bay Area		2446	0	
2	50047471	ACT	\$37,500			3861 MEUNIER 1 Lane	1	Scott, Town of	Brown	0.00	10900	100372	Green Bay Area		2446	0	
3	50047472	SLD	\$37,500	5/24/2018	\$37,500	3865 MEUNIER 2 Lane	2	Scott, Town of	Brown	0.00	11080	100454	Green Bay Area	1/23/2012	2295	0	

Attachment: Garrity's Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)



Home Similar To Photo
[Schedule a Showing](#)

SLD 50172742 \$252,800
827 MAHOGANY Circle #
Town of Lawrence
WI 54115

County Brown
SchDist West De Pere
City (Mailing) DE PERE
Beds 2
Total Baths 2.0
Grg#Cars 2 Car
SqFtApxTtl 1,550
SrcTtlISQFT Blueprint
Taxes \$1,000.00
Tax Year 2016

New by Tim Halbrook Builders, Inc. Free standing ranch condo - open concept, large kitchen with center island & pantry, 9' ceilings, gas fireplace, private master suite w/walk-in closets, double sink vanity in bath. Granite counter tops, Focus on Energy, full basement w/rough-ins for future bath, egress window, passive radon mitigation system. Unit 40 Carpenters Crossing Condominium, 1 year builder warranty. Patio slab & lawn included

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



SIMILAR TO PHOTO
[Schedule a Showing](#)

SLD 50173896 \$261,900
851 MAHOGANY Circle #
Town of Lawrence
WI 54115

County Brown
SchDist West De Pere
City (Mailing) DE PERE
Beds 2
Total Baths 2.0
Grg#Cars 2 Car
SqFtApxTtl 1,594
SrcTtlISQFT Blueprint
Taxes \$149.00
Tax Year 2016

This is maintenance-free living at its finest! When you open the front door, you'll love the light and airy feel of sunlight pouring in the large windows. 9 foot ceilings and the spacious, open floor plan are perfect for entertaining or relaxing. The kitchen is a cook's dream with large, granite island and huge walk-in pantry. 2 stall garage. Basement offers full bath rough-in and egress window for future living space. Lawn and shrubbery included.

Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

PEND 50188592 \$266,000
847 MAHOGANY Circle #
Town of Lawrence
WI 54115-1846

County Brown
SchDist West De Pere
City (Mailing) DE PERE
Beds 2
Total Baths 2.0
Grg#Cars 2 Car
SqFtApxTtl 1,550
SrcTtlISQFT Assessor/Public Record
Taxes \$287.00
Tax Year 2017

Almost new contemporary stand alone condo overlooking a pond & conservancy area. This condo features an open concept main level, transom windows, granite snack bar/island and counters, walk in pantry, kitchen w/ceramic back-splash and black stainless appliances which includes a double oven/range. Great room is perfect for entertaining and features a beautiful mantle & stone gas f/p. Spacious master bedroom w/his and hers closets and private bath w/dual sinks. Lwr level features an egress window, rough in for full bath and toilet is currently installed. Window treatments, washer and dryer incl.

Listed by: Coldwell Banker The Real Estate Group

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

SLD 50184949 \$273,47
826 MAHOGANY Circle #
Town of Lawrence
WI 54115

County Brown
SchDist West De Pere
City (Mailing) DE PERE
Beds 2
Total Baths 2.0
Grg#Cars 2 Car
SqFtApxTtl 1,550
SrcTtlISQFT Blueprint
Taxes \$133.00
Tax Year 2017

New free standing condo by Tim Halbrook Builders, Inc., features 9' ceilings, open concept, large kitchen w/center island and pantry, gas fireplace in living room, Master suite with 2 walk-in closets, Master bath with double sink vanity, full basement w/rough-ins for future bath, egress window passive radon mitigation system. 12x12 patio, 2 stall attached garage. Unit 23 Carpenters Crossing Condominium.

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

SLD 50161761 \$270,430
825 MAHOGANY Circle #
Town of Lawrence
WI 54115

County Brown
SchDist West De Pere
City (Mailing) DE PERE
Beds 2
Total Baths 2.0
Grg#Cars 2 Car
SqFtApxTtl 1,653
SrcTtlISQFT Blueprint
Taxes \$600.00
Tax Year 2016

The Graceland-New free standing condo by Tim Halbrook, 2 Bdrms, 2 Baths, sunroom, cathedral clg, kitchen w/center island & pantry, open staircase, 1st flr laundry, fireplace, C/A, full basement, Passive Radon Mitigation System, 2 Yr Bldr Warranty, landscaping.

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

ACT 50190611 \$289,900
814 MAHOGANY Circle #
Town of Lawrence
WI 54115

County Brown
SchDist West De Pere
City (Mailing) DE PERE
Beds 2
Total Baths 2.0
Grg#Cars 2 Car
SqFtApxTtl 1,513
SrcTtlISQFT Blueprint
Taxes \$133.00
Tax Year 2017

New free standing ranch condo design by Tim Halbrook Builders, Inc. Two bedrooms, 2 full baths, Sunroom, gas fireplace, center island & pantry in kitchen, open staircase to lower level, Master suite with walk-in closet and double sink vanity, full basement with passive radon mitigation system, rough-ins for future expansion, c/a, lawn, 12x12 patio and 1 year builder warranty

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

SLD 50175883 \$264,900
831 MAHOGANY Circle #
Town of Lawrence
WI 54115

County Brown
SchDist West De Pere
City (Mailing) DE PERE
Beds 3
Total Baths 3.0
Grg#Cars 2 Car
SqFtApxTtl 2,420
SrcTtlISQFT Builder
Taxes \$133.00
Tax Year 2017

New free standing condo by Tim Halbrook Builders Inc, includes 9' ceilings, kitchen w/center island, pantry, granite counter tops, master suite w/walk-in closet, private bath w/double sink vanity, first floor laundry, sunroom, full basement w/egress window, rough-ins for future bath, passive radon mitigation system, 2 stall garage, 1 year builder warranty Unit 14 Carpenters Crossing Condominium monthly fee of \$125.00 for lawn care/snow removal

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



Schedule a Showing

SLD 50157522 \$310,54
821 MAHOGANY Circle #
Town of Lawrence
WI 54115

County Brown
SchDist West De Pere
City (Mailing) DE PERE
Beds 2
Total Baths 2.0
Grg#Cars 2 Car
SqFtApxTtl 2,300
SrcTtlISQFT Blueprint
Taxes
Tax Year 2016

Detached Ranch Condo by Tim Halbrook Bldrs Inc. Fireplace in LR, Focus on Energy, Master Suite, Maple Cabinets w/center island & Lrg Pantry, 2 yr Bldr Warranty. Condominium Living Space = Entry On Ground Level..

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS

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Home Similar To Photo

SLD 50174311 \$269,900
1008 W CECILIA Court #
 Town of Grand Chute
 WI ,54914
 County Outagamie
 SchDist Appleton Area
 City (Mailing) APPLETON
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 1,550
 SrcTtlSQFT Blueprint
 Taxes \$700.00
 Tax Year 2017

New free standing condo by Tim Halbrook Builders, Inc. Home features 9 ft ceilings, granite counter tops, gas fireplace, large kitchen w/center island & walk-in pantry, 1st floor laundry, full basement w/egress window & rough-ins for future bath, 2 stall garage, 1 year builder warranty, passive radon mitigation system. Unit 9 Edgewood Acres Condo surrounded by protected ESA and walking trails.

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS

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Home Similar To Photo

SLD 50174301 \$274,900
1016 W CECILIA Court #
 Town of Grand Chute
 WI ,54914
 County Outagamie
 SchDist Appleton Area
 City (Mailing) APPLETON
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 1,629
 SrcTtlSQFT Blueprint
 Taxes \$700.00
 Tax Year 2017

New free standing ranch condo by Tim Halbrook Builders, Inc. Home features 9 ft ceilings, granite counter tops, large kitchen with center island & walk-in pantry, gas fireplace, 1st floor laundry, full basement w/egress window, rough-ins for future bath, passive radon mitigation system, 2 stall garage. All in a new Grand Chute neighborhood with protected green space & walking trails

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS

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AN 50186913 \$283,900
1031 CECILIA Court #
 Town of Grand Chute
 WI ,54914
 County Outagamie
 SchDist Appleton Area
 City (Mailing) APPLETON
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 1,608
 SrcTtlSQFT Blueprint
 Taxes \$570.00
 Tax Year 2017

Buyers dream of maintenance-free living with this brand new zero-step entry, free standing condo. Spacious floor plan with 2 beds, 2 baths, and a sunroom! Custom features throughout include four panel doors, thick maple trim, cathedral ceiling, gas fireplace, large kitchen with granite island and walk-in pantry. 2 stall garage. Basement offers full bath rough-in and a partial egress window.

Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS

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ACT 50192568 \$283,900
1048 CECILIA Court #
 Town of Grand Chute
 WI ,54914
 County Outagamie
 SchDist Appleton Area
 City (Mailing) APPLETON
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 1,626
 SrcTtlSQFT Blueprint
 Taxes \$0.00
 Tax Year 2017

Brand new condo backing up to green space that cannot be developed! Free-standing, zero-step entry with wide open living space with 9 foot ceilings. Huge kitchen is a dream with granite countertops tile backsplash, walk in pantry and SOFT CLOSE CABINETS. Painted accent wall in dining room! Master suite boasts huge walk-in closet and master bath with granite countertop and dual sinks. 2 stall garage. Basement offers full bath rough-in and egress window for future living space. Law and shrubbery complete this package of maintenance-free living!

Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS

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AN 50183974 \$299,700
1024 W CECILIA Court # 7
 Town of Grand Chute
 WI ,54913
 County Outagamie
 SchDist Appleton Area
 City (Mailing) APPLETON
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 1,651
 SrcTtlSQFT Blueprint
 Taxes \$571.00
 Tax Year 2017

New free standing condo by Tim Halbrook Builders, Inc.. Home features 1,651 sq. ft., 9' ceilings, open concept. Master suite w/private bath & walk-in closet. large kitchen w/center island & pantry, sunroom, gas log fireplace, full basement w/daylight windows, rough-ins for future bath, passive radon mitigation system, 12x12 patio, landscaping. One year builder warranty

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS

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ACT 50191534 \$299,900
1000 CECILIA Court #
 Town of Grand Chute
 WI ,54913
 County Outagamie
 SchDist Appleton Area
 City (Mailing) APPLETON
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 1,550
 SrcTtlSQFT Blueprint
 Taxes \$570.22
 Tax Year 2017

New free standing ranch style condo by Tim Halbrook Builders, Inc. Home features 9 ft ceilings, gas fireplace, loads of kitchen cabinets w/center island & large pantry, granite counter tops, first floor laundry, Master suite has walk-in closet and private bath w/double sink vanity. Passive radon mitigation system, rough-ins in lower level for future bath. 1 year builder warranty. lawn/landscaping included. Homeowners Association for lawn care and snow removal.

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS

I
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ACT 50191824 \$306,900
1023 W CECILIA Court #
 Town of Grand Chute
 WI ,54913
 County Outagamie
 SchDist Appleton Area
 City (Mailing) APPLETON
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 1,550
 SrcTtlSQFT Blueprint
 Taxes \$571.00
 Tax Year 2017

Freestanding ranch condo built by Tim Halbrook Builders, Inc. Home features 9' ceilings, gas fireplace in living room, loads of kitchen cabinets w/center island, granite counter tops, private master suite w/ walk-in closet, bath w/double sink vanity. Basement has large windows, rough-ins for bath, passive radon mitigation system, landscaping, 1 year builder warranty. Homeowners association for lawn care and snow removal.

