



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, AUGUST 12, 2024, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

1. Join Zoom Meeting Online:
<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSlZGZ1FjcmlpWnZlOEVnUT09>

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.

1. Members: Chair Lisa Hanson, Vice-Chair Jacob Miller, Ald. Jim Hutchison, Derius Daniels, Ken Rovinski, Emma Fulwilder and Kelsey Lutzow.

C. Approval of the Agenda.

1. Approval of the agenda for the Monday, August 12, 2024, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the Monday, July 22, 2024, meeting.

E. Regular Business.

1. (CPA 24-03) Public Hearing on a request to amend the Smart Growth 2022 Comprehensive Plan for 1116 Hobart Drive (6H-1110-1 & 6H-1110-19) from Commercial

future land use to Medium-High Density Residential, submitted by Garritt Bader on behalf of MP GB I LLC Property Owner. (Ald. Kathy Hinkfuss, District 12)

2. (CPA 24-03) Consideration with possible action on a request to amend the Smart Growth 2022 Comprehensive Plan for 1116 Hobart Drive (6H-1110-1 & 6H-1110-19) from Commercial future land use to Medium-High Density Residential, submitted by Garritt Bader on behalf of MP GB I LLC Property Owner. (Ald. Kathy Hinkfuss, District 12)
3. (ZP 24-26) Public Hearing a request to rezone 1116 Hobart Drive (6H-1110-1 & 6H-1110-19) from C-1, General Commercial to R-3, Varied Density Residential district. Submitted by Garritt Bader on behalf of MP GB I LLC Property Owner. (Ald. K. Hinkfuss, District 12)
4. (ZP 24-26) Consideration with possible action a request to rezone 1116 Hobart Drive (6H-1110-1 & 6H-1110-19) from C-1, General Commercial to R-3, Varied Density Residential district. Submitted by Garritt Bader on behalf of MP GB I LLC Property Owner. (Ald. K. Hinkfuss, District 12)

F. Informational.

1. Director's report.
2. Date of next meeting: September 9, 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

August 12, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.1

(CPA 24-03) Public Hearing on a request to amend the Smart Growth 2022 Comprehensive Plan for 1116 Hobart Drive (6H-1110-1 & 6H-1110-19) from Commercial future land use to Medium-High Density Residential, submitted by Garritt Bader on behalf of MP GB I LLC Property Owner. (Ald. Kathy Hinkfuss, District 12)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 12, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(CPA 24-03) Consideration with possible action on a request to amend the Smart Growth 2022 Comprehensive Plan for 1116 Hobart Drive (6H-1110-1 & 6H-1110-19) from Commercial future land use to Medium-High Density Residential, submitted by Garritt Bader on behalf of MP GB I LLC Property Owner. (Ald. Kathy Hinkfuss, District 12)

BACKGROUND

Surrounding Zoning and Land Uses:

Subject Property: General Commercial (C1) | Green space

North: General Commercial (C1) | Commercial paint retail

South: Low Density Residential (R1) | Single-family residence

East: Highway Commercial (C2) and Planned Unit Development (PUD) | Car wash, Vehicle repair/Sales, Multi-family residential

West: General Commercial (C1) | Restaurant surface parking

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends commercial use for this property as well as the properties on most sides of the property except to the south-east, which calls for Medium-High Density Residential.

Report: A dual request Comprehensive Plan amendment and zoning change application involving two 1.15 acre parcels at 1116 Hobart Drive (Parcel 6H-1110-1 and 6H-1110-19) has been submitted Garritt Badder to potentially facilitate development of a multi-family residential housing project on the parcels. These parcels currently have a future land use designation of Commercial within the 2022 Smart Growth Green Bay Comprehensive Plan. In order to rezone the property, a Planned Unit Development or Comprehensive Plan amendment is needed to permit a zone change on the property in alignment with the Comprehensive Plan.

The existing Comprehensive Plan mapping denotes commercial land reaching a depth of approximately 350 feet off of the southern right of way of West Mason Frontage Road. Most of the parcels along the southern right of W Mason Frontage Road between Packerland Drive and Hobart Drive have a depth of approximately 350 feet. The two properties in question are adjacent to a parcel which is 100 feet in depth south of W Mason Frontage Road. This has left an infill gap in the development of the parcels along Hobart Drive as they do not front the commercial thoroughfare. Past aerial images indicate a small single-family home existed on one of the two parcels before 1978 and the current-day expansion of commercial development along West Mason between Packerland Drive and I-41.

The applicant is seeking both a Comprehensive Plan change and rezone to allow multi-family development on the site as permitted use. Staff is in favor of this proposal because of three contextual notes:

1. The existing future land use lots and zoning fronts Hobart, rather than W Mason. Commercial uses have sparsely been developed south along Hobart Drive. A small, niche auto dealer is across the

street, south of East Mason, but it does not generate daily users like the majority of businesses along the W Mason corridor.

