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GREEN BAY PRESS-GAZETTE

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A snowplow is driven through downtown Green Bay during a snowstorm last year. PHOTOS BY SARAH KLOEPPING/USA TODAY NETWORK-WISCONSIN

Retail project in Allouez seen as 'catalyst' for village center

Jeff Bollier Green Bay Press-Gazette
USA TODAY NETWORK - WISCONSIN

ALLOUEZ - The conversion of an aging strip mall into a mix of apartments and retail space in Allouez's central business district is on track to start in summer.

The village and Milwaukee-based General Capital Group have spent the last seven months hashing out details and plans for Velay, the company's mixed-use project that includes 125 apartments and retail space in the 1900 block of South Webster Avenue.

General Capital is expected to start construction by July 1 and complete both buildings by the end of 2024 under terms included in a development agreement both parties approved in January.

A strip mall on the site will need to be demolished and the site prepared for construction before the construction starts. The village has set aside \$500,000 to cover those costs.

The village has undertaken a multi-year effort to re-imagine South Webster Avenue and Riverside Drive, its two major commercial corridors. The effort started in 2015 and produced a streetscape plan in 2019 that spurred the village to buy the strip mall in 2020, said Trevor Fuller, director of planning and community development in Allouez.

"It's sort of our goal to be intentional about the development," Fuller said. "It works towards our end goal of achieving a more welcoming Webster Avenue corridor."

It was the village's deliberate approach that attracted the developers to the site, said Sarah Hillenbrand, of General Capital. In emailed comments, Hillenbrand called the site a prime location on a busy street.

"We saw an opportunity for a mixed-use development that will activate the street level along Webster," Hillenbrand said. "Village staff and the board have been fantastic to work with; very reasonable and truly a partner throughout the whole process."

You might recognize General Capital from other developments in the region. It owns and operates shopping centers in downtown De Pere and in Bellevue. The company also has proposed senior housing in Ashwaubenon and, in January, pitched a \$21 million

See ALLOUEZ, Page 5A

How much snow must fall before my street is plowed?

And what's up with the sand? Green Bay's public works director has answers

Natalie Eilbert Green Bay Press-Gazette
USA TODAY NETWORK - WISCONSIN

GREEN BAY - It is a truth universally acknowledged that a person who has taken a good hour to shovel their driveway must be in want of a heap of snow from a snowplow pummeling down the street.

It's a common enough complaint that Steve Grenier, city director for the Department of Public Works, hears in the snowplowing business.

As Mother Nature continues bringing below-freezing temperatures and dumping snow from the West and Canada this winter, roads are at the mercy of all variants of snow and ice - lots of it. While winter this year is expected to be average, average still means trouble in our climate.

For the near 460 center line miles of



Yale Street near Green Bay West High School is covered with packed-down snow and ice on Jan. 27 in Green Bay.

streets - an industry term that takes into account the number of lanes to be plowed within a street - residents with snow-packed roads may be wondering when, pray tell, a snowplow will descend upon their block and save them from their imminent fears of careening off road.

The answer, of course, is "it depends," Grenier said.

Primary roads are plowed first

The city of Green Bay has written policies that dictate when snow fighters - an exciting nomenclature in the industry used for snowplow truck drivers - should crank their truck engines and hit the streets.

See SNOW, Page 9A

Biking across Lake Winnebago

A mind-altering Wisconsin winter cycling experience

Keith Uhlig Wausau Daily Herald
USA TODAY NETWORK - WISCONSIN

LAKE WINNEBAGO - It was overcast and cold on Friday, about 13 of Fahrenheit's degrees, and small snowflakes darted through the air, stinging my cheeks.

My friend Bob Dohr and I were pedaling bikes across the ice of Lake Winnebago, and the scene was otherworldly. I couldn't tell where the ice ended and the sky began. I could see nothing anywhere, except for a wide gradient of shades of gray, Bob riding nearby and a line of pine trees that stretched off into oblivion.

The trees were placed on the ice by the folks at Paynes Point Hook & Spear Fishing Club, an organization that fosters conservation, fishing, hunting and other winter Winnebago activities, including biking on ice. Each year, club members check the thickness of the ice, and, if it's safe, plow a road from their clubhouse on the west side of the lake to Faro Springs Road on the east side. They place bridges across dangerous cracks.

And oh my gosh, as we were riding along, I was thankful for the club's efforts and glad I left a donation to help finance their work, even in a little way.

See BIKING, Page 2A



The atmosphere on the Lake Winnebago ice can be a little like that of a science fiction movie. Here Keith Uhlig waves at a pickup truck driving on the plowed road. BOB DOHR/USA TODAY NETWORK-WISCONSIN

Sparking shutdowns

As Canadian truck blockade forces auto plants to close, U.S. braces for similar protests. 4A

Fact check

McEnany spins comparison of Trump, Biden on Russian gas pipeline. 4A

Weather

High 38° | Low 4°
Forecast, 10A

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Church sex abuse aired in Portugal

Barry Hatton
ASSOCIATED PRESS

LISBON, Portugal – A lay committee looking into historic child sex abuse in the Portuguese Catholic Church said Thursday that during its first month of work it received allegations from 214 people.