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS

I
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SLD 50183544 \$329,700
1007 CECILIA Court #
 Town of Grand Chute
 WI ,54913
 County Outagamie
 SchDist Appleton Area
 City (Mailing) APPLETON
 Beds 4
 Total Baths 3.0
 Grg#Cars 2 Car
 SqFtApxTtl 2,551
 SrcTtlSQFT Blueprint
 Taxes \$571.00
 Tax Year 2017

New free standing ranch condo by Tim Halbrook Builders, Inc. includes 9 ft ceilings, open concept, large kitchen with granite counter tops, center island and pantry. Gas fireplace in living room, first floor laundry, Master suite w/private bath, double sink vanity & shower, loads of liner space. Sunroom off of dinette, lower level includes 2 bedrooms, bath & family room. stall garage, passive radon mitigation system, 1 year builder warranty. \$175 monthly association dues for lawn care & snow removal.

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



SIMILAR TO PHOTO

[Schedule a Showing](#)

SLD 50171524 \$269,900
4750 N TONY Court #
 Town of Grand Chute
 WI ,54913

County Outagamie
 SchDist Appleton Area
 City (Mailing) APPLETON
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 1,635
 SrcTtlSQFT Blueprint
 Taxes \$0.00
 Tax Year 2017

Brand new, free-standing zero-step entry condo! 1,635 sq.ft. of wide open living space with white cabinets and white woodwork throughout! Huge kitchen includes granite island, beautiful backsplash and walk-in pantry. 2 stall garage. Basement offers full bath rough-in and egress window for future living space. Lawn and shrubbery completes this buyer's dream of maintenance-free living!

Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



SIMILAR TO PHOTO

[Schedule a Showing](#)

SLD 50176634 \$275,900
4762 TONY Lane #
 Town of Grand Chute
 WI ,54913

County Outagamie
 SchDist Appleton Area
 City (Mailing) APPLETON
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 1,635
 SrcTtlSQFT Blueprint
 Taxes \$570.00
 Tax Year 2017

Brand new, free-standing zero-step entry condo! 1,635 sq.ft. of wide open living space with white cabinets and white woodwork throughout! Huge kitchen includes granite, beautiful backsplash, and walk-in pantry. 2 stall garage. Basement offers full bath rough-in and egress window for future living space. Lawn and shrubbery completes this buyer's dream of maintenance-free living

Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



SIMILAR TO PHOTO

[Schedule a Showing](#)

ACT 50188917 \$279,900
4711 TONY Court #
 Town of Grand Chute
 WI ,54913

County Outagamie
 SchDist Appleton Area
 City (Mailing) APPLETON
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 1,590
 SrcTtlSQFT Blueprint
 Taxes \$0.00
 Tax Year 2017

Brand new, free-standing condo with two bedrooms and two baths! Entire unit has 9 foot ceilings and the living area opens to a sunroom. Huge kitchen is a dream with granite island, tile backsplash and walk-in pantry. Painted accent wall in dining room! Master suite boasts large walk-in closet and spacious bathroom with dual sinks. 2 stall garage. Basement offers full bath rough-in and egress window for future living space. Lawn and shrubbery complete this package of maintenance-free living!

Listed by: Meacham Realty, Inc.

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



SIMILAR TO PHOTO

[Schedule a Showing](#)

ACT 50192273 \$299,900
4738 TONY Court #
 Town of Grand Chute
 WI ,54915

County Outagamie
 SchDist Appleton Area
 City (Mailing) APPLETON
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 1,650
 SrcTtlSQFT Total Only: Combination
 Taxes \$0.00
 Tax Year 2017

Built on a prime site backing up to greenspace and pond, this 2 bedroom, 2 bath condo with sunroom offers tons of space for entertaining or relaxing! The kitchen is a dream with granite countertop, soft-close cabinets/drawers and a painted island. The great room boasts a Carbone LedgeStone corner fireplace with custom mantle. Master bath invites you to unwind with plenty of space, upgraded quartz countertops and dual sinks. Monthly association fee is \$175.00.

Listed by: Meacham Realty, Inc.

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SIMILAR TO PHOTO

[Schedule a Showing](#)

ACT 50192584 \$299,900
4726 N TONY Court #
 Town of Grand Chute
 WI ,54913

County Outagamie
 SchDist Appleton Area
 City (Mailing) APPLETON
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 1,550
 SrcTtlSQFT Blueprint
 Taxes \$571.00
 Tax Year 2017

New free standing condo by Tim Halbrook Builders, Inc. Home features 9' ceilings, gas fireplace in living room, first floor laundry, kitchen with loads cabinets, pantry and center island, granite countertops. Basement includes large windows, rough-ins for future bath, passive radon mitigation system. 2 stall garage. Unit 20 Edgewood Acres Condominium South

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS



SIMILAR TO PHOTO

[Schedule a Showing](#)

ACT 50192595 \$299,900
4723 N TONY Court #
 Town of Grand Chute
 WI ,54913

County Outagamie
 SchDist Appleton Area
 City (Mailing) APPLETON
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 1,550
 SrcTtlSQFT Blueprint
 Taxes \$571.00
 Tax Year 2017

New free standing condo by Tim Halbrook Builders, Inc. Home features 9' ceilings, gas fireplace in living room, first floor laundry, kitchen with loads cabinets, pantry and center island, granite countertops. Basement includes large windows, rough-ins for future bath, passive radon mitigation system. 2 stall garage. Unit 23 Edgewood Acres Condominium South

Listed by: River City REALTORS

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SIMILAR TO PHOTO

[Schedule a Showing](#)

ACT 50192600 \$299,900
4714 N TONY Court #
 Town of Grand Chute
 WI ,54913

County Outagamie
 SchDist Appleton Area
 City (Mailing) APPLETON
 Beds 2
 Total Baths 2.0
 Grg#Cars 2 Car
 SqFtApxTtl 1,550
 SrcTtlSQFT Blueprint
 Taxes \$571.00
 Tax Year 2017

New free standing condo by Tim Halbrook Builders, Inc. Home features 9' ceilings, gas fireplace in living room, first floor laundry, kitchen with loads cabinets, pantry and center island, granite countertops. Basement includes large windows, rough-ins for future bath, passive radon mitigation system. 2 stall garage. Unit 21 Edgewood Acres Condominium South

Listed by: River City REALTORS

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. 2017 © RANW MLS

1008 W CECILIA Court Unit # Town of Grand Chute
APPLETON, WI 54914

List Price

50174311 Sold



Finished Beds: 2 Full Baths: 2 Half Baths: 0 Total Baths: 2.0

County	Outagamie	#UnitsAssn	29
Tax Municipal Sub-Area	None	#UnitsBldg	1
School-District	Appleton Area	#PropUnits	29
Tax Net Amt	\$700.00	Condo Unit Level #	1
Tax Year	2017	Garage Type	Attached
Tax ID	103534712	Garage # cars	2 Car
Assessments Total		Grg Dim	21x24
Assessment Year		Deeded Access	
Special Assessments		Restrictive Covenant(s)	Yes
Age Est (Pre2017)		Condo Docs Recorded	Yes
Year Built Est	2017	Condo Assoc Name	
Source-Year Built	Builder	Condo Monthly Fee \$	175



Description	Data	Data Source	Description	Data	Data Source	New Construction Info
SQFT Fin Above Grade Est	1,550	Blueprint	Acreage Private Est			Completed New Yes
SQFT Fin Below Grade Est	0	Blueprint				Construction
SQFT Total Fin Abv & Blw	1,550	Blueprint				Under Construction No
Water Frontage	No	School-Elementary				Condo Unit to be No
Water Body Name		School-Middle				built w/lot
Water Type		School-High				
Est Water Frontage						
Source-Water Frontage						

Room	DIM	LVL	Room	DIM	LVL	RM DESC	Room	DIM	LVL	Baths	Full	Half
Living/Great Rm	18x15	Main	Other Rm 1				Bedroom 1/Master	15x14	Main	Upper		
Room			Other Rm 2				Bedroom 2	11x11	Main	Main	2	
Dining			Other Rm 3				Bedroom 3			Lower		
Kitchen	15x13	Main	Other Rm 4				Bedroom 4					
Dining Area	15x13	Main	Unfin Rm 1				Bedroom 5					
Laundry Rm	6x5	Main	Unfin Rm 2									
			Unfin Rm 3									

Directions Hwy 47, N. of Hwy 41, to Elsner Rd, W. to Indigo, N. to W. Cecilia Ct.

Remarks-Public New free standing condo by Tim Halbrook Builders, Inc. Home features 9 ft ceilings, granite counter tops, gas fireplace, large kitchen w/center island & walkin pantry, 1st floor laundry, full basement w/egress windo & rough-ins for future bath, 2 stall garage, 1 year builder warranty, passive radon mitigation system. Unit 9 Edgewood Acres Condo surrounded by protected ESA and walking trails.

Inclusions

Exclusions

CONING Condo

CONDO BUILDING DESC 1 Story, Free Standing

CONDO UNIT LIVING SPACE 1 Level Flat

EXTERIOR FINISH-CONDOBLDG Brick, Vinyl

GARAGE/PARKING 2 Car Garage, Attached

CONDO UNIT LOWER LEVEL Full, Poured Concrete

HEATING FUEL TYPE Natural Gas

HEATING/COOLING Forced Air

WATER Municipal Public Water

WASTE Municipal Sewer

IREPLACES Gas

MASTER BD/BATH FEATURES Master Bath 1st Fl, Master Bed 1st Floor

APPLIANCES INCLUDED Dishwasher, Disposal, Microwave

MISC CONDO UNIT INCLUDE Patio

CONDO FEE INCLUDES Lawn Maintenance, Snow Removal

CONDO MANAGEMENT Developer/Builder

GREEN ENERGY EFFICIENT Wi Energy Star Certified

BARRIER FREE FEATURES 1st Floor Bedroom, 1st Floor Full Bath

DOCUMENTS ON FILE Restrictive Covenants, Seller Condition Report

Prepared by:

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Bay WI 54303

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Office: 920-497-5090
11080
100454



Ad Code
Licensee Int/Broker Own No

Days On Market 127
Electronic Consent Yes
Selling Price
Close Date
Financing Type CASH
Seller Concession Amount 0
Type Of Sale Arms-Length Sale
Misc Closed Info
Sell Ofc: 200852
Sell Agt: 101928

Information provided for general information only; if material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land, building/room dimensions if material. Below-grade areas may not meet building code requirements. Equal Housing Opportunity Listing, 2018 COPYRIGHT RANW MLS

<https://ranwmls.paragonreels.com/ParagonLS/Default.mvc#1,2,2>

Packet Pg. 190

Attachment: Garrity's Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)



master bedroom



master bath



main bath



Plan without sunroom
white woodwork / cabinets

Attachment: Garrity's Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)

MLS Client View

MLS #	50078622	Status	Sold
Street Number	3810 SHORE CREST LN	Bedrooms Finished	2
Municipality (Formatted)	Town of Scott	Total Baths	2.0
Address State	WI	CONDO BUILDING DESC	1 Story
Address Zip Code	54311-9147	Tax Net Amt	
County	Brown	Tax ID	SC-2260
School-District	Green Bay Area		
City (Mailing)	GREEN BAY		

Additional Photos

Condo



General Property Information:

SQFT Total Fin Abv & Blw	1,565	Garage Type	Attached	Living/Great Rm	13X17	Main
Source-Total Fin SQFT	Blueprint	Garage # cars	2 Car	Family Room		
SQFT Fin Above Grade Est	1,565	ZONING	Condo	Formal Dining		
Source-Est Fin AG	Blueprint	Completed New	Yes	Kitchen	12X14	Main
SQFT Fin Below Grade Est	0	Construction		Dining Area	11X12	Main
Source-Est Fin BG	Blueprint	Under Construction		Laundry Rm	05X05	Main
Year Built Est		Condo Unit to be built w/lot		Bedroom 1/Master	12X15	Main
Source-Year Built			9/1/2013	Bedroom 2	11X11	Main
Water Body Name		Condo Assoc Name		Bedroom 3		
Water Type		Condo Monthly Fee \$	100	Bedroom 4		
Est Water Frontage				Bedroom 5		Main
Acreage Private Est				Other Rm 1	10X15	4 Season Room
Source-Acreage Private				Other Rm 2		

Remarks & Directions

Remarks-Public Free standing condo by Tim Halbrook-The Magy Maple cabinets and trim, fireplace focus on energy! The Magy - 1565 sq ft 2 yr Bldr warranty 2013 RE Taxes on lot only-House added 01/01/14. Complete 09/13 2 yr Bldr Warranty. Scottland Meadows has a walking trail, 3A Park & 14 A preserved green space.

