



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, FEBRUARY 26, 2024, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSIZGZlFjcmlpWnZlOEVnUT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 841 3767 5822

Passcode: 483400

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

- I. Members: Chair Lisa Hanson, Vice-Chair Jacob Miller, Ald. Jim Hutchison, Sidney Bremer, Derius Daniels, Ken Rovinski, and Michael Poradek.

C. Approval of the Agenda.

- I. Approval of the agenda for the Monday, February 26, 2024, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the Monday, January 22, 2024, meeting.

E. Regular Business.

- I. (TA 24-01) Public Hearing on the request to Amend Section 44-138, Green Bay Municipal Code codifying the Mayor of Green Bay as the designator of the chairperson of the Zoning Board of Appeals, submitted by the Law Department.

2. (TA 24-01) Consideration with possible action on the request to Amend Section 44-138, Green Bay Municipal Code codifying the Mayor of Green Bay as the designator of the chairperson of the Zoning Board of Appeals, submitted by the Law Department.
3. Consideration with possible action on the Downtown Green Bay, Inc. (DGBI) Business Improvement District's (BID) year-end reporting for 2023.
4. Consideration with possible action on Olde Main Street Inc.(OMSI) Business Improvement District's (BID) year-end reporting for 2023.
5. Consideration with possible action on Military Avenue Inc. Business Improvement District's (BID) year-end reporting for 2023.

F. Informational.

1. (ZP 24-04) ITEM PLACED ON HOLD- Proposed Planned Unit Development (PUD) at 2890 St Anthony Drive
ITEM REQUESTED TO BE PULLED AND PLACED ON HOLD BY APPLICANT - PUBLIC HEARING and CONSIDERATION WITH POSSIBLE ACTION IS POSTPONED.
2. Director's report.
3. Date of next meeting: Monday, March 11, 2024.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Plan Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the Green Bay Plan Commission

MEETING DATE

February 26, 2024

PREPARED BY

AGENDA ITEM # E.I

(TA 24-01) Public Hearing on the request to Amend Section 44-138, Green Bay Municipal Code codifying the Mayor of Green Bay as the designator of the chairperson of the Zoning Board of Appeals, submitted by the Law Department.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

February 26, 2024

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2

(TA 24-01) Consideration with possible action on the request to Amend Section 44-138, Green Bay Municipal Code codifying the Mayor of Green Bay as the designator of the chairperson of the Zoning Board of Appeals, submitted by the Law Department.

BACKGROUND

Reason for Request: To update the chair appointment process for the Zoning Board of Appeals

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan does not provide specific guidance regarding text amendments.

Analysis: The City's Law Department is proposing a text amendment to Section 44-138 of the Green Bay Municipal Code that would update the process for which the chairperson of the Zoning Board of Appeals is appointed. With the update, the Mayor would appoint the chair. The staff supports this update.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

February 26, 2024

PREPARED BY

Wendy Townsend, Economic Coordinator

AGENDA ITEM # E.3

Consideration with possible action on the Downtown Green Bay, Inc. (DGBI) Business Improvement District's (BID) year-end reporting for 2023.

BACKGROUND

The Plan Commission is required each February to review the year-end financial reports of each Business Improvement District (BID) as stated in the BID handbook.

RECOMMENDATION

Staff is recommending the approval of the annual end of year BID reports from DGBI as submitted for 2023.

