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## More development potentially coming to Broadway



This rendering shows what a proposed redevelopment project would look like for the former Bertrand's Sporting Goods store on North Broadway. Submitted Illustration

BY HEATHER GRAVES EDITOR

GREEN BAY – The former Bertrand's Sporting Goods store on North Broadway, which closed in 2014, could soon undergo a rede-

velopment effort, potentially bringing new tenants to the Broadway District.

Barsan Corporation President Filip Barsan, the developer behind the project, said the site is being revitalized for commercial use and

will "boast many interior and exterior upgrades with occupancy dates as soon as February 2023."

Barsan said redevelopment on the property is expected to begin as early

See BROADWAY page 13

## Green Bay superintendent resigns, cites health issues



Steve Murley began his role as superintendent with the Green Bay School District in July 2020. Press Times File Photo

BY HEATHER GRAVES EDITOR

GREEN BAY – Steve Murley has stepped down from his role as superintendent with the Green Bay School District, effective immediately, citing ongoing health issues.

The School Board accepted Murley's retirement during closed session prior to its Monday, April 11, reg-

ular board meeting.

School Board President Eric Vanden Heuvel said Murley requested the board accept his retirement due to personal health reasons that he and his family have determined require his full attention.

"The Board of Education wishes to extend our

See MURLEY page 9



Shelby Woller

## New Tank neighborhood leader

BY HEATHER GRAVES EDITOR

GREEN BAY – After moving to the Tank Park Neighborhood in October 2021, newly-appointed Tank Park Neighborhood Association President Shelby Woller said it was always her plan to become involved.

"In November, we received their newsletter, and I knew immediately

See WOLLER page 14

## 16 uncounted ballots change De Pere School Board results

BY PRESS TIMES STAFF

DE PERE – All votes have been counted, canvassings complete and results confirmed – and 16 ballots discovered after the April 5 election have officially flipped the victory from incumbent Bob Mathews to newcomer Chad Jeskewitz.

Mathews was originally declared the third candidate to win a seat on the School Board, garnering two more votes than Jeskewitz – 1,685 to 1,683.

Sixteen numbered and unopened absentee ballots

were discovered April 6, which changed the results to Jeskewitz winning by four votes as he picked up 11 votes, while Mathews

added just five.

Tracy Schrader, School Board clerk and district administrative assistant,

See RESULTS page 9



Sixteen discovered absentee ballots switched Chad Jeskewitz's, left, loss by two votes, into a win by four over incumbent Bob Mathews. Submitted Photos



Chef Christopher Mangless, proprietor of Three Three Five on Broadway, said he believes it's important for a chef to travel and experience new things. Josh Staloch Photo

## The maestro of the big event

BY JOSH STALOCH STAFF WRITER

GREEN BAY – At the age of six, Chris Mangless' parents used to host brunch each Sunday on the west side of Green Bay.

Future chef, young Christopher, said he was always a big part of the production.

Now 37 years old and in charge of his own culinary enterprise as the owner of Three Three Five, a fine-dining restaurant featuring locally-sourced dishes in the Broadway District, Mangless said his current successes came from a lifetime of experience as a chef, going all the way back

to those Sunday brunches.

The Mangless family were no strangers to the kitchen.

Chris' grandfather, Elmer Mangless, whom he never met, opened the first bakery in Green Bay, called Widow Jones.

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EVENT  
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Chris said being around the bakery as a child helped instill in him a love of cooking.

"Growing up, I always thought that I knew my grandfather, but I didn't," he said. "In fact, I just had all these memories through my dad, making his recipes at home and talking about him, seeing pictures. But he was a part of me. I feel that I have all of these flavors and inspiration from him."

Mangless said he never consciously decided to become a chef – it was just sort of a part of him.

He said he was always interested in art, design and travel, but when it came time to get serious about his education, Mangless chose culinary school at Johnson & Wales University in Denver, and the rest, as they say, is history.

He said he believes it's important for a chef to travel, to get out of their comfort zone and to experience new things.