Remarks-Inclusions Public

Remarks-Exclusions Public

Directions Hwy 57 N to Fisher Rd (Cty K) W to Shore Crest N or Nicolet Dr N to Fisher Rd E to Shore Crest N to home.

Property Features

HEATING FUEL TYPE	Natural Gas	MISC CONDO UNIT INCLUDE	Patio
HEATING/COOLING	Central A/C, Forced Air	MASTER BD/BATH FEATURES	Master Bath 1st Fl
WATER	Municipal Public Water	APPLIANCES INCLUDED	Dishwasher, Disposal
WASTE	Municipal Sewer	GREEN ENERGY EFFICIENT	Wi Energy Star Certified
EXTERIOR FINISH-CONDOBLDG	Brick, Vinyl	BARRIER FREE FEATURES	Laundry Room 1st Floor
CONDO UNIT LOWER LEVEL	Full, Poured Concrete	TERMS INFORMATION	Home Warranty
GARAGE/PARKING	Attached, Opener Included		

Close Date: 10/31/2013

How Sold: CONV



Prepared for you by:

Patricia A Kaster

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Listing courtesy of: River City REALTORS



Information provided for general information only; If material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land/building/room dimensions if material. Below-grade areas may not meet building code requirements. Equal Housing Opportunity Listing, 2018 COPYRIGHT RANW MLS

Packet Pg. 192

Attachment: Garritys Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)

2205 MAHOGANY TR Unit #

Town of Lawrence

List Price

50145284

Sold

DE PERE, WI 54115



Finished Beds: 2 Full Baths: 2 Half Baths: 0 Total Baths: 2.0

County	Brown	#UnitsAssn	
Tax Municipal Sub-Area	None	#UnitsBldg	
School-District	West De Pere	#PropUnits	
Tax Net Amt		Condo Unit Level #	1
Tax Year	2016	Garage Type	Attached
Tax ID	L-1466	Garage # cars	2 Car
Assessments Total		Grg Dim	24X24
Assessment Year		Deeded Access	
Special Assessments		Restrictive Covenant(s)	Yes
Age Est (Pre2017)	0-5 YEARS-NOT PREV LIVED IN	Condo Docs Recorded	Yes
Year Built Est		Condo Assoc Name	
Source-Year Built		Condo Monthly Fee \$	125



Description	Data	Data Source	Description	Data	Data Source	New Construction Info
SQFT Fin Above Grade Est	1,629	Blueprint	Acreage Private Est			Completed New Yes
SQFT Fin Below Grade Est	0	Blueprint				Construction
SQFT Total Fin Abv & Blw	1,629	Blueprint				Under Construction No
						Condo Unit to be No
						built w/lot

Water Frontage No
Water Body Name
Water Type
Est Water Frontage
Source-Water Frontage

School-Elementary
School-Middle
School-High

Room	DIM	LVL	Room	DIM	LVL	RM DESC	Room	DIM	LVL	Baths	Full	Half
Living/Great Rm	17X13	Main	Other Rm 1	15X10	Main	4 Season Room	Bedroom 1/Master	15X15	Main	Upper	0	0
Family Room			Other Rm 2				Bedroom 2	12X10	Main	Main	2	0
Dining			Other Rm 3				Bedroom 3			Lower	0	0
Kitchen	14X12	Main	Other Rm 4				Bedroom 4					
Dining Area	12X11	Main	Unfin Rm 1				Bedroom 5					
Laundry Rm			Unfin Rm 2									
			Unfin Rm 3									

Directions Lawrence Dr S of Schuering Rd to Mahogany.

Remarks-Public New free standing condo by Tim Halbrook Bldrs. The 'Magy' plan cathedral c/g, gas fireplace, kit center island & pantry, lrg master suite w/bath & walk-in closet, sunroom, ough-Ins & egress window in basement, 2 stl garage, passive radon mitigation system, lawn, 2 yr Bldr Warranty. Condominium Living Space = Entry On Ground Level.

Inclusions

Exclusions

ZONING Condo
CONDO BUILDING DESC 1 Story
GARAGE/PARKING Attached, Opener Included
CONDO UNIT LOWER LEVEL Full, Poured Concrete, Stubbed For Bathroom
HEATING FUEL TYPE Natural Gas
HEATING/COOLING Central A/C, Forced Air
WATER Municipal Public Water
WASTE Municipal Sewer

MASTER BD/BATH FEATURES Master Bath 1st Fl
APPLIANCES INCLUDED Dishwasher, Disposal
MISC CONDO UNIT INCLUDE Patio
GREEN ENERGY EFFICIENT WI Energy Star Certified
BARRIER FREE FEATURES Laundry Room 1st Floor

Prepared by:

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Office: 920-497-5090
11080
100454



Ad Code
Licensee Int/Broker Own No

Days On Market
Electronic Consent
Selling Price
Close Date
Financing Type CONVENTIONAL
Seller Concession Amount 0
Type Of Sale Arms-Length Sale
Misc Closed Info
Sell Ofc: 13590
Sell Agt: 100270

Listed by: 11080 100454 River City REALTORS
Co-Listed by:



living room



living room



Sunroom



bedroom



*Stained woodwork/cabinets
plan with sunroom*



Condo

MLS Client View

MLS #	50155874	Status	Sold
Street Number	3835 SHORE CREST Lane	Bedrooms Finished	2
Municipality (Formatted)	Town of Scott	Total Baths	2.0
Address State	WI	CONDO BUILDING DESC	1 Story
Address Zip Code	54311	Tax Net Amt	\$600.00
County	Brown	Tax ID	SC 2250
School-District	Green Bay Area		
City (Mailing)	GREEN BAY		

Additional Photos



sunroom

General Property Information:

SQFT Total Fin Abv & Blw	1,629
Source-Total Fin SQFT	Blueprint
SQFT Fin Above Grade Est	1,629
Source-Est Fin AG	Blueprint
SQFT Fin Below Grade Est	0
Source-Est Fin BG	Blueprint
Year Built Est	2017
Source-Year Built	Builder
Water Body Name	
Water Type	
Est Water Frontage	
Acreage Private Est	
Source-Acreage Private	

Garage Type	Attached
Garage # cars	2 Car
ZONING	Condo
Completed New	Yes
Construction	
Under Construction	No
Condo Unit to be built w/lot	No
	Complete
Condo Assoc Name	Scotland Meadows
	Condos
Condo Monthly Fee \$	100

Living/Great Rm	17X13	Main
Family Room		
Formal Dining		
Kitchen	14X12	Main
Dining Area	14X11	Main
Laundry Rm	05X05	Main
Bedroom 1/Master	16X15	Main
Bedroom 2	11X11	Main
Bedroom 3		
Bedroom 4		
Bedroom 5		
Other Rm 1	15X10	Main
Other Rm 2		4 Season Room

Public Remarks & Directions

Remarks-Public New freestanding condo by Tim Halbrook Bldrs. 1 Yr Bldr Warranty, focus on energy, 9' cigs, gas fireplace, maple cab & trim, pantry, center island, granite countertops, full basement with egress window & rough in for future bath, backs up to small neighborhood park. 9' ceilings, hardwood in LR, Kit, Din & Sunroom. Painted white cabinets and trim. Includes landscaping and 12x12 patio slab. Backs up to small local park. Scotland Meadows includes 14 acres of protected green space and a walking trail

Remarks-Inclusions Public

Remarks-Exclusions Public

Directions Nicolet Dr to Fisher Rd E to Shore Crest N. or Hwy 57 N to Fisher Rd. Cty K- W to Shore Crest N.

Property Features

EATING FUEL TYPE	Natural Gas
EATING/COOLING	Central A/C, Forced Air
WATER	Municipal Public Water
WASTE	Municipal Sewer
EXTERIOR FINISH-CONDOBLDG	Brick, Vinyl
CONDO UNIT LOWER LEVEL	Full, Poured Concrete, Stubbed For Bathroom
GARAGE/PARKING	Attached, Opener Included
REPLACES	Gas

MISC CONDO UNIT INCLUDE	Patio
MASTER BD/BATH FEATURES	Master Bath 1st Fl, Master Bed 1st Floor
APPLIANCES INCLUDED	Dishwasher, Disposal, Microwave
GREEN ENERGY EFFICIENT	Wi Energy Star Certified
BARRIER FREE FEATURES	Laundry Room 1st Floor

Close Date: 5/18/2018

How Sold: CONV



Prepared for you by:

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Listing courtesy of: River City REALTORS



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sunroom

sunroom



master bedroom closet



kitchen pantry

Plan with sunroom
white cabinets & Woodwork

Attachment: Garrity's Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request, submitted by TLKM Development *)

Sample Planned Development Plans

This is only a sample
of the homes to be built
on Lts 48-71 PDD

Plans will vary

Some will have a 3 stall garage



MACHIV
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www.machiv.com

PROFESSIONAL
SEAL

TLKM DEVELOPMENT, LLC

GARRITY'S GLEN SOUTH

R-1/PDD CONCEPT PHOTOS

NO.	REVISION DESCRIPTION

DATE: OCTOBER 05, 2018

DRAFTED BY: RJO

CHECKED BY:

PROJECT NO.: 0336-10-18

DRAWING
NUMBER

SHEET NUMBER

FIGURE 4
OF

Attachment: Garritys Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request,



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2260 Salschelder Court Green Bay, WI 54313
PH: 920-569-5765; Fax: 920-569-5767
www.machiv.com

PROFESSIONAL
SEAL

TLKM DEVELOPMENT, LLC

GARRITY'S GLEN SOUTH

R-1/PDD CONCEPT PHOTOS

NO.	REVISION DESCRIPTION

DATE: OCTOBER 05, 2018

DRAFTED BY: RJO

CHECKED BY:

PROJECT NO.: 0336-10-18

DRAWING
NUMBER

SHEET NUMBER

FIGURE 5
OF

Attachment: Garrity's Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request,



RESIDENTIAL
DESIGN & CONSULTING

715 - 276 - 3249

JEFF
HUEHNERFUSS
ARCHITECTURAL
DESIGNER

TIM HALBROOK BUILDERS, INC.

