

**TAX INCREMENT  
FINANCE  
DISTRICT NO. 11**

**PROJECT PLAN**

**Olde Main Street**

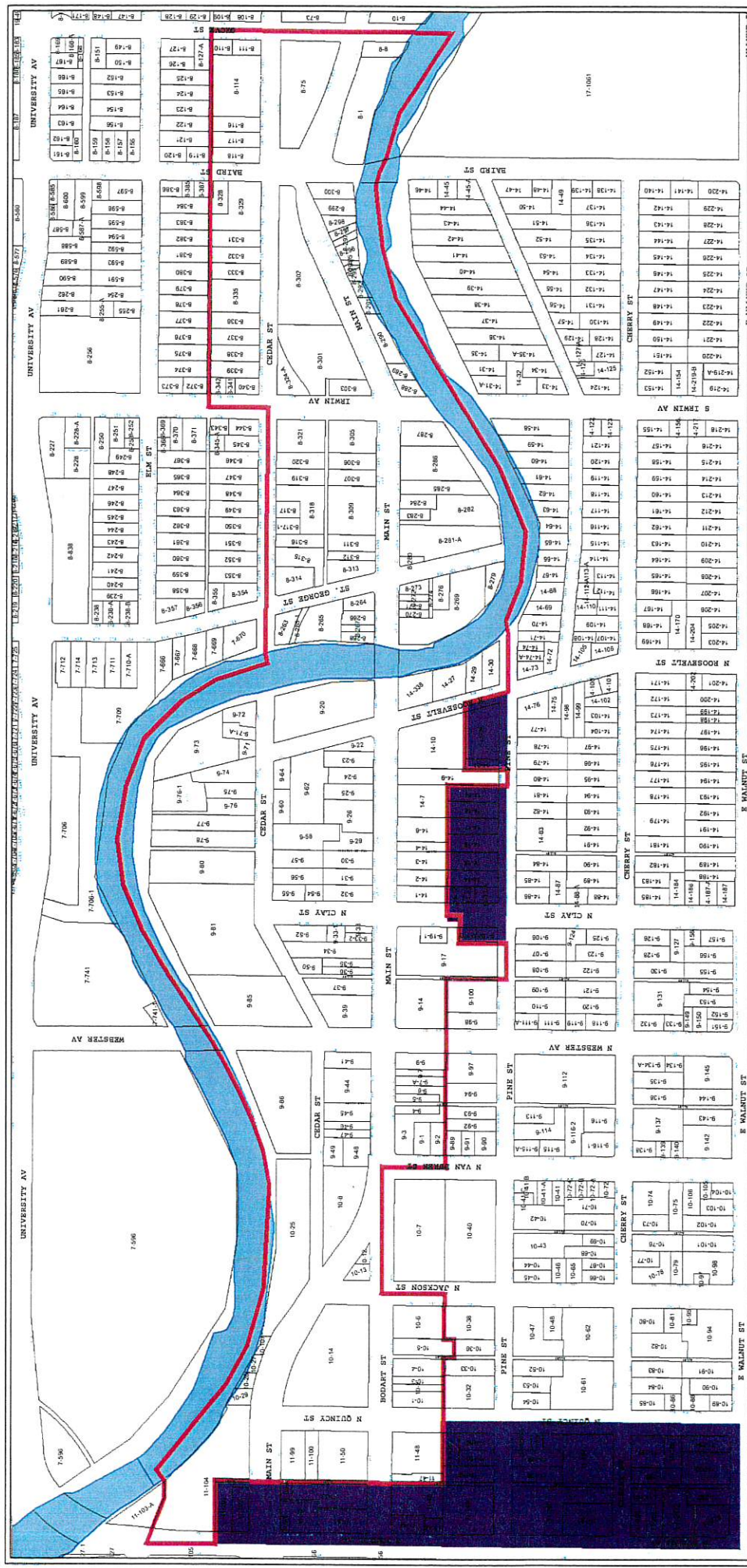
**City of Green Bay, Wisconsin  
August 2005**

**Proposed Boundary Amendment  
June 2006**

RPA - 6/13/06  
CC - 6/20/06

## **Project Plan/Boundary Amendment**

The project plan of TIF XII will be amended to include the addition of 47 parcels in and surrounding the Olde Main Street District. The total assessed value of the additional properties exceeds \$4 million. The purpose for the amendment is the potential redevelopment of the Job Center building, as well as the entire block west of the Job Center. The redevelopment will maintain consistency with Olde Main Street's design plans, which are already outlined in the existing TIF plan approved in 2005. The attached legal description, map and parcels and assessed values details the changes to the project plan.

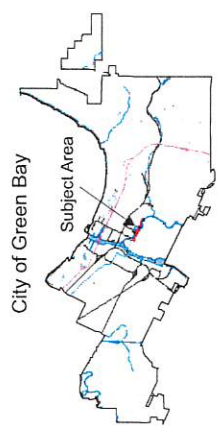


# City of Green Bay

## Tax Increment Finance District 11 Amendment Area

TIF 11 District  
Amendment Area

TIF 11 District  
Amendment Area



0 100 200 400 600 Feet

This is a compilation of records and data located in various Brown County and City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for the accuracy of the information contained within. No warranties are implied.