"If you've never been outside of your own backyard, that's something, not to discount those things, but there's a lot of other things out there," Mangless said. "And to be inspired by those other things, to learn those flavors and taste other things, now you can broaden your mind and palate and have the ability to create more."

**Making an event happen... wherever**

The traveling chef aspect of what Mangless does changes every time, but he said it's definitely not as straight-forward as throwing a box of pots and pans and a bag full of ingredients into a pickup truck and heading across town to cook a meal and then calling it a shift.

"It depends on if we're cooking for two people in Green Bay or Milwaukee, a party of six in De Pere, or a party of 200 in Malibu or maybe a party of 40 in upstate New York," Mangless said, before adding that he has navigated each of those scenarios in his experience as a traveling chef.

"Is it a cocktail party that requires 20 staff or is it a 12-course dinner in



Located in Green Bay's historic Broadway District, Three Three Five is a multi-functional space that is primarily used as an upscale private dining studio.

Submitted Photos

somebody's home that requires a staff of six? Or is it a party of 2,000 that requires a staff of 50 and it's in another state or even another country? You could need four sprinter vans, a box truck and a

handful of plane tickets to make that happen."

Whatever the client requests in order to make the experience perfect, Mangless said he will go the extra mile to accommodate, and sees a lot of

positives resulting from being able to create in the moment.

From lighting, to music, to the crispness of the linens on the table, Mangless said the goal for him and his team when working a traveling chef job is to make sure every guest at the event has a spectacular time.

"At Three Three Five, the idea is the same, that's how it started," he said. "We were doing in-home dinner parties when I was in high school and kept hearing the same thing. 'Could you do this for 20 people? Could you do this for our board of directors?' So we wanted to create a space that has the warmth, the comfort of having a dinner party at your own home. In 2008, that didn't exist."

**A part of downtown moving forward**

For anyone wondering why the young chef chose Green Bay to put down his roots as a business owner and active community member, he said the simple answer is, he's from here.

Mangless said his hometown has a lot to offer.

"Turns out, there are a lot of cool people, in business, not in business, doing cool things," he said.



Chris Mangless said he developed his interest in culinary arts watching his father craft artisan breads and pastries at his grandfather's Green Bay bakery.

"And if you don't support it, those cool things go away, so I think it's important to be involved."

Mangless said without community, "What do you have? Not much."

"The farmers market they're talking about, those kinds of things are a great idea," he said. "I think On Broadway, Inc. has done a good job of bringing good people and businesses into the neighborhood."

As far as the future of Three Three Five and Mangless' adventure as a traveling chef, he said the sky's the limit and he

doesn't see himself slowing down anytime soon.

"I hope to continue to expand, continue to meet cool people," he said. "I still think of myself as a young businessperson, for my mindset every day. But I also feel like this year is as new as my first year, essentially. Don't settle in the way you do things; don't do things a certain way just because that's the way you've always done them. Do what you feel inspired to do. Support people that are doing the same and create community amongst people who are doing the same."

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**BROADWAY**  
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as summer 2022, with work being done in phases, the first being the roof.

"We've already been working on this for the last year," he said. "So, we've developed a pretty thorough set of plans for construction, and we can launch it this summer. There's a different approach with the construction, because we actually start from the top and go down the existing structure. So we will start with the roof and kind of work around it, then windows and the patio on the front."

On Broadway, Inc. Executive Director Brian Johnson said, "This is something that we've been working on with Filip for probably a year."

"With a lot of development, you have to kind of propose a vision and get people excited....," he said. "I think the real question for him is whether he is going to proceed with building it out as a spec property, meaning without tenants, or proceed after he secures the tenants."

Barsan said, "We are kind of doing both."

"We will continue developing it," he said. "We kind of evolve along the way. But I guess there's different approaches on the interior when you renovate new structures. You don't have to fully build a model until you have the exterior; we can actually do all of it."

Johnson said it was hoped the project announcement would have



The former home of Bertrand's Sporting Goods at 419 N. Broadway could soon undergo a redevelopment project.

Josh Staloch Photo

happened during the State of the Broadway District event held in February, but the project wasn't quite ready to go public.