PROPOSED HOME FOR: **RANCH #5**

E-MAIL: residentialdesign@centurytel.net

Attachment: Garritys Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request,

SHEET
1 OF 4

LAST REVISION DATE:

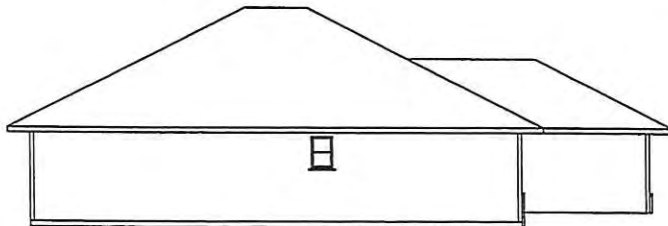
12 - 15 - 16 | 1 - 12 - 17

FILE:
17 - 105 - R



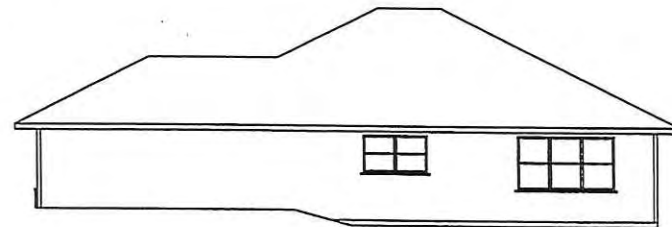
REAR ELEVATION

SCALE: 1/8"=1'-0"



LEFT ELEVATION

SCALE: 1/8"=1'-0"



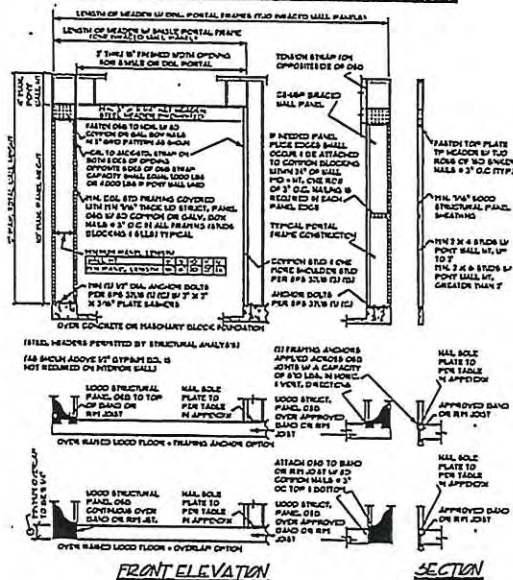
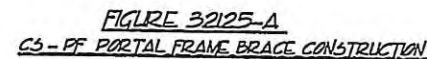
RIGHT ELEVATION

SCALE: 1/8"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"



map #

[illegible]

LEGAL NOTE:



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DESIGN & CONSULTING
715-276-3249

**JEFF
HUEHNERFUSS**
**ARCHITECTURAL
DESIGNER**

TIM HALBROOK BUILDERS, INC.

PROPOSED HOME FOR:
RANCH STYLE HOME

E-MAIL: residentialdesign@centurytel.net

SHEET
2 OF

LAST REVISION DATE

FILE:
15-154-RL (GR)

**JEFF
HUEHNERFUS**
**ARCHITECTURAL
DESIGNER**

TIM HALBROOK BUILDERS, INC.

**PROPOSED HOME FOR:
RANCH #5**

E AMATT. uoiAuntialAcinn@wvcc.edu

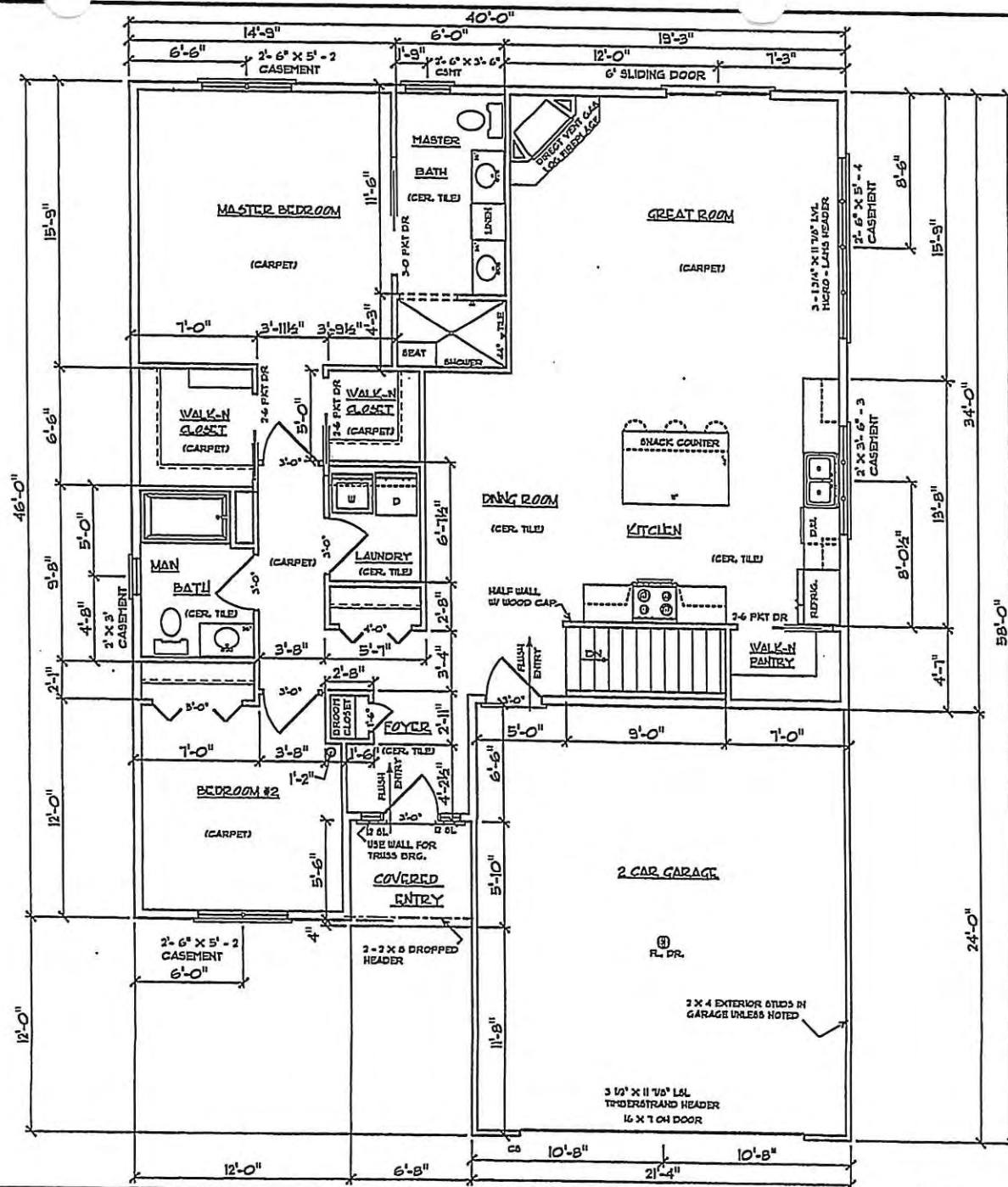
SHEET
2 OF 2

LAST REVISION DATE

FILE:
17-105-R

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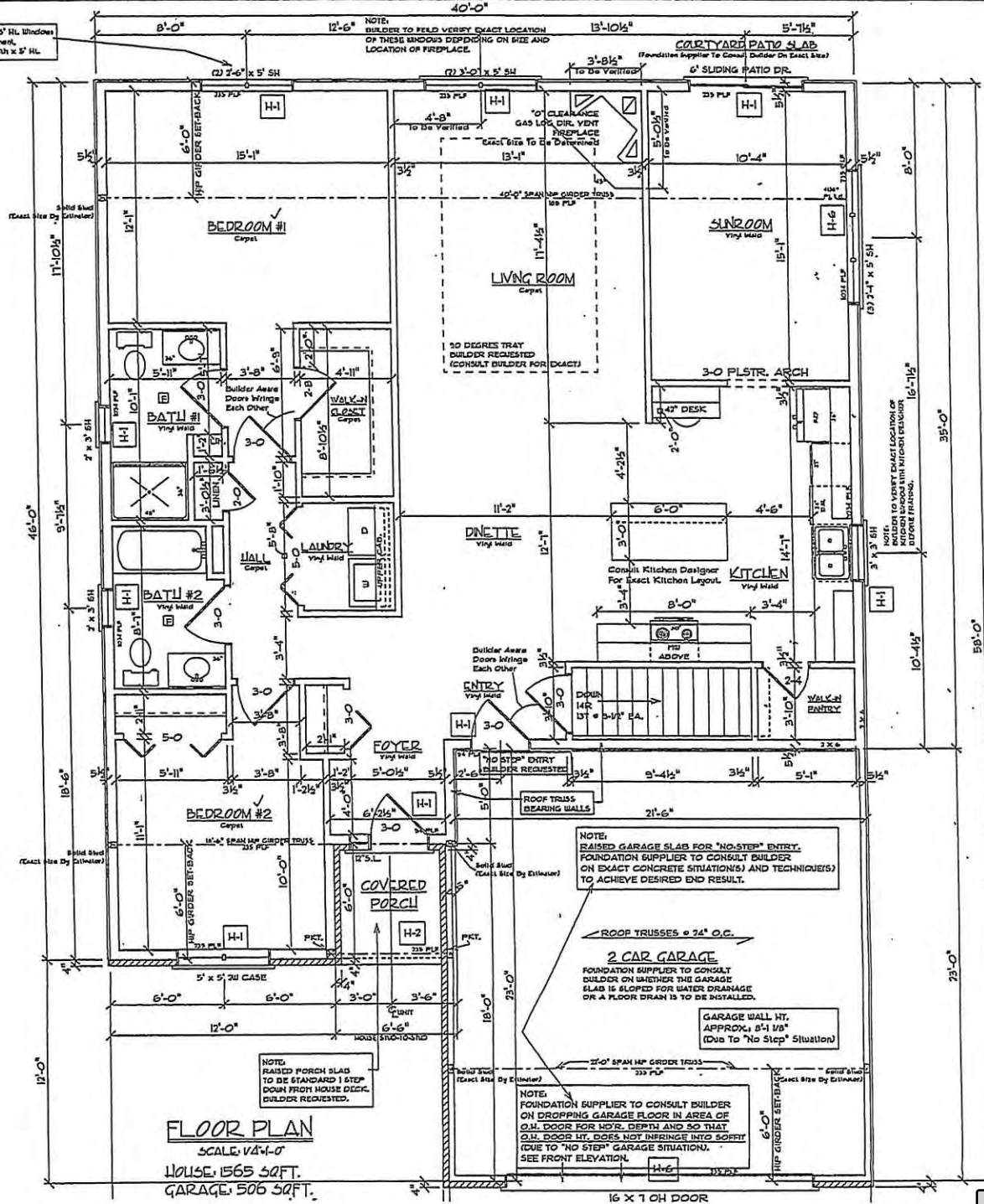
2 X 6 X 8 3/8" EXTERIOR HOUSE STUDS @ 16" O.C.
ALL BEARING SITUATION HEADERS TO BE 2 X 6 X 8 UNLESS NOTED
EXTERIOR CULTURED STONE NOT SHOWN FOR FRAMING CLARITY.
(SEE ELEVATIONS)
VINYL LOW-E WINDOWS SHOWN.
BROWN COUNTY / ZONE 2 + 4T P&F @ 115L

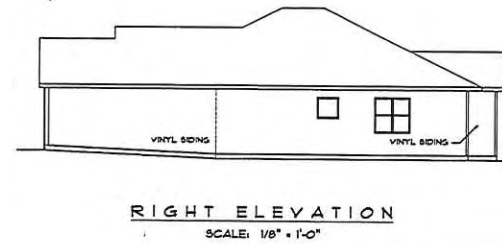
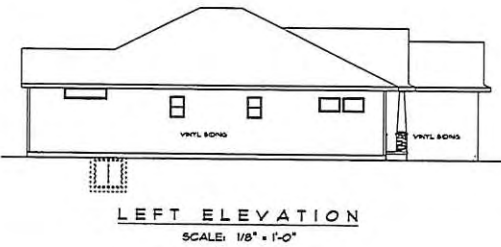
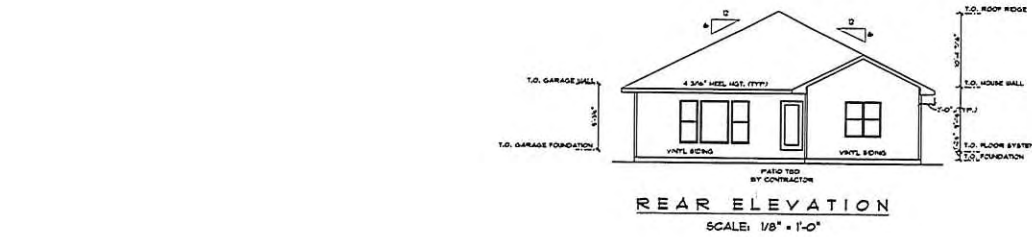
FIRST FLOOR PLAN