FISCAL IMPACT

ATTACHMENTS

- I. Downtown Green Bay BID Year End 2023

**2023 Year End Business Improvement District Operating Plan Budget for
Downtown Green Bay**

REVENUE			Approved 2023 Budget	2023 Actual
	BID Assessment - DGBI		\$ 266,066.00	\$ 269,196.00
	Total Revenue		\$ 266,066.00	\$ 269,196.00
EXPENSES				
Administrative				
	Allocation toward DGBI Staffing		\$ 110,866.00	\$ 110,866.00
Operating Expenses				
	Office Supplies & Equipment		\$ 2,500.00	\$ 3,203.00
	Phone/Internet		\$ 3,200.00	\$ 2,337.76
	Dues, Fees and Subscriptions		\$ 2,000.00	\$ 5,775.47
	Conferences/Professional Devel.		\$ 5,000.00	\$ 4,984.04
	Insurance		\$ 8,000.00	\$ 8,667.25
	Lease/Rental Fees		\$ 25,000.00	\$ 22,011.36
	Total Operating Expenses		\$ 45,700.00	\$ 46,978.88
BID Audit/Accounting Services	Annual Audit		\$ 12,000.00	\$ 14,650.00
Marketing/Printing				
	Includes graphic design software, printed and digital promotional materials, website, social media, and promotional giveaways			
	Total Marketing allocations		\$ 25,000.00	\$ 20,170.62
Economic Development				
	Business recruitment and retention, networking		\$ 10,000.00	\$ 4,704.79
Physical Improvements				
	Holiday Wreath Lighting & Décor		\$ 4,000.00	\$ 2,943.63
	Cleanliness - Litter, Weeds		\$ 4,000.00	\$ 16,690.08
	Banner and Bracket Replacements		\$ 40,000.00	\$ 39,839.69
	Public Art		\$ 14,500.00	\$ 6,603.20
	Planters-Paid for by private contributions			
	Washington St. Tree Lights-Paid for by private contributions			
	Total Physical Improvements		\$ 62,500.00	\$ 66,076.60
	Total Expenses		\$ 266,066.00	\$ 263,446.89



Report to the Green Bay Plan Commission

MEETING DATE

February 26, 2024

PREPARED BY

Wendy Townsend, Economic Coordinator

AGENDA ITEM # E.4

Consideration with possible action on Olde Main Street Inc.(OMSI) Business Improvement District's (BID) year-end reporting for 2023.

BACKGROUND

The Plan Commission is required each February to review the end of year (EOY) financial reports of each Business Improvement District (BID) as stated in the City's BID handbook.

RECOMMENDATION

Staff is recommending the approval of the annual EOY reports as submitted by OMSI BID for 2023.

FISCAL IMPACT

ATTACHMENTS

- I. Olde Main BID Year End 2023

**2023 Year End Business Improvement District Operating Plan Budget for
Downtown Green Bay**

REVENUE			Approved 2023 Budget	2023 Actual
	BID Assessment - DGBI		\$ 266,066.00	\$ 269,196.00
	Total Revenue		\$ 266,066.00	\$ 269,196.00
EXPENSES				
Administrative				
	Allocation toward DGBI Staffing		\$ 110,866.00	\$ 110,866.00
Operating Expenses				
	Office Supplies & Equipment		\$ 2,500.00	\$ 3,203.00
	Phone/Internet		\$ 3,200.00	\$ 2,337.76
	Dues, Fees and Subscriptions		\$ 2,000.00	\$ 5,775.47
	Conferences/Professional Devel.		\$ 5,000.00	\$ 4,984.04
	Insurance		\$ 8,000.00	\$ 8,667.25
	Lease/Rental Fees		\$ 25,000.00	\$ 22,011.36
	Total Operating Expenses		\$ 45,700.00	\$ 46,978.88
BID Audit/Accounting Services	Annual Audit		\$ 12,000.00	\$ 14,650.00
Marketing/Printing				
	Includes graphic design software, printed and digital promotional materials, website, social media, and promotional giveaways			
	Total Marketing allocations		\$ 25,000.00	\$ 20,170.62
Economic Development				
	Business recruitment and retention, networking		\$ 10,000.00	\$ 4,704.79
Physical Improvements				
	Holiday Wreath Lighting & Décor		\$ 4,000.00	\$ 2,943.63
	Cleanliness - Litter, Weeds		\$ 4,000.00	\$ 16,690.08
	Banner and Bracket Replacements		\$ 40,000.00	\$ 39,839.69
	Public Art		\$ 14,500.00	\$ 6,603.20
	Planters-Paid for by private contributions			
	Washington St. Tree Lights-Paid for by private contributions			
	Total Physical Improvements		\$ 62,500.00	\$ 66,076.60
	Total Expenses		\$ 266,066.00	\$ 263,446.89



Report to the Green Bay Plan Commission

MEETING DATE

February 26, 2024

PREPARED BY

Wendy Townsend, Economic Coordinator

AGENDA ITEM # E.5

Consideration with possible action on Military Avenue Inc. Business Improvement District's (BID) year-end reporting for 2023.