2. The transition from a commercial corridor to a Low Density Residential neighborhood creates a space for a use like multi-family residential in this location.
3. An existing multi-family residential development exists across the street to the east. A Comprehensive Plan change and rezone continues the development pattern which exists along Hobart Drive and facilitates infill development to potentially occur.

The applicant does not have a formal site plan for the property, but generally speaking, the size of the combined parcels is sufficient land area to create a multi-family residential use on the site.

Ald. Hinkfuss and neighbors within 200 ft. have been notified of the meeting based on Plan Commission policy. The staff received one inquiry from a neighbor at the time of drafting this report. The neighbor opposed multi-family residential development, but was in favor of single-family residential development.

RECOMMENDATION

Approval of the request to amend the future land use of the parcels from Commercial to Medium-High Density Residential.

FISCAL IMPACT

ATTACHMENTS

1. ZP 24-26 Application
2. ZP 24-26 Property Map
3. ZP 24-26 Street View
4. Existing Zoning and FLU
5. ZP 24-26 Narrative
6. DRAFT M.O. XX-24- Amend Comp Plan 1100 Block of Hobart Dr and 1116 Hobart Dr



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 1116 Hobart Drive & 0 Hobart Drive

Parcel Number(s): 6H-1110-1 & 6H-1110-19

Petitioner(s): Garritt R. Bader

Date: July 15, 2024

Email: gb@gb-re.com

Phone Number: (813) 500-0296

Address: 300 N. Van Buren Street

City: Green Bay

State: WI

Zip: 54301

Property Owner: MP GB I, LLC

Phone Number: (813) 500-0296

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Garritt Bader, respectfully request that the City of Green Bay take the following action:

- ☒ Rezone Property (\$375.00 Review Fee)
- ☐ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- ☐ PUD and PUD Amendments (\$425.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
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- ☐ Approve Final Condominium Plat (\$150.00 Review Fee)
- ☐ Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official Map Amendment (\$200.00 Administration Fee)
- ☐ Plat of Right-of-Way (\$200.00 Administration Fee)
- ☐ Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$275.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee):

Owner Signature:

Date:

7-15-24

Petitioner Signature(s):

7-15-24

Checklist of required attachments:

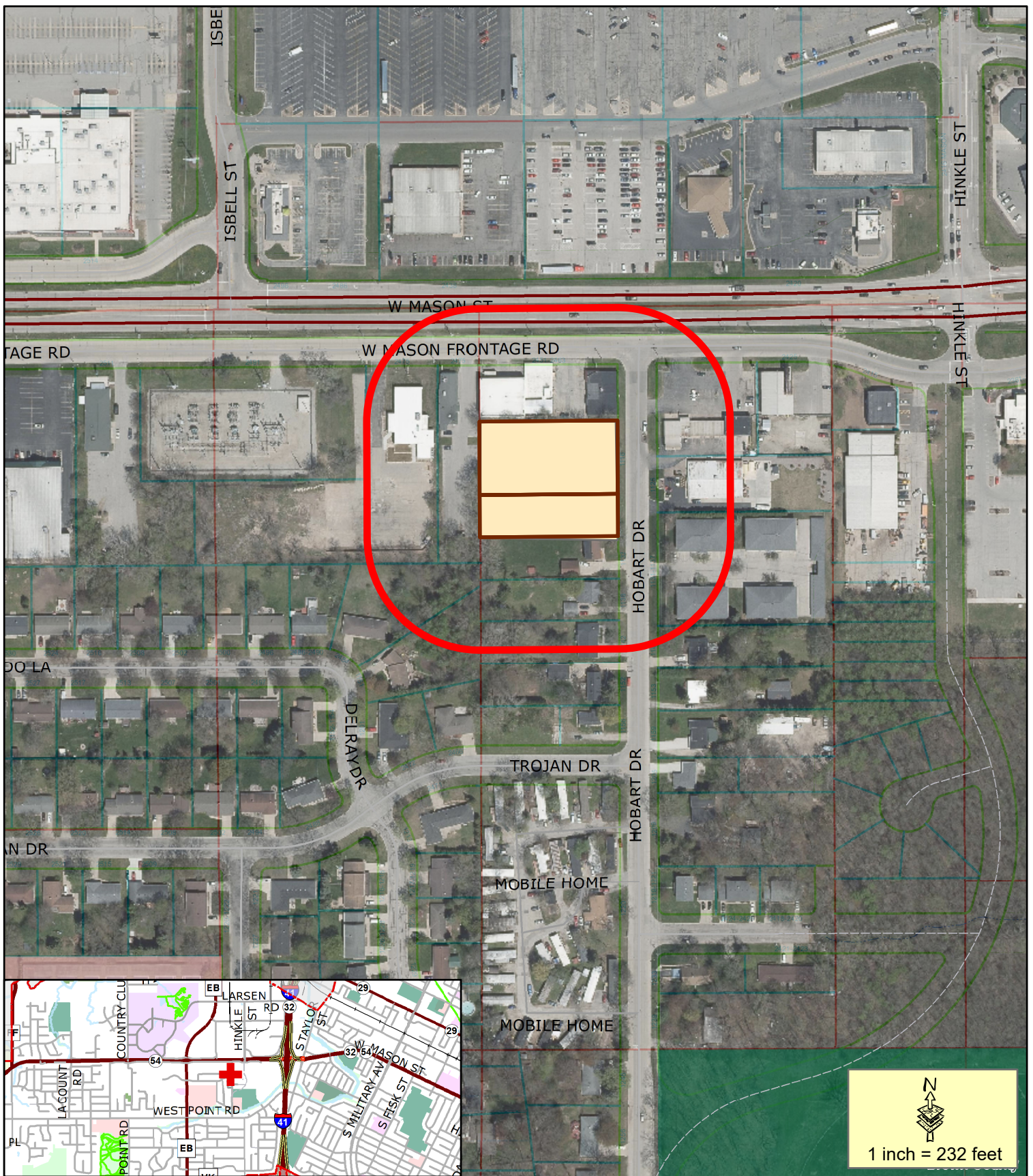
- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: \$375