The allegations are from people born between 1933 and 2006 and tell of psychological torment kept secret for decades, the Independent Committee for the Study of Child Abuse in the Church said.

“This suffering is associated with feelings of shame, fear, guilt and self-exclusion, reinforcing the idea of lives where the sensation of ‘standing on the sidelines’ was always present,” the committee said in a statement.

Portuguese church officials said two years ago that authorities had investigated only about a dozen allegations of sexual abuse involving Portuguese priests since 2001. More than half of those cases were dropped because

church investigators decided there wasn’t enough evidence to pursue them.

The six-person committee, which includes psychiatrists, a former Supreme Court judge and a social worker, promises anonymity for anyone who comes forward. It officially began its work on Jan. 1.

The committee, which will report to the Portuguese Bishops’ Conference at the end of the year, says its task is to study what child sex abuse has occurred, not launch formal investigations.

Many of the allegations suggest a strong possibility that other children may have been victims of the same abuser, the statement said.

Allegations came in from across the country and from Portuguese now living in the United States, Canada and various European countries.

Because most statements were received online, the committee is stepping up its efforts to reach people in less developed areas of the country who may not be used to using technology.



Looking north, a rendering from an Allouez vision plan, completed by Somerville Architects in 2019, shows one idea for redeveloping the intersection of South Webster Avenue and St. Joseph Street. The village has purchased the Webster Center strip mall, which would be on the right side of this rendering with a plan to redevelop it. COURTESY OF VILLAGE OF ALLOUEZ

Allouez

Continued from Page 1A

apartment project as part of a plan to convert Old Fort Square into a public market and housing complex.

General Capital still has a few more details that need village approval before the project can proceed to demolition and construction.

Here’s a look at what we know about the project.

Give me the big picture: What’s coming?

The village wants to improve its central business district, so it will spend a little more than \$4.5 million to acquire the site, raze the aging shopping center and assist General Capital with the cost of redeveloping the site.

The company has proposed Velay, a combination of 125-market rate apartments divided between two buildings and a little more than 5,000 square feet of retail space on the first floor of the building at 1905 S. Webster Ave.

The project, once completed, should have an assessed property value of \$17.7 million. The following year, it is expected to generate projected property tax payments of about \$346,500.

The project will likely face the same supply chain and materials challenges other recent developments have.

Where did the name ‘Velay’ come from?

It’s a nod to Father Claude Jean Allouez at a time in his life well before the Jesuit missionary reached northeastern Wisconsin.

Allouez, the person, was born in what is now called Haute Loire, an administrative division of France called a department, that dates back to the French Revolution. In 1622, when Allouez was born, his hometown of Saint-Didier was part of the county of Velay. The county Velay’s roots go back to the 1100s, if not earlier.

Hillenbrand said General Capital came up with the name as it mulled the village’s slogan, “Historically Progressive.”

“A good fit, as it acknowledges history while we endeavor to create a development that we hope will be a catalyst for the corridor,” Hillenbrand said.

What about the retail space?

The building closest to South Webster Avenue will include about 5,400 square feet of retail space, about half the first-floor footprint, at the south end of the building.

The village wanted closer to 80% of the first floor to be retail space, to show more activity from the street, but General Capital said that would be too much retail space.

Fuller said the two parties arrived at a compromise: General Capital would keep half the first floor as retail space. The other half would be filled with amenities for apartment residents.

“You would still see the activity at the street level,” Fuller said.

The development agreement also includes a \$250,000 payment to General Capital when the building is finished to help cover costs related to attracting a tenant to the retail space, Fuller said. The agreement calls for General Capital to secure tenants that “align with the needs of the village.”

The village has applied for a Wisconsin Economic Development Corp. community investment grant to cover that payment.

General Capital declined to comment about interest in the retail space. Fuller said he knows the developers have “some really warm leads.”

How much public support is involved?

The village, through a mix of methods, will provide about \$4.5 million in assistance to the redevelopment effort.

It spent \$1.3 million in fall 2020 to buy the property and will set aside another \$500,000 for demolition and site work, per the development agreement. The village plans to sell the property to General Capital for \$1.

And General Capital will also get 50% of its annual property tax payment back each year through 2039. The reimbursement stops at \$2.5 million.

What’s left to do?

General Capital wants the village’s approval to deviate from its design codes in three ways and needs the Village Board to act on those requests following a public hearing. The three issues are:

- An exception from village building height restrictions to allow a fifth floor of apartments in the building closest to Webster Avenue.

- An exception from a requirement to set the upper floors of the building back 15 feet, which would give the building a tapered appearance.

- Final approval of the agreement that the only half of the ground floor will be retail space.

The Village Board will hold the public hearing and final site plan review for the project on March 1.

Contact Jeff Bollier at (920) 431-8387 or jbollier@gannett.com. Follow him on Twitter at @JeffBollier.

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NASA Nutrient Delivers 5,000 Times More Energy Than CoQ10

It’s a game changer for this Medical Doctor. His patients report, “I’m 70 but feel 40 again”... and “My endurance has almost doubled.”