SCALE 1/4" = 1'- 0"

1550 SQUARE FEET

Packet Pg. 204





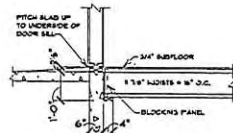
NOTE:
THIS CONSTRUCTION PLAN CURRENTLY DOESN'T NOTATE PROPER WALL BRACING REQUIREMENTS. PLEASE CONTACT WISCONSIN BUILDING SUPPLY PRIOR TO APPLYING FOR PERMITS TO INITIATE THE START OF THE WALL BRACING PLAN/CALCULATIONS

IMPORTANT NOTE:
* IT IS ASSUMED THAT ALL FOUNDATION EXISTENCE SHALL BE SHOWN IN THE PLAN AND SECTION VIEWS. IF ANY FOUNDATION EXISTENCE IS NOT SHOWN IN THE PLAN AND SECTION VIEWS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTENCE OF ANY FOUNDATION EXISTENCE AND FOR PROVIDING THE NECESSARY FOUNDATION EXISTENCE TO THE FOUNDATION EXISTENCE. IF A FOUNDATION EXISTENCE IS NOT SHOWN IN THE PLAN AND SECTION VIEWS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXISTENCE OF ANY FOUNDATION EXISTENCE AND FOR PROVIDING THE NECESSARY FOUNDATION EXISTENCE TO THE FOUNDATION EXISTENCE.

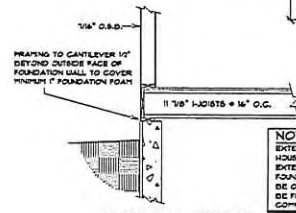
CLIENT SERVICES FOR
D. McCLAM DEVELOPMENT
JOB NAME: LOT 13 HAWKSPY
B.L.O. #43344
SHEET NO. 16-334-R
DATE: November 2, 2016
SCALE: 1/8\"/>

COMPANION
OFFICE: 201/444-2200
FAX: 201/444-2201
MAILING ADDRESS: 1000 W. WISCONSIN AVE. SUITE 200, J. 8401
GLEN BAY, WI 53033
PHONE: 201/444-2200
FAX: 201/444-2201
GLEN BAY, WI 53033

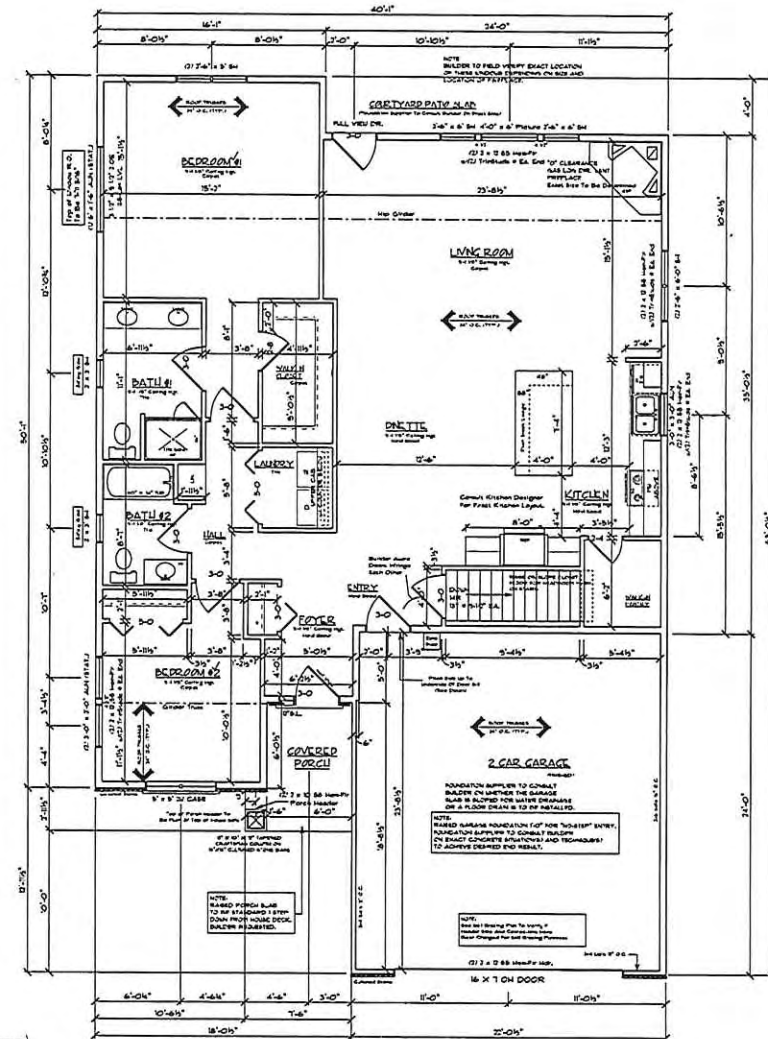
Wisconsin
BUILDING SUPPLY



"NO STEP" ENTRY DETAIL
SCALE: 1/2" = 1'-0"
CONTRACTOR TO VERIFY DETAIL
PRIOR TO CONSTRUCTION



BOX SILL DETAIL
SCALE: 1/2" = 1'-0"



FLOOR PLAN

9'-1 1/8" CLG. HGT.
1635 SQ. FT.
526 SQ. FT. (GARAGE)
52 SQ. FT. (COVERED PORCH)

NOTE:
EXTENSIVE DIMENSIONS ARE SHOWN TO REFLECT
USING FINISH WALLS HELD OUT 1/2" FROM
EXTERIOR WALL SHEATHING TO PUSH OUT WITH 1"
FOUNDATION FOAM. IF FINISH DIMENSIONS ARE TO
BE OTHER THAN 1", FINISH DIMENSIONS ARE TO
BE FIELD ADJUSTED AND MAINTAIN ALL CODE
COMPLIANCE REQUIREMENTS.

NOTE:
BUILDER RESPONSIBLE TO TRANSFER POINT LOADS FROM
ABOVE THROUGH THE FLOOR SYSTEM AND OTHER WALLS
WITH SOLID BLOCKING DOWN TO FOUNDATION WALLS BELOW

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL WALLS ARE TO BE 8" THICK UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE TO BE 4" THICK UNLESS NOTED OTHERWISE.
4. ALL ROOFS ARE TO BE 2" THICK UNLESS NOTED OTHERWISE.
5. ALL FOUNDATION WALLS ARE TO BE 12" THICK UNLESS NOTED OTHERWISE.
6. ALL FOUNDATION FOOTINGS ARE TO BE 12" THICK UNLESS NOTED OTHERWISE.
7. ALL FOUNDATION WALLS ARE TO BE 12" THICK UNLESS NOTED OTHERWISE.
8. ALL FOUNDATION FOOTINGS ARE TO BE 12" THICK UNLESS NOTED OTHERWISE.
9. ALL FOUNDATION WALLS ARE TO BE 12" THICK UNLESS NOTED OTHERWISE.
10. ALL FOUNDATION FOOTINGS ARE TO BE 12" THICK UNLESS NOTED OTHERWISE.

IMPORTANT NOTE:
IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND OTHER AGENCIES. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY VIOLATIONS OF ANY APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY VIOLATIONS OF ANY APPLICABLE CODES, ORDINANCES, AND REGULATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY VIOLATIONS OF ANY APPLICABLE CODES, ORDINANCES, AND REGULATIONS.

D. MACILLIAM DEVELOPMENT
JOB NAME: LOT 10, HAWKINS
OWNER: D. MACILLIAM
DATE: 10/20/2020
SCALE: 1/4" = 1'-0"
PLAN NO.: 16-334-R

OFFICE:
PHONE: (309) 444-3000
FAX: (309) 444-3001
ADDRESS: 1000 N. HAWKINS
GREEN BAY, WI 53001
P.L.C. NO.: 16-334-R
GREEN BAY, WI 53001





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HUEHNERFUS
ARCHITECTURAL
DESIGNER

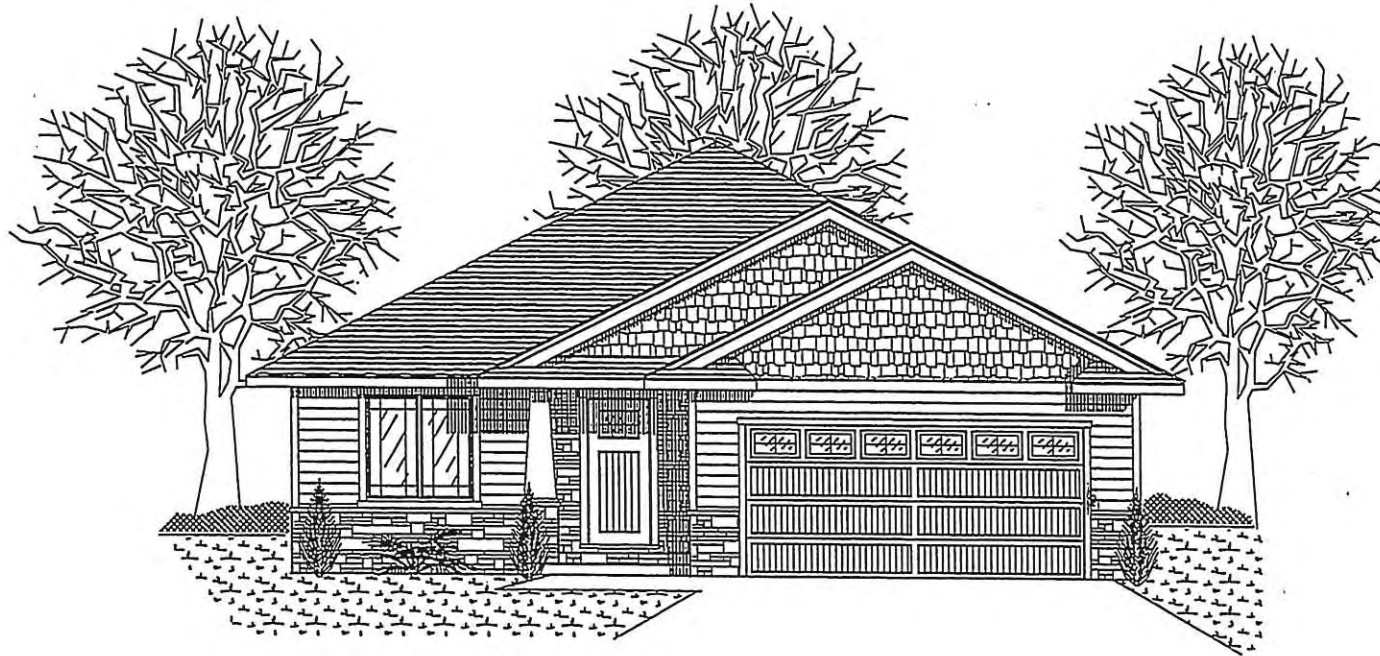
TIM HALBROOK BUILDERS, INC.