"I appreciate the vision for that area, and in terms of what he's trying to achieve there," he said. "And, you know, like any major redevelopment project, at some point, you have to get people on site interested to fill the space. And that's what allows you to do the construction."

Barsan said since acquiring

the Bertrand's building in January 2021, a master plan was developed, and Barsan Construction began making incremental improvements including asbestos remediation throughout and demolition of non-structural build-outs.

He said the plans include renovating the entire structure into retail and office space with the potential to add additional stories if deemed necessary, with total project costs estimated

around \$2.5 million.

Barsan said he already has interested tenants.

"We do have tenants interested right now," he said. "So a part of it will be developed, as these tenants need the space. We're going to announce a few tenants that are moving into the building May 3. And we will also announce the commercial leasing agency that (interested tenants) will get in contact with for leasing."

Barsan said he's excited

to be part of the Broadway District.

"We've actually been a small part in other (projects) in this area for the last five years," he said. "So throughout that time, we've just kind of purchased some stuff and continued developing it and it seems to be growing."

Additionally, Barsan said he will soon announce proposed redevelopment of the 500 N Broadway block, with potential underground and above-ground parking

between the two projects, in addition to existing on-street parking.

"These projects we are proposing represent the north entry to the rejuvenated Broadway corridor," he said.

The Barsan Corporation is also behind the proposed construction of an 84-unit, 12-story condominium to be built on the corner of Holmgren Way and Mike McCarthy Way in Ashwaubenton.



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WOLLER  
from page 1

that I wanted to be involved," Woller said. "I followed it on Facebook and waited for my time to shine."

She said she was hoping to attend a meeting and perhaps volunteer.

"As it turned out, the winter events ended up being canceled and then very early this spring there was a call for all new board members. Some were moving away. Some were retiring from the association. They didn't have anyone left and were going to have to dissolve the association if no one stepped up to take over. So I threw my hat into the ring and it ended up being a perfect fit."

Woller takes over for previous president Lily Rhode, who is moving after getting a job in Washington, D.C.

"Lily has been so, so kind and helpful and has been taking care to make sure I know everything I need to before she leaves town," Woller said.

She said she didn't know much about the neighborhood before the move.

"My husband and I had finally saved up enough money to purchase a house and were watching the market actively for about two months before we found the home we moved into," Woller said. "To be honest, I didn't know much about the neighborhood before moving in. In the current market, if you like a house, you buy it without much research. It's very fast moving. I feel like we were lucky to purchase the home that we did."

She said she couldn't be happier to be part of the



New Tank Park Neighborhood Association Board President Shelby Woller, center, poses with District 9 Alderperson Brian Johnson, left, and Will Peters, neighborhood support specialist for the City of Green Bay, at the most recent Green Bay Neighborhoods meeting.

Submitted Photos

Tank Park neighborhood.

"So far, what I love the most about Tank Park is the centralized location and the park, of course," Woller said. "We are really close to Ashwaubenon, being on the inner west side, as well as the new up-and-coming Shipyard District. Originally, I was delighted to be so close to our community gardens and two really lovely parks for my daughter to play at - Tank Park and Seymour Park."

She said as much as she likes the physical location, the people of the neighborhood are just as great.

"Everyone is incredibly friendly in my neighborhood," Woller said. "When my husband and I had come out for a couple house showings, neighbors waved and said hello, and some even made an effort to flag me down and ask some questions - was I buying the house, etc. It just felt really warm and welcoming."

**The work ahead**

Woller said she is up for the work ahead of her.

"I'm definitely suited to leadership, and I have a lot of really big ideas for the neighborhood," she said. "That being said, if anyone else has any ideas I also love to receive feedback. I'm getting all of our socials set up as we speak, so I can have more interaction with the community. I don't want to make any big changes without everyone being on board, or at least aware."

As Tank Park Neighborhood Association president, Woller said her role primarily focuses on ideas and paperwork.

But she doesn't plan on stopping there.

