



Packers offensive coordinator 'preparing for the worst'

SPORTS, 1B



GREEN BAY PRESS-GAZETTE

FRIDAY, MAY 20, 2022 | GREENBAYPRESSGAZETTE.COM

PART OF THE USA TODAY NETWORK

SOCCER FRIENDLY

Most of Lambeau sold out for July match

Richard Ryman

Green Bay Press-Gazette

USA TODAY NETWORK - WISCONSIN

GREEN BAY - Eighty percent of tickets are sold for the Manchester City-Bayern Munich soccer match at Lambeau Field.

The soccer friendly - an exhibition match - is scheduled for 6 p.m. July 23 in the home of the Green Bay Packers. Tickets went on sale May 5 to Packers season ticket holders and May 6 to the general public.

The match is between two of the world's soccer powers, Manchester City of England's Premier League and Bayern Munich of Germany's Bundesliga.

Bayern, founded in 1900, just won its 32nd championship since Bundesliga launched nearly 59 years ago. This year's was its 10th consecutive Bundesliga championship. It also won six Champions League cups among other accomplishments.

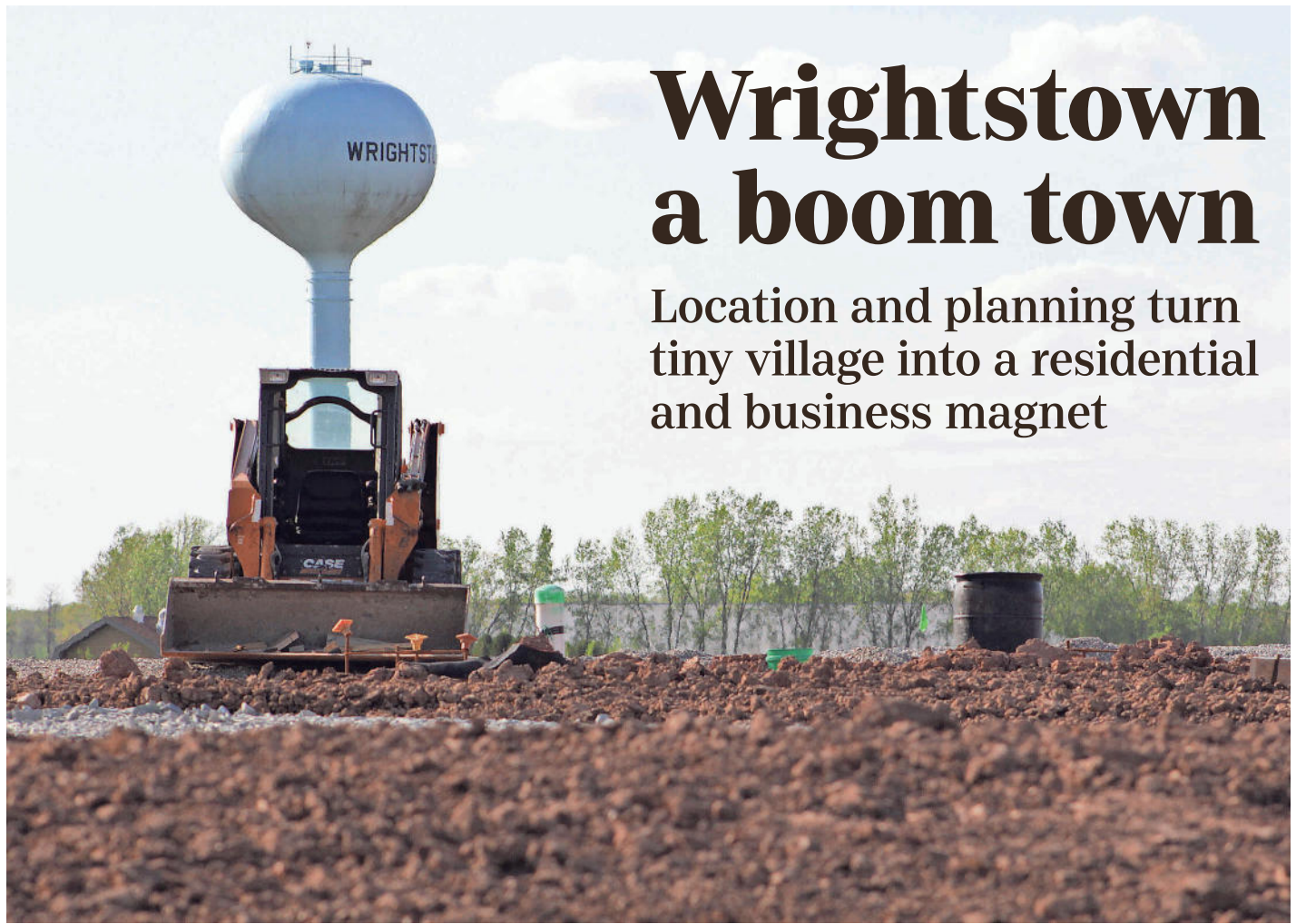
Since luring coach Pep Guardiola from Bayern in 2016, Man City, founded in 1880, has won three of the last four Premier League championships and is one point ahead of Liverpool this season. Each team will play their final game of the season on Sunday.