BACKGROUND

Each February the BIDs present their end of year reports to the Plan Commission along with their past year's accomplishments per the City of Green Bay's BID handbook.

RECOMMENDATION

Staff recommends approving the 2023 end of year financial reports as presented by Military Avenue, Inc. BID.

FISCAL IMPACT

ATTACHMENTS

- I. MABA BID EOY 2023

Military Avenue Business Inc.			31-Jan-24	11 months remaining			
Drafted Oct. 2022			2023 Approved	Activity to date	to Activity last month	Activity this month	Over/Under Budget
Revenue							
301	BID Assessments		108,275.00	0.00		0.00	-108,275.00
302	Donations/Partnerships		0.00	0.00		0.00	0.00
303	Grants-restricted Income		10,000.00	0.00		0.00	-10,000.00
310	Event Funds/Sponsorships		20,000.00	959.00		959.00	-19,041.00
	310.4 EBT			349.00		349.00	948.00
330	Interest Income		300.00	96.00		96.00	-404.00
311	In-kind contributions			0.00		0.00	0.00
390	(-) Projected delinquent assessments		-2,166.00	0.00		0.00	-2,166.00
	Carry over per audit/review	2023 Review ADD DATE					
			136,609.00	1,055.00	0.00	1,055.00	
Total Revenue							
Expenses							
	Personnel			Activity to date	to Activity last month	Activity this month	Over/Under Budget
513	Wages and Staff		58,063.00	0.00		0.00	-58,063.00
	PT Grant Funded Mkt Staff +		25,000.00				-25,000.00
251	Taxes/fees 7.65%		6,354.00	0.00		0.00	-6,354.00
525	Training/Education (Dir.)		700.00	0.00		0.00	-700.00
	Operating Expenses		90,117.00				
579	Rent		7,200.00	0.00		0.00	-7,200.00
559	Insurance and Wkrs Comp Ins		2,600.00	0.00		0.00	-2,600.00
581	Office Supplies		450.00	27.00		27.00	-423.00
531	Office Printer Lease		2,000.00	0.00		0.00	-2,000.00
561	Legal/Accounting		3,000.00	511.10		511.10	-2,488.90
533	Audit		1,500.00	0.00		0.00	-1,500.00
541	Grant expenses		100.00	0.00		0.00	-100.00
510	Dues and Subscriptions		850.00	11.99		11.99	-838.01
523	Postage		100.00	0.00		0.00	-100.00
590	Bank fees		50.00	0.00		0.00	-50.00
	Technology		17,850.00				
549	Computers (+maintenance)		900.00	0.00		0.00	-900.00
585	Internet/phone		1,500.00	104.14		104.14	-1,395.86
	Direct Program Expenses		2,400.00				
	DESIGN						
519	Facade grant program		0.00	0.00		0.00	0.00
504	Street Planters		12,000.00	0.00		0.00	-12,000.00
548	Median Lawn Maintenance		600.00	0.00		0.00	-600.00
567	Street Décor/Banners		6,060.00	0.00		0.00	-6,060.00
571	Gateway		1,800.00	0.00		0.00	-1,800.00
	District lighting		20,000.00	0.00		0.00	-20,000.00
	Public Amenities		20,000.00	0.00		0.00	-20,000.00
			60,460.00				
546	ECONOMIC DEVELOPMENT						
	Business Recruit/Support		1,000.00	0.00		0.00	-1,000.00
	Planning/Visioning		10,000.00	0.00		0.00	-10,000.00
			11,000.00				
535	EVENTS						
	Events		15,000.00	5.80		5.80	-14,994.20
535.4	Event/ EBT			5.80		5.80	
507	Licenses & Fees		200.00	0.00		0.00	-200.00
			15,200.00				
501	ORGANIZATION						
	Marketing/Adv		8,000.00	97.59		97.59	-7,902.41
506	Website/Social Media		500.00	0.00		0.00	-500.00
			8,500.00				
508	OTHER EXPENSE						
526	Donations		0.00	0.00		0.00	0.00
	Theft		0.00	0.00		0.00	0.00
	Restricted Grant		0.00	0.00		0.00	0.00
			0.00				
Total Expenses			205,527.00	763.42		763.42	
	BALANCE		-68,918.00	-291.58		-291.58	