Map prepared by City of Green Bay Planning Department, M.H. May 2006.

Parcels Values

Parcel	Address	Owner	Assessed Value
14-25	1169 PINE ST	JUZA INVESTMENTS LLC	\$75,200.00
14-21	1147 PINE ST	KUROWSKI	\$54,200.00
14-19	1137 PINE ST	JUZA INVESTMENTS LLC	\$115,200.00
14-16	1125 PINE ST	NEW COURT LLP	\$43,300.00
14-18	1131 PINE ST	MACCO TRUSTEE	\$14,000.00
14-17	1121 PINE ST	NEW COURT LLP	\$69,100.00
14-13-A	306-308 N CLAY ST	SCHEIDER	\$109,700.00
14-13	312 N CLAY ST	SCHEIDER	\$52,400.00
14-15	1115 PINE ST	NEW COURT LLP	\$43,300.00
9-104	301 N CLAY ST	LEWIS	\$11,400.00
14-14	1109-1111 PINE ST	NEW COURT LLP	\$74,400.00
14-12	314 N CLAY ST	WOOD	\$61,300.00
9-103	305 N CLAY ST	LEWIS	\$9,200.00
11-234	633 E WALNUT ST	PECOR	\$233,200.00
11-233	621 E WALNUT ST	WOOD FAMILY 1998 LTD PARTNERSHIP	\$0.00
11-230	619 E WALNUT ST	JANSSEN PROPERTIES LLC	\$179,600.00
11-196	117 N QUINCY ST	PECOR	\$34,800.00
11-228	102 N MONROE AV	T I M INVESTMENTS	\$0.00
11-197	630 CHERRY ST	NITSCHKE JACKIE CENTER FOUNDATION INC	\$0.00
11-198	620 CHERRY ST	FIRST CHURCH OF CHRIST SCIENTIST	\$0.00
11-201	124 N MONROE AV	FIRST CHURCH OF CHRIST SCIENTIST	\$0.00
11-199	614 CHERRY ST	FIRST CHURCH OF CHRIST SCIENTIST	\$0.00
11-200	130 N MONROE AV	CHRISTIAN SCIENTIST CHURCH	\$0.00
11-157	221 N QUINCY ST	ASSOCIATED KELLOGG BANK	\$171,300.00
11-156	227 N QUINCY ST	ASSOCIATED KELLOGG BANK	\$11,900.00
11-191	605 CHERRY ST	ASSOCIATED KELLOGG BANK	\$171,700.00
11-156-A	632 PINE ST	ROLLIN	\$60,600.00
11-158	624-626 PINE ST	ASSOCIATED KELLOGG BANK	\$51,200.00
11-159	618 PINE ST	ASSOCIATED KELLOGG BANK	\$52,300.00
11-160	616 PINE ST	ASSOCIATED KELLOGG BANK	\$316,900.00
11-154	303 N QUINCY ST	KUEHN	\$138,100.00
11-153	625 PINE ST	PKBN PROPERTIES LLC	\$225,500.00
11-155	313 N QUINCY ST	BALDWIN BRIMSTEIN FAMILY TRUST	\$56,300.00
11-152	621 PINE ST	PKBN PROPERTIES LLC	\$274,500.00
11-149	310 N MONROE AV	VANDRISSE JOSEPH & SARAH CHARITABLE TRUST	\$349,000.00
11-45	314 N MONROE AV	VANDRISSE JOSEPH & SARAH CHARITABLE TRUST	\$96,800.00

Parcels Values

11-46	608-614 BODART ST	WAGNER	\$221,000.00
11-44	600 BLOCK BODART ST	VANDRISSE ETAL	\$61,200.00
11-55	406 N MONROE AV	ECONOPRINT CENTERS INC	\$0.00
11-53	607-617 BODART ST	MAY MARIE INC	\$235,300.00
11-95-A	MAIN ST	KUEHN	\$17,300.00
11-92	416-418 N MONROE AV	SUPER STOP INC	\$208,700.00
11-91	420 N MONROE AV	FRENCH JR	\$12,300.00
11-102	500 N MONROE AV	RYAN	\$123,800.00
11-103	508 N MONROE AV	RYAN	\$154,800.00
11-202	118 N MONROE AV	T H M INVESTMENTS	\$210,700.00
			\$4,401,500.00

## DESCRIPTION OF T.I.F.D. NUMBER 11 BOUNDARY

That part of the City of Green Bay, Brown County, Wisconsin described as follows:

Beginning at the southwest corner of Lot 157, Plat of Navarino; thence easterly along the south line of Lots 157, 158, and 159, Plat of Navarino and the easterly extension thereof to the centerline of the platted alley between Lots 159 and 160, Plat of Navarino;

Thence southerly along said centerline of the alley to the westerly extension of the south line of north 35 feet of Lot 402, Plat of Navarino;

Thence easterly along the south line of said north 35 feet of Lot 402 to the east line of said Lot 402;

Thence northerly along said east line to the northeast corner of said Lot 402;