Unsold seats at Lambeau mostly are in the top rows of the bowl at the north end zone and in the rows closest to the field.

Standard tickets were listed between \$35 and \$160, but those closest to the field were more expensive. Those seats are in what Ticketmaster calls its Official Platinum category. Ticketmaster said that category uses market-based pricing.

On Wednesday, the remaining Official Platinum seats, some of which were directly behind the team benches, ranged from \$170 to \$950.

See SOCCER, Page 2A



Wrightstown a boom town

Location and planning turn tiny village into a residential and business magnet

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

WRIGHTSTOWN - As the Green Bay and Appleton areas continue to grow out in all directions, a small community that straddles a border of Brown and Outagamie counties has become a focal point for residential, industrial and commercial development.

A little more than 15 miles from the centers of Green Bay and Appleton, the village of Wrightstown has attracted residential rooftops, commercial growth and industries over the last five to 10 years. The development is expected to continue into the future.

On Wednesday, village officials joined WrightSite Development LLC as it placed a new bet on Wrightstown's growth. The group, a partnership of private equity investors led by Consolidated Construction Co. and developer NAI Pfeifferle broke ground on a 100,000-square-foot industrial building on Brown County DDD.

See WRIGHTSTOWN, Page 5A



ABOVE: Crews prepare land for the next phase of a residential housing development on Wrightstown Road and East Frontage Road in Wrightstown.

TOP: The construction site of WrightSite Development LLC's 100,000-square-foot industrial building on County DDD. The group is a partnership of private equity investors. PHOTOS BY KARL EBERT/USA TODAY NETWORK-WISCONSIN

"You used to see everyone leave in the morning and then see them come back at sunset. Now there are opportunities in Wrightstown that are helping keep people local. They're ordering from our restaurants and local grocery store. It's been great."

Travis Coenen Wrightsville administrator

Deputy saved 2 police dogs before flash flood swept away squad car

Kent Tempus

Oconto County Reporter

USA TODAY NETWORK - WISCONSIN

OCONTO - Sgt. Chad Angus had to think fast when his squad car crashed into flood waters while driving on Oconto County A.

The Oconto County officer was in the town of Maple Valley on May 12 when he was dispatched to assist Sheriff Todd



Angus

Skarban, who was at the scene of a tree falling on a vehicle several miles away.

While the rainfall was still moderate to heavy at 8:49 p.m., the ferocious downpour that pounded west-central Oconto County and caused flash flooding had subsided.

Angus was being cautious, driving at

30 mph when his squad car was suddenly swallowed up when the roadway collapsed beneath him about a mile west of County G.

"The patrol vehicle abruptly came to a stop as the front of the vehicle struck the embankment under the blacktop," Angus wrote in his report, noting his air-bag deployed.

The deputy, who was with two police dogs, radioed that his squad car had

been damaged by a washout.

"You could just hear it in his voice, the uneasiness," Skarban said. "He's a very solid deputy sheriff, a level-headed guy his entire career. There's not much that rattles him, but you could hear it in his voice - our dispatchers knew it as well - that there was something going on."

See FLOOD, Page 6A

50% OFF INSTALLATION!

GUTTER REPLACEMENT

50% OFF INSTALLATION!

ROOF REPAIR & REPLACEMENT

50% OFF INSTALLATION!

DR. ENERGY SAVER INSULATION

GUTTERS - ROOFING - INSULATION | Keeney Home Services

Keeney Home Services is a locally owned and operated home improvement company specializing in solutions from the attic up. Proudly serving all of northeast & central WI since 2009!