MILITARY AVENUE BID
Balance Sheet As of 01/31/24

---THIS YEAR--- ---LAST YEAR--- ---CHANGE--- % CHANGE

Assets.....

BUSINESS SAVINGS 1785	0.00	12,221.28	-12,221.28	-100.0
CHECKING #2296	1,188.47	99,586.61	-98,398.14	-98.8
MONEY MARKET SAVINGS 2385	108,881.46	106,128.79	2,752.67	2.6
ACCOUNTS RECEIVABLE	0.00	0.00	0.00	0.0
MONEY MARKET NEW 5089	0.00	0.00	0.00	0.0
INVESTMENT CD	20,545.80	0.00	20,545.80	100.0
RECEIVABLE FROM EMPLOYEES	0.00	0.00	0.00	0.0
CHECKING ACT #5483	5,480.01	5,480.01	0.00	0.0
WORK IN-PROCESS	0.00	0.00	0.00	0.0
PREPAID EXPENSES	0.00	0.00	0.00	0.0
PRIME MONEY MARKET 8967	0.00	0.00	0.00	0.0
ORGANIZATION EXP.	0.00	0.00	0.00	0.0
AMORT ALLOW ORGANIZATION	0.00	0.00	0.00	0.0
EQUIPMENT	3,704.92	3,704.92	0.00	0.0
ACCUM DEPR EQUIPMENT	-1,379.96	-1,379.96	0.00	0.0
FURNITURE AND FIXTURES	0.00	0.00	0.00	0.0
ACCUM DEPR FURN/FIXTURES	0.00	0.00	0.00	0.0
VEHICLES	0.00	0.00	0.00	0.0
ACCUM DEPR VEHICLES	0.00	0.00	0.00	0.0
TOTAL ASSETS	138,420.70	225,741.65	-87,320.95	-38.7

Liabilities.....

ACCOUNTS PAYABLE	0.00	1,082.16	-1,082.16	-100.0
CUSTOMER DEPOSITS	0.00	0.00	0.00	0.0
EMPLOYEE GARNISHMENTS	0.00	45.00	-45.00	-100.0
LOAN FROM MABA	0.00	0.00	0.00	0.0
BMO HARRIS LINE OF CREDIT	0.00	0.00	0.00	0.0
BMO Credit Card	61.58	0.00	61.58	100.0
NOTES PAYABLE - NOTE 4	0.00	0.00	0.00	0.0
NOTES PAYABLE - NOTE 5	0.00	0.00	0.00	0.0
FICA PAYABLE	0.00	0.00	0.00	0.0
FED WH PAYABLE	0.00	0.00	0.00	0.0
WIS WH PAYABLE	0.00	0.00	0.00	0.0
FED UNEMPLOYMENT PAYABLE	0.00	0.00	0.00	0.0
WIS UNEMPLOYMENT PAYABLE	0.00	0.00	0.00	0.0
SALES TAX PAYABLE	0.00	0.00	0.00	0.0
LOAN FROM STOCKHOLDERS	0.00	0.00	0.00	0.0
TOTAL LIABILITIES	61.58	1,127.16	-1,065.58	-94.5

Capital.....