PROPOSED HOME FOR: RANCH PLAN

ATTENTION: Architectural Department

Attachment: Garrity's Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request,

FRONT
MAGY or
Graceland



FRONT ELEVATION

SCALE: 1/4"=1'-0"

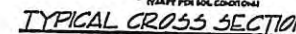
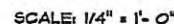
SHEET

1 OF 4

LAST REVISION DATE

5-16-12	5-5-15
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FILE:
12-133-R



GRAVEL BASE

1" IN 8" CONCRETE FOOTING
PLANT FOR 10% SLOPE

AL CROSS SECTION

Handwritten: 1
Hazelwood

Current location of the boundary between the gravel and the concrete

- CENTRAL MEASUREMENTS SHALL BE APPLIED TO THE WALL INCLUDING AROUND OUTSIDE BRACKS AND BRIDGE WALL CYSTODS
- 10% A/A RATED SHALL BE USED
- 10% A/A RATED DO NOT DEPEND
- BRACKS TO BE 8" TO 10" TO 10" PLANT 100% PLANT
- BRACKS TO BE 8" TO 10" TO 10% PLANT 100% PLANT

72 - 991 - 11

Traceband II

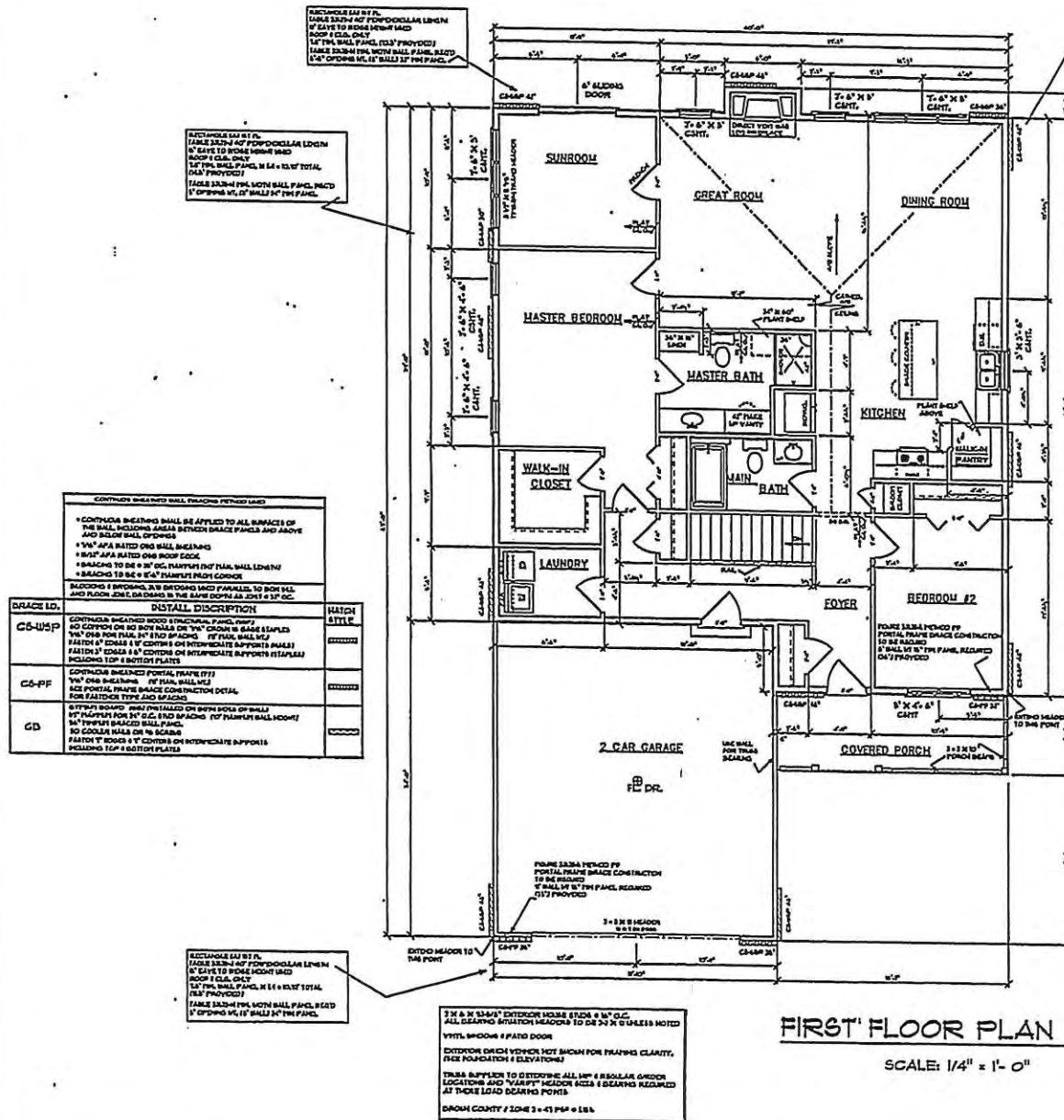
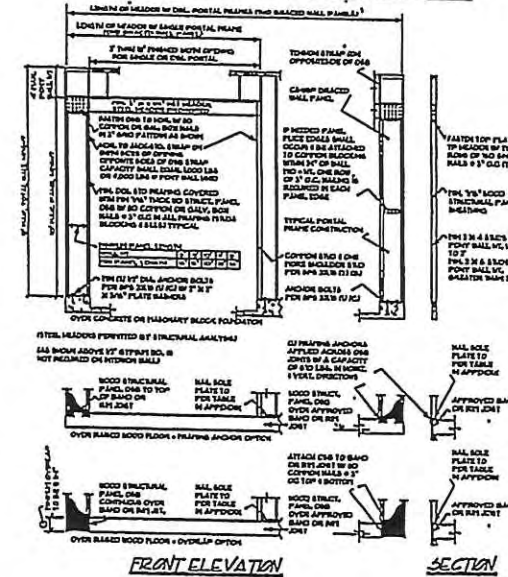


FIGURE 3225-A
CS - PF PORTAL FRAME BRACE CONSTRUCTION



LEGAL NOTE:



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715-276-3249

JEFF HUEHNERFUS
ARCHITECTURAL
DESIGNER

TIM HALBROOK BUILDERS

PROPOSED HOME FOR: MAUS JOB

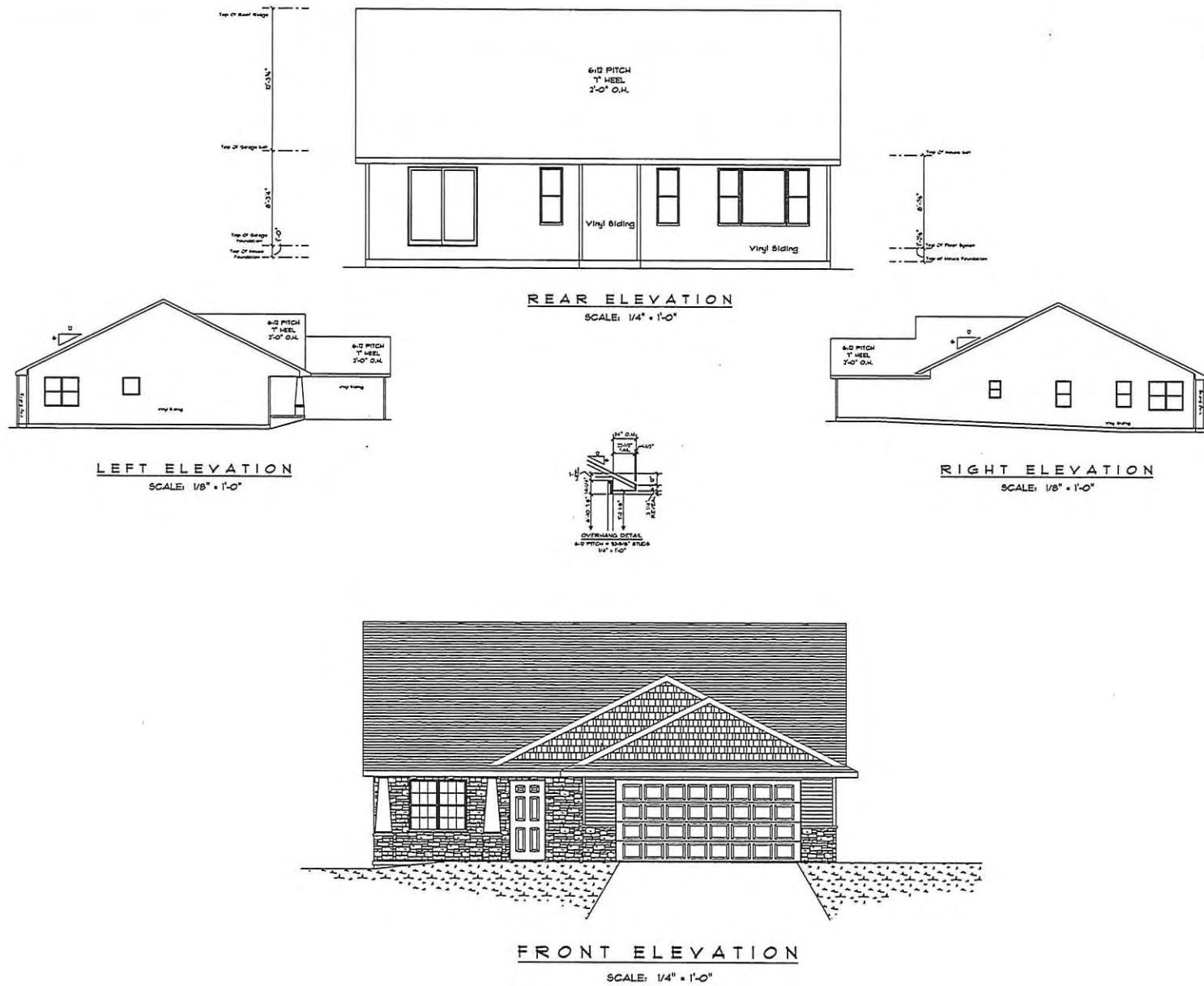
E.MATT. vsciloutinidactinonastimul not

SHEET
2 OF 3

LAST REVISION DATE:

REVISION 1 2 3 4 5 6 7 8 9 10 11 12

FILED
11-102-RL



D. MEACHAM DEVELOPMENT	
JOB NAME: 1711 N. PARKWAY	REVISION:
DATE: 6-1-18	BY: J.M.
EXPLAN: SEE	PLAN:
1/4" = 1'-0"	

IMPORTANT NOTE:
IT IS ADVISED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS TO BE COMPLETE AND ACCURATE, THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE QUALITY OF MATERIALS OR THE WORKMANSHIP OF THE CONTRACTOR. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS.