CALL NOW TO GET A FREE ESTIMATE!

920-600-8422

www.keeneyhomeservices.com

WI. LIC. DC-11130006

YOUR TRUSTED LOCAL HOME SERVICE COMPANY - BACKED BY SOLID WARRANTY COVERAGE!

SPRING SAVINGS ARE HERE! BOOK NOW, SAVE NOW!

OFFERS EXPIRE 5/31/2022

USA TODAY
Biden hails NATO bids: Leaders meet to discuss defense pact, security. 4A

Green Bay near top of list
City No. 3 among U.S. News and World Report's "Best Places to Live." 2A

Weather
High 72° | Low 51°
T-storms. Forecast, 10A

Volume 106 | No. 330
Home delivery pricing inside
Subscribe 877-424-5042
©2022 \$3.50



Wrightstown

Continued from Page 1A

Unlike most developments in recent years, this one has no specific user to lease the space. Instead, it's a bet on continued demand for industrial space in the region, said Manny Vasquez, NAI Pfefferle's vice president of business development.

"Industrial space is in high demand and short supply throughout the region, so it is encouraging to see new space coming to the Greater Green Bay market. This building will be a great fit for manufacturing, warehouse/distribution, assembly, and other types of industrial and flex users," Vasquez said in a media release.

The building can be used for light or heavy industrial operations and the space can be divided into 30,000-square-foot segments. There's also room for a 160,000-square-foot expansion that would bring the site's leasable area to 260,000 square feet.

Travis Coenen, the village's administrator, said the village's recent growth in property value, population and construction is the result not just of Wrightstown's location. He said it also is due to a streamlined development review process, the village's investment in infrastructure and utilities, and financial assistance it offers developers.

"We're not offering anything different (from other communities), we've just streamlined it," Coenen said. "For the job market and supply chain, it's great. We're in the middle of vendors. We're in the middle of workplaces. A lot of people are moving here and we can't get enough housing stock."

A decade of growth

The village's population increased from 2,878 in 2010 to 3,179 in 2020, according to Census data, although a more recently updated sign on the way into town on County DDD pegs the population at 3,353. The village has a projected population of 4,210 in 2040, per the Wisconsin Department of Administration.

Equalized property values increased 34.9% to \$242.8 million from 2016 to 2021, according to the Wisconsin Department of Revenue. The village's property value grew more than developing communities like Ashwaubenon



A sign on County DDD welcomes drivers to Wrightstown. The village's population rose from 2,878 in 2010 to 3,179 in 2020. KARL EBERT/USA TODAY NETWORK-WISCONSIN

(25.6%) and Bellevue (29.7%), but not as fast as Hobart (52.6%) and Lawrence (71.2%).

Coenen estimates the village has seen \$100 million in industrial and commercial construction projects in the last four years. More are on the way.

He said the village long known as "bedroom community" of commuters to Appleton and Green Bay with about 600 jobs locally now has added several more employers that give residents opportunities to work in Wrightstown as well: Tweet/Garot built its 108,000-square-foot fabrication center in 2018 and since then SD Wheel, Print Pro Inc. and others have moved into the village while existing employers like Retroflex have expanded. It adds up to hundreds of jobs.

"These are anything from good manufacturing jobs to executive jobs," Coenen said. "You used to see everyone leave in the morning and then see them come back at sunset. Now there are opportunities in Wrightstown that are helping keep people local. They're ordering from our restaurants and local grocery store. It's been great."

Mark Schwei, executive vice president at Consolidated Construction, said the public and private collaboration gave the partnership the confidence to build without first having a tenant. Specifically he noted employer retention

visits the Greater Green Bay Chamber conducts showed the need for industrial space.

"The average business invests in the Greater Green Bay Chamber through its membership fees. The fees funded staff, staff did the research that showed the opportunity exists," Schwei said. "The private sector took over from there and Wrightstown helped fund some of this through their TIF, which really filled the gap needed to fund this. It's quite an amazing circle when you think about it."

The site is 2 miles south of Tweet/Garot's fabrication shop and just north of Golf Course Drive/Broadway Street where industrial and commercial uses continue to close the gap between the village center and I-41. Bay Area Granite and Marble in 2019 moved into a 65,000-square-foot building that serves as its office, production space, showroom and slab yard.