CAPITAL	0.00	0.00	0.00	0.0
RETAINED EARNINGS	142,527.72	142,350.08	177.64	0.1
SUSPENSE	0.00	0.00	0.00	0.0
NET INCOME	-4,168.60	82,264.41	-86,433.01	-105.1
TOTAL CAPITAL	138,359.12	224,614.49	-86,255.37	-38.4
TOTAL LIAB. & CAPITAL	138,420.70	225,741.65	-87,320.95	-38.7

Military Avenue Business District
Operating Plan Statement
Period Ending 01/31/24

	MTD		YTD	
	THIS YEAR	LAST YEAR	THIS YEAR	LAST YEAR
Revenues.....				
BID Assessments	0.00	0.00	0.00	0.00
Grants-restricted income	0.00	0.00	0.00	0.00
Donations/PARTNERSHIPS	0.00	0.00	0.00	0.00
TOTAL REVENUE	0.00	0.00	0.00	0.00
Expenses.....				
BID DIRECTOR	0.00	10,219.45	0.00	10,219.45
Operating				
Insurance and WC Ins.	0.00	0.00	0.00	0.00
Office Supplies	27.00	0.00	27.00	0.00
RENT	0.00	3,600.00	0.00	3,600.00
Computer 3/9/15	0.00	0.00	649.96	649.96
Postage	0.00	0.00	0.00	0.00
Legal/Accounting	511.10	174.27	511.10	174.27
Training/Education	0.00	0.00	0.00	0.00
PHONE/INTERNET	104.14	93.78	104.14	93.78
Bank Fees	0.00	0.00	0.00	0.00
Total Operating Expenses	642.24	14,087.50	642.24	14,087.50
Programs.....				
Physical Improvements				
Facade grant program	0.00	0.00	0.00	0.00
Street Planters	0.00	0.00	0.00	0.00
Street Decor	0.00	1,421.10	0.00	1,421.10
Bad Debt Expense	0.00	0.00	0.00	0.00
Business Development				
Business Recruit. Support	0.00	24.25	0.00	24.25
TRAVEL	0.00	0.00	0.00	0.00
Bus Retention/ Bus Pop-Up	0.00	0.00	0.00	0.00
Marketing				
GATEWAY	0.00	70.71	0.00	70.71
Public amenities	0.00	0.00	0.00	0.00
Events	5.80	518.43	5.80	518.43
Audit	0.00	0.00	0.00	0.00
Total Programs	5.80	2,034.49	5.80	2,034.49

MILITARY AVENUE BID
Income Statement
Period Ending 01/31/24

	MTD				YTD			
	THIS YEAR	% OF SALES	LAST YEAR	% OF SALES	THIS YEAR	% OF SALES	LAST YEAR	% OF SALES
Income.....								
BID Assessments	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
Donations/PARTNERSHIPS	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
Grants-restricted income	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
Event/SPONSORSHIPS FUNDS	959.00	90.9	788.00	89.0	959.00	90.9	788.00	89.0
Interest income	96.00	9.1	97.35	11.0	96.00	9.1	97.35	11.0
In-Kind contributions	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
Projected Delinquent Assmt	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
TOTAL INCOME	1,055.00	100.0	885.35	100.0	1,055.00	100.0	885.35	100.0
Cost of Sales.....								
PURCHASES	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
PURCHASES DISCOUNT	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
TOTAL COST OF SALES	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
GROSS PROFIT	1,055.00	100.0	885.35	100.0	1,055.00	100.0	885.35	100.0
Expenses.....								
Advertising/Marketing	97.59	9.3	275.00	31.1	97.59	9.3	275.00	31.1
Intern education allowanc	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
Restricted Grant	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
Street Planters	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
LICENSES & FEES	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
DISTRICT LIGHTING	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
DUES & SUBSCRIPTIONS	11.99	1.1	0.00	0.0	11.99	1.1	0.00	0.0
TRAVEL	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
Facade grant program	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
Postage	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
THEFT/FRAUD	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
MEALS/ENTERTAINMENT	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
Median Lawn Maintenance	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
Bus Retention/ Bus Pop-Up	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
Office Printer Lease	0.00	0.0	58.86	6.6	0.00	0.0	58.86	6.6
Audit	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
Events	5.80	0.5	518.43	58.6	5.80	0.5	518.43	58.6
Public amenities	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
Grant Expense	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
Business Recruit. Support	0.00	0.0	24.25	2.7	0.00	0.0	24.25	2.7
Computer (Maintenance)	0.00	0.0	105.00	11.9	0.00	0.0	105.00	11.9
Insurance and WC Ins.	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
LATE FEES	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
Street Decor	0.00	0.0	1,421.10	160.5	0.00	0.0	1,421.10	160.5
Legal/Accounting	511.10	48.4	174.27	19.7	511.10	48.4	174.27	19.7
GATEWAY	0.00	0.0	70.71	8.0	0.00	0.0	70.71	8.0
INTEREST	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
RENT	0.00	0.0	3,600.00	406.6	0.00	0.0	3,600.00	406.6
Office Supplies	27.00	2.6	0.00	0.0	27.00	2.6	0.00	0.0
PHONE/INTERNET	104.14	9.9	93.78	10.6	104.14	9.9	93.78	10.6
Planning/Visioning	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
Small Tools	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
Bank Fees	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
Website/social media	0.00	0.0	173.69	19.6	0.00	0.0	173.69	19.6