"I love to get my hands dirty and do all kinds of projects hands-on, but a lot of what I have to do as president is secure funding for the projects, plan the meetings, attend other meetings, get the newsletter going and manage our online engage-

ment. The list kind of goes on like that. I feel like for every hour of hands-on work I put in, I'll have five or six hours of desk work to do to make it happen."

Woller said her goal for this year is to establish a strong footing, so "we're all at least digitally connected."

"If I can achieve that, I think we will have an incredibly easy time moving forward," she said. "I don't want to leave anyone out of the big discussions we'll be having - especially when it comes to this place where everyone lives."

Woller said she wants to make an effort to have more community cohesion by way of events

"Like playdates at the splash pad for those of us with younger kids, and maybe a tutor or two available for any students in the neighborhood who might want to take part in a study group," she said. "Seasonal events like a Halloween in the Park party or something. I'm still

brainstorming. I hope by the time I get all of our social (media platforms) live and a newsletter out, I'll have some community feedback and will be able to work on some of those ideas as well."

As far as issues needing addressing, Woller said the main one seems to be litter.

"We seem to have a litter issue coming from Ashland and a little bit from Broadway, but I'm not sure yet how it's getting to our yards and our streets," she said. "I haven't actually seen anyone throwing trash, and I'm wondering if maybe it's blowing off trucks or falling out of bins somehow. But I know I'm not alone in saying I'm picking up four to five cans/bottles a week from my yard."

Woller said she also wants to address the crosswalk at Third Street on Ashland Avenue.

"I think it should be a little safer than it currently is," she said. "I see kids crossing there all the time and there's not much by way of safety blinkers or anything. I feel like we shouldn't just try to route them down the alley or nearby streets. We should just make it safer to cross Ashland."

Woller said, obviously, the potholes can't be overlooked.

"Yeah, we have potholes and the streets could use a little love, but I feel like we have a really nice little neighborhood where we are," she said.

**Importance of neighborhood associations**

The Tank Park Neighborhood Association is one of more than 40 neighborhood

associations within the City of Green Bay, and is part of the city's parent organization Green Bay Neighborhoods.

According to the Green Bay Neighborhoods website, neighborhood associations act as a voice for the neighborhood residents, linking them to local government and the larger community.

Woller said the best way to change the world is to start at home.

"It sounds silly, but I really mean that," she said. "The best way to change the way we treat each other, our environment, our society, is to start at home. I work every day to instill these values - respect, dignity, positivity - in my home and my family, and the next step out from there is my neighborhood. Maybe if I work hard enough for us, those feelings can extend to the city."

Woller said neighborhood associations, like those in Green Bay, make it so easy to do that.

"They are the sum of a huge group effort of all of us that are involved to make everyone's individual neighborhoods great," she said. "Green Bay Neighborhoods provide so much in administration and assistance for us to run these associations, and I feel like they have a wonderful, impactful program that's only going to keep getting better."

For more information on the Tank Park Neighborhood Association visit @TankParkNHA on Facebook, Twitter and Instagram.

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The Green Bay School Board appointed current deputy superintendent Vicki Bayer as interim superintendent effective Tuesday, April 12.

**MURLEY**  
from page 1

gratitude to Mr. Murley for his service to our students, staff and families," Vanden Heuvel said. "Mr. Murley joined the school district during a pandemic and led through the challenges and constantly changing circumstances. We wish him all the best as he understandably needs to focus on his health at this time."

Murley said he is thankful for the opportunity to serve Green Bay students, families, staff, board and community.

"A school district is measured by the commitment of each of these groups to our children and their

achievement," Murley said. "Success requires hard work, dedication, leadership and vision. This district has shown extraordinary commitment through the most difficult period of time ever experienced in public education. I would like to express my heartfelt appreciation to all for their support of the district and our children during my term as superintendent. There is much to be proud of in the Green Bay Area Public School District, and I am humbled and grateful to have worked with all of you and to have served the families and students of Green Bay."

Vanden Heuvel said Murley was recently di-

agnosed with deep vein thrombosis (DVT) – which occurs when a blood clot (thrombus) forms in one or more of the deep veins in the body, usually in the legs – and has been dealing with complications stemming from it.