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“There’s a little-known NASA nutrient that multiplies the number of new power generators in your cells by up to 55%,” says Dr. Al Sears, owner of the Sears Institute for Anti-Aging Medicine in Royal Palm Beach, Florida. “Science once thought this was impossible. But now you can make your heart, brain and body young again.”

“I tell my patients the most important thing I can do is increase their ‘health span.’ This is the length of time you can live free of disease and with all your youthful abilities and faculties intact.”

MEDICAL FIRST: MULTIPLY THE “POWER GENERATORS” IN YOUR CELLS

Al Sears, M.D., recently released an energy-boosting supplement based on this NASA nutrient that has become so popular, he’s having trouble keeping it in stock.

Dr. Sears is the author of over 500 scientific papers on anti-aging and recently spoke at the WPBF 25 Health & Wellness Festival featuring Dr. Oz and special guest Suzanne Somers. Thousands of people listened to Dr. Sears speak on his anti-aging breakthroughs and attended his book signing at the event.

Now, Dr. Sears has come up with what his peers consider his greatest contribution to anti-aging medicine yet — a newly discovered nutrient that multiplies the number of tiny, energy-producing “engines” located inside the body’s cells, shattering the limitations of traditional CoQ10 supplements.

WHY MITOCHONDRIA MATTER

A single cell in your body can contain between 200 to 2,000 mitochondria, with the largest number found in the most metabolically active cells, like those in your brain, heart and skeletal muscles.

But because of changes in cells, stress and poor diet, most people’s power generators begin to malfunction and die off as they age. In fact, the Mitochondria Research Society reports 50 million U.S. adults are suffering from health problems because of mitochondrial dysfunction.

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Dr. Sears and his researchers combined the most powerful form of CoQ10 available — called ubiquinol — with a unique, newly discovered natural compound called PQQ that has the remarkable ability to grow new mitochondria. Together, the two powerhouses are now available in a supplement called **Ultra Accel II**.

Discovered by a NASA probe in space dust, PQQ (Pyrroloquinoline quinone) stimulates something called “mitochondrial biogenesis” — a unique process that actually boosts the number of healthy mitochondria in your cells.

In a study published in the *Journal of Nutrition*, mice fed PQQ grew a staggering number of new mitochondria, showing an increase of more than 55% in just eight weeks.



NASA-discovered nutrient is stunning the medical world by activating more youthful energy, vitality and health than CoQ10.

The mice with the strongest mitochondria showed no signs of aging — even when they were the equivalent of 80 years old.

SCIENCE STANDS BEHIND THE POWER OF PQQ

Biochemical Pharmacology reports that PQQ is up to 5,000 times more efficient in sustaining energy production than common antioxidants.

“Imagine 5,000 times more efficient energy,” says Dr. Sears. “PQQ has been a game changer for my patients.”

“With the PQQ in **Ultra Accel II**, I have energy I never thought possible,” says Colleen R., one of Dr. Sears’ patients. “I am in my 70’s but feel 40 again. I think clearer, move with real energy and sleep like a baby.”

IT WORKS RIGHT AWAY

Along with an abundance of newfound energy, users also report a sharper, more focused mind and memory, and even younger-looking skin and hair. Jerry M. from Wellington, Florida, used **Ultra Accel II** and was amazed at the effect.

“I noticed a difference within a few days,” says Jerry. “My endurance almost doubled. But it’s not just in your body. You can feel it mentally, too,” says Jerry. “Not only do I feel a difference, but the way it protects my cells is great insurance against a health disaster as I get older.”

INCREASE YOUR HEALTH SPAN TODAY

The demand for this supplement is so high, Dr. Sears is having trouble keeping it in stock. “My patients tell me they feel better than they have in years. This is ideal for people who are feeling or looking older than their age... or for those who are tired or growing more forgetful.”

“My favorite part of practicing anti-aging medicine is watching my patients get the joy back in their lives. **Ultra Accel II** sends a wake-up call to every cell in their bodies... and they actually feel young again.”

WHERE TO FIND ULTRA ACCEL II

Right now, the only way to get this potent combination of PQQ and super-powered CoQ10 is with Dr. Sears’ breakthrough **Ultra Accel II** formula.

To secure bottles of this hot, new supplement, buyers should contact the Sears Health Hotline at **1-800-804-8554** within the next 48 hours. “It takes time to get bottles shipped out to drug stores,” said Dr. Sears. “The Hotline allows us to ship the product directly to the customer.”

Dr. Sears feels so strongly about this product, he offers a 100%, money-back guarantee on every order. “Just send me back the bottle and any unused product within 90 days, and I’ll send you your money back,” said Dr. Sears.

The Hotline will be taking orders for the next 48 hours. After that, the phone number will be shut down to allow them to restock.

Call **1-800-804-8554** to secure your limited supply of **Ultra Accel II**. You don’t need a prescription, and those who call in the first 24 hours qualify for a significant discount. To take advantage of this great offer use Promo Code **NP0122UA197** when you call in.

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