PLANS APPROVED:
GARY GARRITY
GARY GARRITY & ASSOCIATES
1711 N. PARKWAY
PO BOX 1000
MILWAUKEE, WI 53201
PHONE: 414-224-1234



Attachment: Garrity's Glen Submittal (7581) : Review Garrity's Glen South Res. Infra and TID Request,



REAR ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

PRELIMINARY PLAN ONLY
(NOT FOR CONSTRUCTION USE)



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JEFF
HUEHNERF
ARCHITECTURAL
DESIGNER

TIM HALBROOK BUILDERS

RANCH #4

PROPOSED HOME FOR:

SHEET

1 OF 2

LAST REVISION

1 - 10 - 11

FILE:
17 - 104 - 17

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Single
hung
Windows

TIM HALBROOK BUILDERS

FRANCH #4

PROPOSED HOME FOR:

E-MAIL: residentialdesign@centurytel.net

SHEET

1 OF 1

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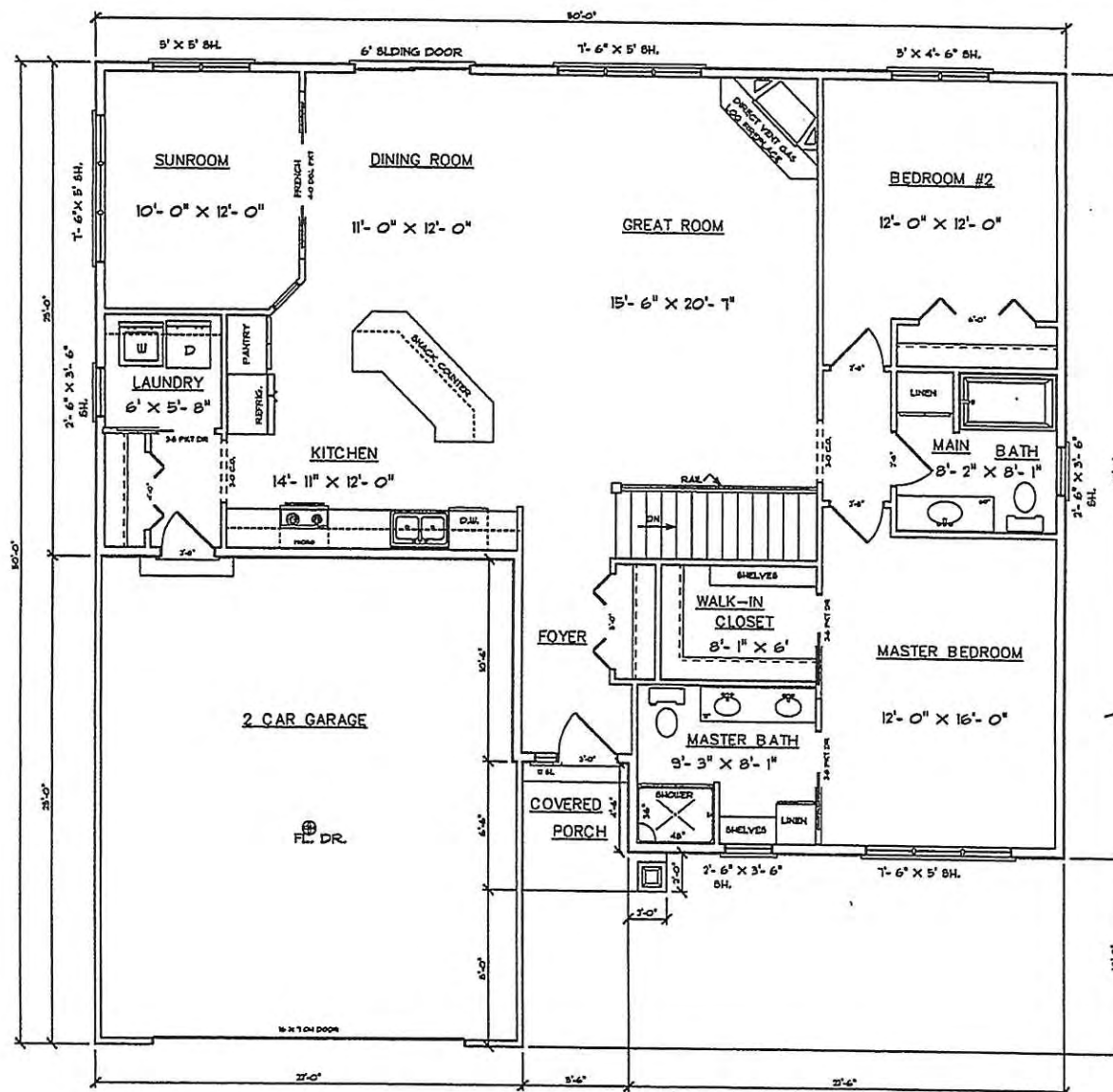
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FILE:
17 - 104 - R

With

WK

Packet Pg. 213



PRELIMINARY PLAN ONLY
(NOT FOR CONSTRUCTION USE)

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1651 SQUARE FEET

Large
Thomasville
open concept



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JEFF
HUEHNERFUS
ARCHITECTURAL
DESIGNER

TIM HALBROOK BUILDERS

PROPOSED HOME FOR: SMALL THOMASVILLE

E-MAIL: residentialdesign@centuritel.net

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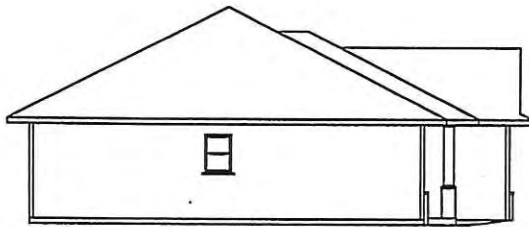
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17 - 103 - 10

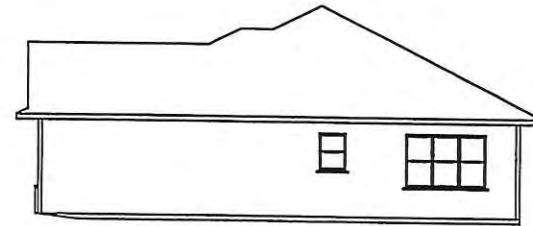
Attachment: Garritys Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request,



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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JEFF
HUEHNERFUS
ARCHITECTURAL
DESIGNER

TIM HALBROOK BUILDERS

PROPOSED HOME FOR: **SMALL THOMASVILLE**

F-MAIL: residentialdesign@centuritel.net

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1 - 10 - 11 1 - 30 - 11

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17 - 103 - R

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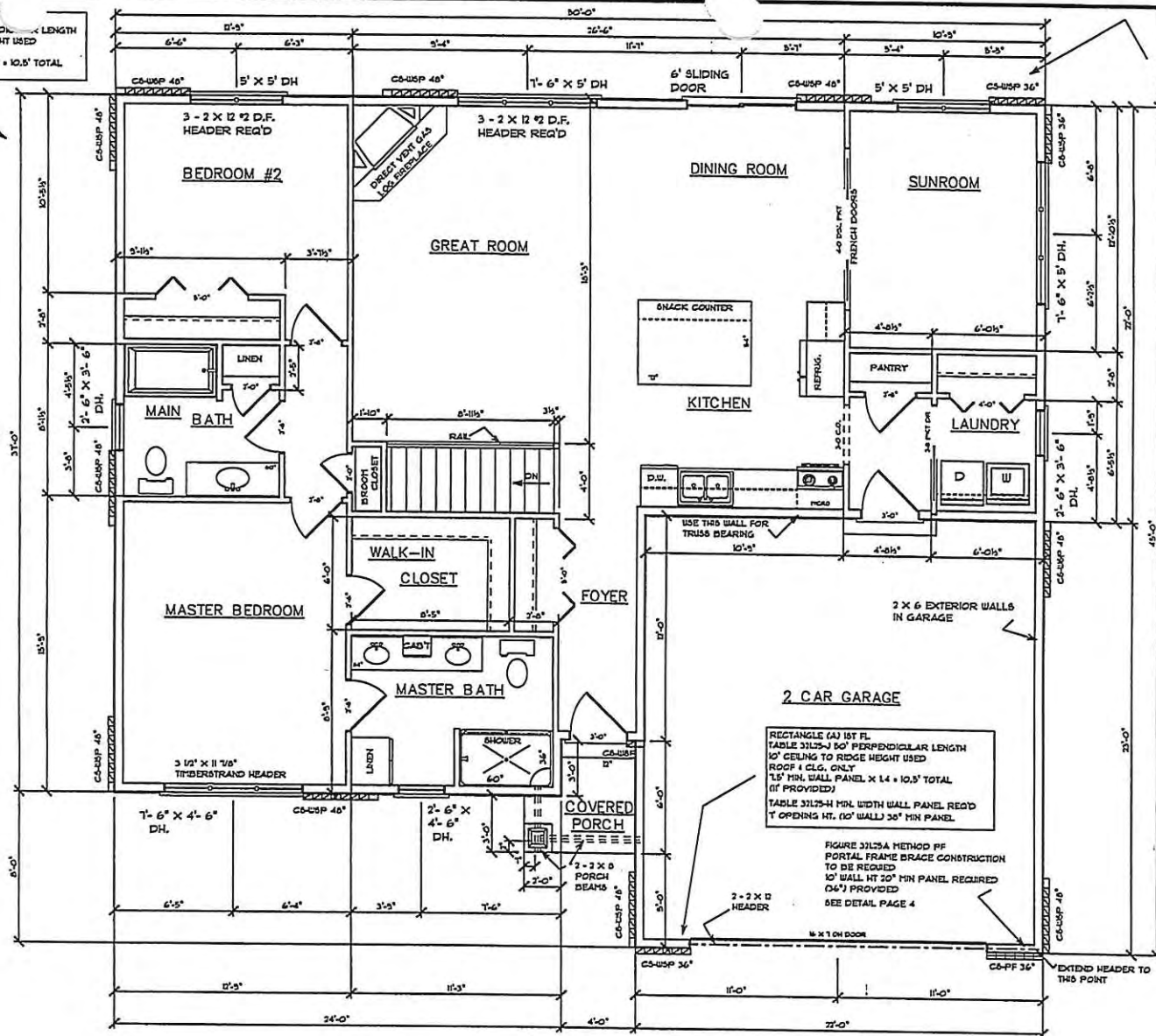
RECTANGLE (A) 1ST FL.
TABLE 3125-J 50' PERPENDICULAR LENGTH
10' CEILING TO RIDGE HEIGHT USED
ROOF 4 CLG. ONLY
1.5' MIN. WALL PANEL X 1.4 + 10.5' TOTAL
(12' PROVIDED)

RECTANGLE (A) 1ST FL.
TABLE 3125-J 50' PERPENDICULAR LENGTH
10' CEILING TO RIDGE HEIGHT USED
ROOF 4 CLG. ONLY
1.5' MIN. WALL PANEL (15' PROVIDED)
TABLE 3125-H MIN. WIDTH WALL PANEL REQ'D
6'-0" OPENING HT. (15' WALL) 30" MIN PANEL

RECTANGLE (A) 1ST FL.
TABLE 3125-J 50' PERPENDICULAR LENGTH
10' CEILING TO RIDGE HEIGHT USED
ROOF 4 CLG. ONLY
1.5' MIN. WALL PANEL X 1.4 + 10.5' TOTAL
(17' PROVIDED)
TABLE 3125-H MIN. WIDTH WALL PANEL REQ'D
5' OPENING HT. (10' WALL) 27" MIN PANEL

RECTANGLE (A) 1ST FL.
TABLE 3125-J 50' PERPENDICULAR LENGTH
10' CEILING TO RIDGE HEIGHT USED
ROOF 4 CLG. ONLY
1.5' MIN. WALL PANEL X 1.4 + 10.5' TOTAL
(17' PROVIDED)
TABLE 3125-H MIN. WIDTH WALL PANEL REQ'D
5' OPENING HT. (10' WALL) 30" MIN PANEL

FIGURE 3125A METHOD PF
PORTAL FRAME BRACE CONSTRUCTION
TO BE REQUIRED
10' WALL HT 20" MIN PANEL REQUIRED
(14") PROVIDED
SEE DETAIL PAGE 4



FIRST FLOOR PLAN

SCALE: 1/4" = 1'- 0"

NOTE: 9'- 1 1/8" CEILINGS

1513 SQUARE FEET

2 X 6 X 10-4-5/8" EXTERIOR HOUSE STUDS @ 16" O.C.
ALL BEARING SITUATION HEADERS TO BE 2 X 12 UNLESS NOTED
VINYL WINDOWS & PATIO DOOR
EXTERIOR BRICK NOT SHOWN FOR FRAMING CLARITY.
(SEE FOUNDATION & ELEVATIONS)
TRUSS SUPPLIER TO DETERMINE ALL HIP & REGULAR GIRDER
LOCATIONS AND "VERIFY" HEADER SIZES & BEARING REQUIRED
AT THERE LOAD BEARING POINTS
BROWN COUNTY / ZONE 2 - 41 PBF @ 1.15%