"The board knew about it," Vanden Heuvel said. "He's having some procedures and has been working from home. (Things have) continued to (become) complicated, and he had the difficult decision with his family that the stress and the amount of work that was required of being a superintendent and managing this disease would not go hand in hand."



Steve Murphy filled the district's top job in July 2020 for retiring Superintendent Michelle Langenfeld. Heather Graves File Photos

**Interim superintendent**

Dr. Rachael Vanden Langenberg, a family medicine physician with Bellin Health Bellevue, said stress can have a profound impact on all of our organ systems.

"Recent studies have shown an apparent link between stress and cardiovascular disease, including DVT," Vanden Langenberg said. "Stress induces a reduction in antioxidant levels in the blood and stimulates a nervous system response that can increase the risk of blood clotting. Although stress is only one of many factors contributing to risk of DVT, there is good evidence that reducing stress will also reduce the risk of developing DVT."

Also during closed session, the board appointed current deputy superintendent Vicki Bayer as interim superintendent, effective Tuesday, April 12.

"Ms. Bayer's vast knowledge of the district, her advocacy on behalf of all students and her relationships with staff, students and parents will ensure a smooth transition," Board Vice President Laura McCoy said. "I have complete confidence in Ms. Bayer's ability to lead, while the board begins the search for a new superintendent."

Vanden Heuvel said no timeframe was set for Bay-

er's interim position, but it's "my impression that it will be at least for the remainder of the school year."

The board will begin discussions regarding a timeline for the district's superintendent search in the next few weeks.

"A new board will be in place (soon)," Vanden Heuvel said. "I don't know if they'll talk about it, in terms of what the next steps are in open session or closed session, but I can only do enough to get us through the next two weeks."

Murley took over the district's top job in July 2020 when Michelle Langenfeld retired.

**RECAP**  
from page 8

In January, the plan commission gave their unanimous approval to an earlier draft of the preliminary plat, which the Common Council approved Feb. 1.

Since then, the plan changed and subsequently went through the city's approval process again.

All four proposed certified survey map sites are located within the municipalities' sewer-service district.

**In other business, the council approved**

• A \$22,500 contract with Vierbicher & Associates for grant administration.

Last year, the Wisconsin Community Block Grant Special Project Fund awarded De Pere a \$1.5 million grant to transform a building at 525 N. Tenth Street into a senior living/affordable housing development.

The grant included an extra \$22,500 for administration and reporting of the grant money. Vierbicher was one of five firms that submitted proposals for the project.

• The Department of Parks, Recreation and Forestry's grant application to the Wisconsin DNR for a \$5,000 recreational boating facility construction grant for Perkofski Boat Launch.

Director Marty Kosobucki said his department is looking to renovate the third of three boat docks, including repairing damage to its frame and replacing the wood skirting and decking with planks made of recycled plastic.

After that's done, he said their attention will turn toward the two fishing piers at the launch.

• An agreement with

SmithGroup, Inc. to add to the 2040 Comprehensive Plan and West Downtown Vision Plan.

"It will be part of the comprehensive plan, but this is sort of a pivoted approach we are taking as a community," Dan Linstrom, director of development, said. "This will also be used to establish the

area development plan as it becomes more and more important to create a game plan for post Southern Bridge construction."

*Press Times Editor Heather Graves, Staff Writer Josh Staloch, Correspondent Lee Reinsch and Intern Janelle Fisher contributed to these briefs.*

**RESULTS**  
from page 1

said "human error" was behind the mixup.

The change results in three newcomers grabbing the three top spots and three-year terms on the board – ousting the two

incumbents on the ballot.

Incumbent Mike Paroubek did not seek reelection.

Mathews told the Press Times he will not request a recount.

The final votes for the school board are as follows; bolded names indi-

cate the winners.

- **Adam Clayton: 1,786**
- **Brittany Cartwright: 1,746**
- **Chad Jeskewitz: 1,694**
- Bob Mathews (i): 1,690
- Mark Meneau (i): 1,548
- Melissa Niffenegger: 1,462

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