Thence easterly along the south line of Lots 161 and 162, Plat of Navarino, and the easterly extension thereof to a point on the centerline of North Jackson Street;

Thence northerly along said centerline of North Jackson Street to the centerline of Bodart Street (also known as Main Street);

Thence easterly along said centerline of Bodart Street and Main Street to the centerline of North Van Buren Street;

Thence southerly along said centerline of North Van Buren Street to a point on the westerly extension of the south line of Lot 169, Plat of Navarino;

Thence easterly along the south line of Lots 169 through 177, Plat of Navarino and the extension thereof to the centerline of the platted alley between Lots 177 and 178, Plat of Navarino;

Thence southerly along said centerline of the platted alley to the centerline of Pine Street;

Thence easterly along said centerline of Pine Street to a point on the southerly extension of the east line of the west 7 feet of Lot 422, Plat of Navarino;

Thence northerly along said east line of the west 7 feet of Lot 422 to the northeast corner of the west 7 feet of the south 125 feet of said Lot 422;

Thence easterly along the north line of the south 125 feet of said Lot 422 and the extension thereof to the centerline of North Clay Street;

Thence southerly along the centerline of North clay Street to the centerline of Pine Street;

Thence easterly along said centerline of Pine Street and the extension thereof to the center of the East River;

Thence easterly along said centerline of the East River to a point on the southerly extension of the centerline of Grove Street;

Thence northerly along said centerline of Grove Street and the extension thereof to the intersection with the centerline of the platted alley northerly of and adjacent to Lot 143 plat of Oak Grove;

Thence westerly along the centerline of alley lying northerly of and adjacent to Lots 143 through 150 Plat of Oak Grove, and lying northerly of and adjacent to Lots 140 through 152, Plat of Whitney's Addition to Navarino, and the extension thereof to the centerline of Irwin Avenue;

Thence southerly along said centerline of South Irwin Avenue to the centerline of Cedar Street;

Thence westerly along said centerline of Cedar Street and the extension thereof to the center of the East River;

Thence westerly along the center of the East River to a point on the northerly extension of Parcel II, Document Number 2189846;

Thence westerly along the north line of said Parcel II, Document Number 2189846 and the extension thereof to the centerline of North Monroe Avenue;

Thence southerly along said centerline of North Monroe Avenue to the centerline of East Walnut Street;

Thence easterly along said centerline of East Walnut Street to the centerline of North Quincy Street;

Thence northerly along said centerline of North Quincy Street to a point on the westerly extension of the south line of said Lot 157, Plat of Navarino;

Thence easterly along said extension of the south line of Lot 157 to the point of beginning.

Parcels affected being tax parcel numbers: 10-1,10-107,10-12,10-13,10-14,10-2,10-25,10-27,10-28,10-29,10-3,10-4,10-5,10-6,10-8,11-100,11-101,11-104,11-47,11-48,11-50,11-99,14-1,14-10,14-2,14-27,14-29,14-3,14-30,14-338,14-4,14-6,14-7,14-9,8-1,8-110,8-111,8-112,8-113,8-114,8-115,8-115-A,8-116,8-117,8-118,8-263,8-264,8-265,8-265-1,8-266,8-267,8-268,8-269,8-270,8-271,8-272,8-273,8-274,8-276,8-279,8-280,8-281-A,8-282,8-283,8-284,8-285,8-286,8-287,8-288,8-289,8-290,8-291,8-292,8-293,8-

294,8-295,8-296,8-297,8-297-A,8-298,8-299,8-300,8-301,8-302,8-303,8-304,8-305,8-306,8-307,8-309,8-311,8-312,8-313,8-314,8-315,8-316,8-317,8-317-1,8-318,8-319,8-320,8-321,8-324-A,8-325,8-328,8-329,8-331,8-332,8-333,8-335,8-336,8-337,8-338,8-339,8-340,8-341,8-342,8-75,8-77,8-8,9-1,9-14,9-17,9-1,9-1,9-2,9-20,9-22,9-23,9-24,9-25,9-26,9-29,9-3,9-30,9-31,9-32,9-33,9-33-1,9-33-2,9-34,9-35,9-36,9-37,9-39,9-4,9-41,9-44,9-45,9-46,9-47,9-48,9-49,9-5,9-50,9-52,9-54,9-55,9-56,9-57,9-58,9-6,9-60,9-62,9-64,9-7,9-71,9-71-A,9-72,9-73,9-74,9-75,9-76,9-76-1,9-77,9-78,9-7-A,9-80,9-81,9-85,9-86,9-9, 14-12, 14-13, 14-13-A, 14-14, 14-15, 14-16, 14-17, 14-18, 14-19, 14-21, 14-25, 11-103, 11-102, 11-91, 11-92, 11-95-A, 11-53, 11-55, 11-44, 11-45, 11-46, 11-149, 11-152, 11-153, 11-154, 11-155, 11-156, 11-156-A, 11-158, 11-159, 11-160, 11-191, 11-157, 11-200, 11-201, 11-202, 11-196, 11-197, 11-198, 11-199, 11-228, 11-230, 11-233, and 11-234.