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DESIGN & CONSULTING

715 - 276 - 3249

JEFF
HUEHNERFUSS
ARCHITECTURAL
DESIGNER

TIM HALBROOK BUILDERS

PROPOSED HOME FOR: SMALL THOMASVILLE

E-MAIL: residentialdesign@centurytel.net

SHEET

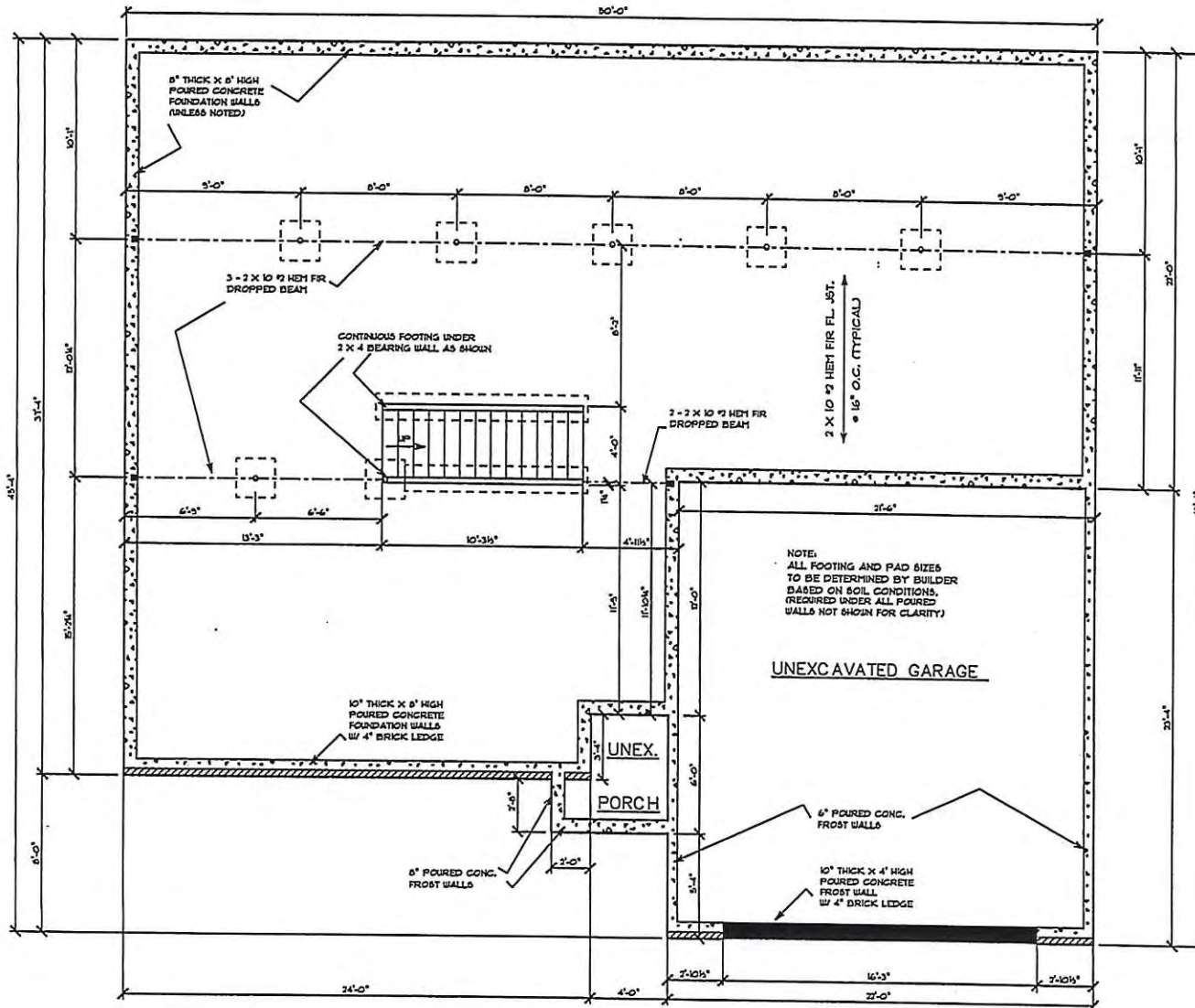
3 OF 4

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1 - 30 - 10

FILE:
17 - 103 - R

Attachment: Garritys Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request,



FOUNDATION PLAN

SCALE: 1/4" = 1' - 0"

8' BASEMENT WALLS



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JEFF
HUEHNERFU
ARCHITECTURAL
DESIGNER

MEACHAM DEVELOPMENT, INC.

PROPOSED HOME FOR: UNITS 2S, 3S, 19S, & 10N

E. MATT. ARCHITECT

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1 OF 4

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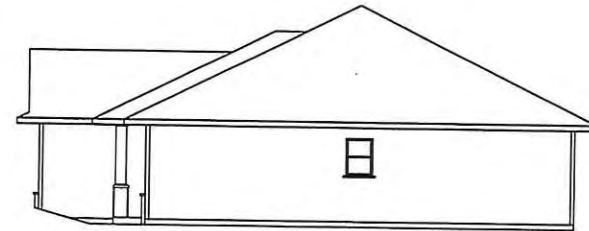
6-4-10 6-11-10 6-24-10

FILE:
18 - 138 - R



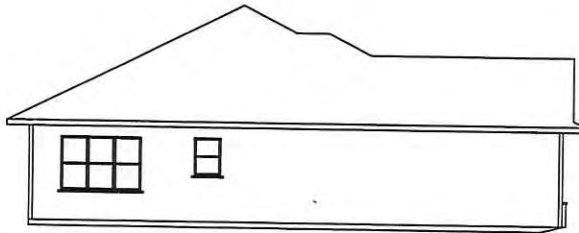
REAR ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RESIDENTIAL
DESIGN & CONSULT

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JEFF
HUEHNERFUS
ARCHITECTURAL
DESIGNER

MEACHAM DEVELOPMENT, INC.

PROPOSED HOME FOR: UNIT 2S, 3S, 19S, & 10N

E. MATT. meachamdevelopment.com

SHEET

2 OF 4

LAST REVISION DATE:

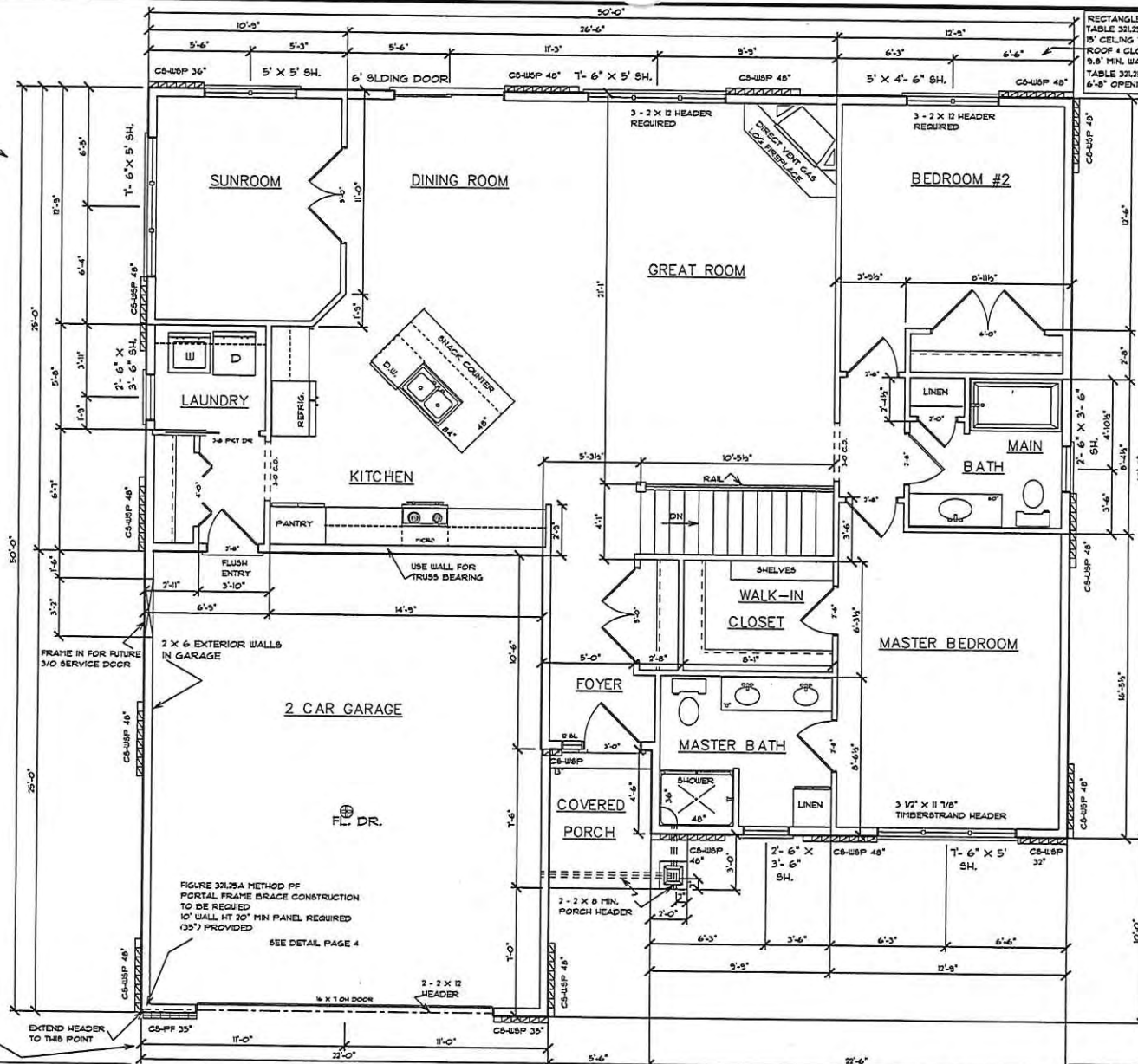
6-4-18 6-4-18 6-24-18

FILE:
18 - 138 - R

Attachment: Garritys Glen Submittal (7581 : Review Garrity's Glen South Res. Infra and TID Request,

RECTANGLE (A) 1ST FL.
TABLE 3125-J 50' PERPENDICULAR LENGTH
15' EAVE TO RIDGE HEIGHT USED
ROOF 4 CLG. ONLY
9.8' MIN. WALL PANEL X 1.4 = 13.7' TOTAL
(16' PROVIDED)

RECTANGLE (A) 1ST FL.
TABLE 3125-J 50' PERPENDICULAR LENGTH
15' CEILING TO RIDGE HEIGHT USED
ROOF 4 CLG. ONLY
9.8' MIN. WALL PANEL (15' PROVIDED)
TABLE 3125-H MIN. WIDTH WALL PANEL REQ'D
6'-8" OPENING HT. (15' WALL) 30" MIN. PANEL



RECTANGLE (A) 1ST FL.
TABLE 3125-J 50' PERPENDICULAR LENGTH
15' EAVE TO RIDGE HEIGHT USED
ROOF 4 CLG. ONLY
9.8' MIN. WALL PANEL X 1.4 = 13.7' TOTAL
(17.5' PROVIDED)

2 X 6 X 10-4-5/8" EXTERIOR HOUSE STUDS @ 16" O.C.
ALL BEARING SITUATION HEADERS TO BE 2 X 12 UNLESS NOTED
EXTERIOR BRICK NOT SHOWN FOR FRAMING CLARITY.
(SEE FOUNDATION & ELEVATIONS)
VINYL WINDOWS & PATIO DOOR
TRUSS SUPPLIER TO DETERMINE ALL HIP & REGULAR GIRDER
LOCATIONS AND "VERIFY" HEADER SIZES & BEARING REQUIRED
AT THERE LOAD BEARING POINTS

BROWN COUNTY / ZONE 2 - 41 PSF @ 1.15%

FIRST FLOOR PLAN

1650 SQUARE FEET

NOTE: 9'- 1 1/8" CEILINGS

SCALE: 1/4" = 1'- 0"