MILITARY AVENUE BID
Income Statement
Period Ending 01/31/24

	MTD				YTD			
	THIS YEAR	% OF SALES	LAST YEAR	% OF SALES	THIS YEAR	% OF SALES	LAST YEAR	% OF SALES
Expenses (continued).....								
WAGES - STAFF	0.00	0.0	9,493.22	1,072.	0.00	0.0	9,493.22	1,072.
FICA EXP.	0.00	0.0	726.23	82.0	0.00	0.0	726.23	82.0
FED UNEMPLOYMENT EXP.	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
WIS UNEMPLOYMENT EXP.	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
WORKMANS COMP. INS.	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
HEALTH INSURANCE	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
WAGES - OWNER	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
Training/Education	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
TOTAL EXPENSES	757.62	71.8	16,734.54	1,890.	757.62	71.8	16,734.54	1,890.
OPERATING INCOME	297.38	28.2	-15,849.19	1,790.	297.38	28.2	-15,849.19	1,790.
OWNERS DRAW	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
DEPRECIATION	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
AMORT. EXPENSE	0.00	0.0	0.00	0.0	0.00	0.0	0.00	0.0
INCOME - OTHER	0.00	9.1	671.00	11.0	0.00	9.1	671.00	11.0
NET INCOME	297.38	28.2	-15,178.19	1,714.	297.38	28.2	-15,178.19	1,714.



Report to the Green Bay Plan Commission

MEETING DATE

February 26, 2024

PREPARED BY

David Buck, Staff

AGENDA ITEM # F.I

(ZP 24-04) ITEM PLACED ON HOLD- Proposed Planned Unit Development (PUD) at 2890 St Anthony Drive

ITEM REQUESTED TO BE PULLED AND PLACED ON HOLD BY APPLICANT - PUBLIC HEARING and CONSIDERATION WITH POSSIBLE ACTION IS POSTPONED.

BACKGROUND

(ZP 24-04) Request to create a Planned Unit Development (PUD) for the creation of a cottage court with 21 small homes at 2890 St. Anthony Drive, submitted by Veteran's 1st of NEW, Inc. - ITEM REQUESTED TO BE PULLED AND PLACED ON HOLD BY APPLICANT - PUBLIC HEARING POSTPONED.

A neighborhood meeting was held for the item on Tuesday 2/20/2024. At the request of the petitioner, Veterans 1st of NEW, Inc, the PUD application is being placed on hold as the petitioner addresses some of the concerns made by neighbors at the meeting and intends to resubmit updated information at a later date.