Schwei said the location helped sell investors, but Consolidated already was very familiar with the village. He said the company has built more than 500,000 square feet of space there in recent years.

"We understand the community. They have the incentives. They made it a development-friendly, builder-friendly community in which to locate," Schwei said.

Schwei expects the new industrial building will be completed by the end of 2022 and that it will take about 18 months to lease the space. There has been interest, he said, but no tenants yet.

Other communities in the area between Appleton and Green Bay have seen similar interest from developers. Developers of a megawarehouse got approvals in Lawrence to build a \$200 million, five-story building just off Freedom Road, but the project was canceled this spring.

Coenen said more infrastructure improvements are scheduled in coming years, from the Wisconsin Department of Transportation's reconstruction I-41 from Appleton to De Pere to the village's plan to extend a rail spur from Drexel Building Supply north toward Tweet/Garot's site.

"We've achieved a lot of upgrades recently," said Coenen, who joined the village as its public works director in 2008. We've upgraded our wastewater plants. We have no lead services (pipes), we're maintaining our roads at about one or two miles per year. It's a lot to accomplish with a small team."

Suamico-based Midwest Expansion has 80 buildable, single-family lots for sale right now on Royal St. Patrick's Golf Course, plans to build 276 market rate apartment units along Brown County U, and is looking to add more housing units in the village's River District area.

Jeff Noeldner, of Midwest Expansion, said Wrightstown village staff have worked hard to facilitate so much growth in a few years. He said a timely development review process helps, as does the community's location between Green Bay and Appleton.

"There's a lot of positives," Noeldner said.

Appleton-based Van's Realty and Construction and De Pere-based Resource One Realty also plan to build 50 homes on a vacant lot along Wrightstown Road, southwest of Royal St. Patrick's and east of I-41.

And, while a location has not been finalized Coenen said the village has grown to the point where it has attracted the interest of an iconic Wisconsin company.

"Kwik Trip wants to be in Wrightstown," Coenen said, though he added a location has not been finalized yet.

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

Wisconsin's #1 Basement Waterproofing Company!
Proudly serving all Northeast & Central WI homeowners!

ENJOY YOUR HEALTHY BASEMENT! STOP MOLD IN ITS TRACKS THIS SPRING

DON'T BE ALLERGIC TO YOUR BASEMENT!
Have our professionally trained inspectors educate you about any:

■ MOLD	■ DISCOLORATION
■ MILDEW	■ DARK SPOTS
■ WATER SEEPAGE	■ WHITE POWDER
■ DAMPNESS	■ DRY ROT
■ CRACKS (FLOOR OR WALL)	■ RUST
■ MUSTY ODORS	■ INSECTS
	■ PESTS

SPECIAL FINANCING AVAILABLE

*Based on approved credit, call for details

SPRING RAIN SPECIAL

SAVE 10% UP TO \$775 OFF

EXPIRES 5/31/22

AS LOW AS **\$199** MONTH!*

Water Seepage

Dampness/Staining

Efflorescence

Mold/Mildew

Cracks

FREE BASEMENT INSPECTION! CALL TODAY! 920-903-3071

TUNDRALAND.com
OFFER EXPIRES MAY 31ST

\$500 OFF*
SOLAR LIGHTING PACKAGE

*Present to designer at consult

PLUS +

\$0 Down
0 Payments
0 Interest
FOR 12 MONTHS!

*Present to designer at consult

CUSTOMER REVIEW ★★★★★

Our new deck turned out absolutely BEAUTIFUL! The install went flawlessly, and we are so happy to finally be able to enjoy our backyard! -Tom & Beth J.

ACT NOW!

920-600-8286
VISIT TUNDRALAND.COM

CALL NOW TO SCHEDULE YOUR DECK INSTALLATION!

Fits existing space

Amazing style selection

Certified installers

NOW IS THE TIME TO UPGRADE YOUR BATHROOM!

FREE
INSTALLATION

*Present to designer at consult

YOU PAY NOTHING
UNTIL SUMMER 2023

*Present to designer at consult

OFFER EXPIRES MAY 31ST

Tundraland Home Improvements.
*Subject to credit approval. Financing for GreenSky® consumer loan programs is provided by federally insured, equal opportunity lender banks. Cannot combine with other offers. Ask for details. NMLS #1416362