A public hearing was noticed on February 9 and February 16, 2024. Because the petitioner has requested a hold, neither a public hearing nor consideration for the item will occur at the February 26 meeting of the Plan Commission. When/if the applicant supplies staff with updated information, this item will be placed back onto a future Plan Commission agenda with standard noticing to the public. Alder Grant, the Schmitt Park Neighborhood Association and neighbors within 400 feet of the proposal have been notified of this item being placed on hold at the February 26 Plan Commission meeting. The request from the petitioner is attached.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. 24-04 Request from Petitioner to Place a Hold on the Item

From: Kim Nohr <kim@veterans1stnew.com>
Sent: Wednesday, February 21, 2024 3:39 PM
To: David Buck <David.Buck@greenbaywi.gov>
Subject: PUD application

Hi David,

I am requesting that you put a temporary hold on our PUD application. We will be readdressing some of the neighborhood concerns and firming up the site plan and program narrative. Could you let me know how I restart the process.

Thanks for your time.

Kim and Gail Nohr
Founders, Veterans 1st of NEW, Inc.
phone: 920-932-1763
email: kim@veterans1stnew.com
email: gail@veterans1stnew.com
view our: [Website](#)





Report to the Green Bay Plan Commission

MEETING DATE

February 26, 2024

PREPARED BY

AGENDA ITEM # F.2

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking PUBLIC 20240208



Community & Economic Development Department
100 North Jefferson Street - Room 608
Green Bay, Wisconsin 54301-5026
www.greenbaywi.gov

Phone 920.448.3300
Fax 920.448.3426

City of Green Bay Development Tracker - February 2024

#	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
						Total #	Under 80%	
1	Merge @ Shipyard	Merge LLC	239 Arndt Street	Market multi-family rental, retail	CSM underway. PUD approved 2/6/24. Construction starting August 2024.	225	0	\$21,000,000
2	City East Apartments	City East Apartments, LLC.	1165 E Walnut	Affordable multi-family rental, United Way office	Construction underway	43	36	\$11,627,300
3	Bay City Lofts	Bay City Lofts, LLC.	2510 University Ave	Affordable multi-family rental	Construction underway	48	40	\$14,125,500
4	200 N. Monroe	200 N. Monroe PropCo LLC	200 N. Monroe	Market rate multi-family rental, ground floor commercial	DA amendment under review	172	TBD	\$22,000,000
5	JBS	City/RDA	0 Lime Kiln Rd	Destination park, mixed housing, urban farm	Development RFP reissued - due late March. Road and utility construction to begin in spring	TBD	TBD	TBD
6	New Land 221 Cherry	New Land Enterprises	221 Cherry	Market rate multi-family rental, retail	DA to be considered in April	258	0	\$35M
7	Former Badger Sheet Metal	TBD	420 S. Broadway/419 S. Maple	Market rate multi-family rental, fire station, retail, green infrastructure corridor	\$1M EPA Grant awarded. Ad hoc facilities committee approval received in February for fire station/multi-family mixed-use. RFQ release in February.	TBD	TBD	TBD
8	The Fort @ Railyard	TWG	419 Donald Driver Way	Affordable multi-family rental, retail	Under construction. Completion anticipated summer 2024	233	187	\$21,000,000
9	Cherry Faith Properties	DuJuan Cherry	436 S. Monroe	Multi-family rental, ground floor commercial	Planning Option expires 02/14/2024	33	26	TBD
10	222 Cherry St LLC	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	Amendment to DA anticipated in March 2024.	71	0	TBD

PRIMARY USE COLOR KEY	
Multi-family	
Single-family	
Commercial	
Industrial	
Public	

City of Green Bay Development Tracker - February 2024

#	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
10	222 Cherry St LLC	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	Amendment to DA anticipated in March 2024.	Total #	Under 80%	TBD
						71	0	
11	University Ave	Neighborworks Green Bay	Near 1120 University Ave	20-24 Unit Complex	Bidding and Design process. Planning Option extension may be considered in February 2024.	Total #	Under 80%	TBD
						TBD	TBD	
12	4th Street	Neighborworks Green Bay	4th Street and Chestnut	10 unit, 3 buildings, market-rate units	Finalizing bidding and design. Planning Option expires 03/30/2024	Total #	Under 80%	tbd
						11	7	
13	Mary and Gallagher	Neighborworks Green Bay	Mary St and Gallagher St	Housing	PO Expires 2/14/2024	Total #	Under 80%	TBD
						TBD	TBD	
14	1035 Vandertbraak	Danna Capital, Horizon	1035 Vanderbraak & Corner Vanderbraak and Clay	52 Unit affordable housing multi story & Stacked Townhomes	Developer preparing development proposal and is seeking financing. PO Expires 5/14/2024	Total #	Under 80%	TBD
						52	TBD	
15	Pulliam Redevelopment	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	Engineering underway for Pulliam improvements	Total #	Under 80%	TBD
						NA	NA	
16	Carnivore	Lanny Viegut	3757 Vital Pl	Industrial - pet food processing	Partial occupancy 12/20/23 . Phase 2 to be complete 3/31/24	Total #	Under 80%	\$35,000,000
						NA	NA	
17	Grandview Project #2		3855 Finger Rd	Industrial	PO Expires 8/6/24	Total #	Under 80%	TBD
						NA	NA	
18	Shipyards Phase I	City/RDA	100 W. Mason, 239 Arndt	Riverfront promenade, pier, docks, kayak launch, habitat, site utilities	Under construction. Completion anticipated July 2024. Phase 2 grant and Shipyards DA amendment to be considered in March	Total #	Under 80%	NA
						NA	NA	
19	Parking Lot F Redevelopment	On Broadway, Inc	300 block North Broadway	Parking ramp, likely with multi-family housing	Planning option extended February 2024, to expire 5/1/24.	Total #	Under 80%	TBD
						TBD	TBD	
20	Schauer & Schumacher	33 Investments LLC	227 E Walnut, 101 & 109 N Adams St	Event venue, speakeasy and boutique hotel	Developer finalizing financing. Planning option expires 3/13/24	Total #	Under 80%	TBD
						NA	NA	
21	Green Bay Plaza	ICAP Development	1555 W. Mason	Commercial	DA being prepared for public infrastructure (water) investments to support creation of new commercial developments	Total #	Under 80%	TBD
						NA	NA	

PRIMARY USE COLOR KEY	
	Multi-family
	Single-family
	Commercial
	Industrial
	Public

City of Green Bay Development Tracker - February 2024

#	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
22	Southwest Woods	GB Real Estate Investments	Hinkle south of Mason	Single-family houses and townhomes with road extension	Traffic Impact Analysis under DPW review. DA anticipated in March	Total #	Under 80%	TBD
						15	0	
23	Veterans Village	Veterans First	2890 Anthony Drive	Cottage Court development for veterans	PUD application submitted	Total #	Under 80%	TBD
						21	21	
24	1915 Harold St.	LeMense	1915 Harold St	Single family, owner occupied home	DA approved, expires 12/31/2024	Total #	Under 80%	\$198,300
						1		
25	445 S Baird St	Deals, Development, Partnership Capital	445 S Baird St	Single family, owner occupied home	Completion anticipated Fall 2024	Total #	Under 80%	\$243,000
						1		
26	929 N Broadway	Neighborworks Green Bay	929 N Broadway	Single family, owner occupied home	PO Expires 03/12/2024	Total #	Under 80%	TBD
						1	1	
27	1162 & 1164 Day St	Neighborworks Green Bay	1162 & 1164 Day St	Single family, owner occupied home on each lot	DA Expires 12/31/2024	Total #	Under 80%	\$500,000
						2	1	
28	1008 Smith St.	Habitat for Humanity	1008 Smith Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	\$240,000
						1	1	
29	1132 Harvey St.	Habitat for Humanity	1132 Harvey Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	\$250,000
						1	1	
30	1151 Reber St.	Habitat for Humanity	1151 Reber Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	\$250,000
						1	1	

PRIMARY USE COLOR KEY	
	Multi-family
	Single-family
	Commercial
	Industrial
	Public