Receipt No.:

Zoning Petition No.: ZP 24-26



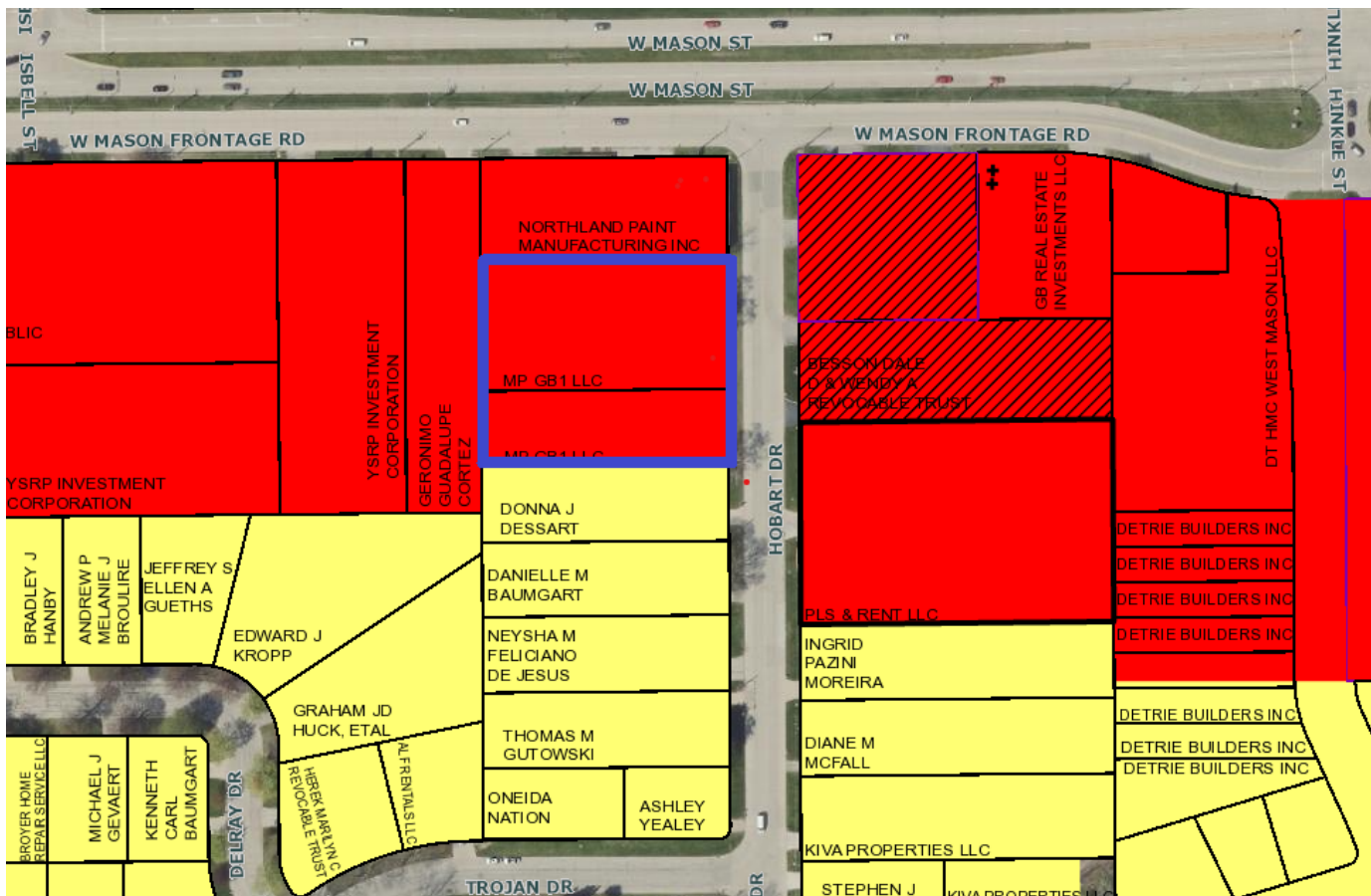
Proposed CPA and Rezone Parcels

200' Property Owner Notice

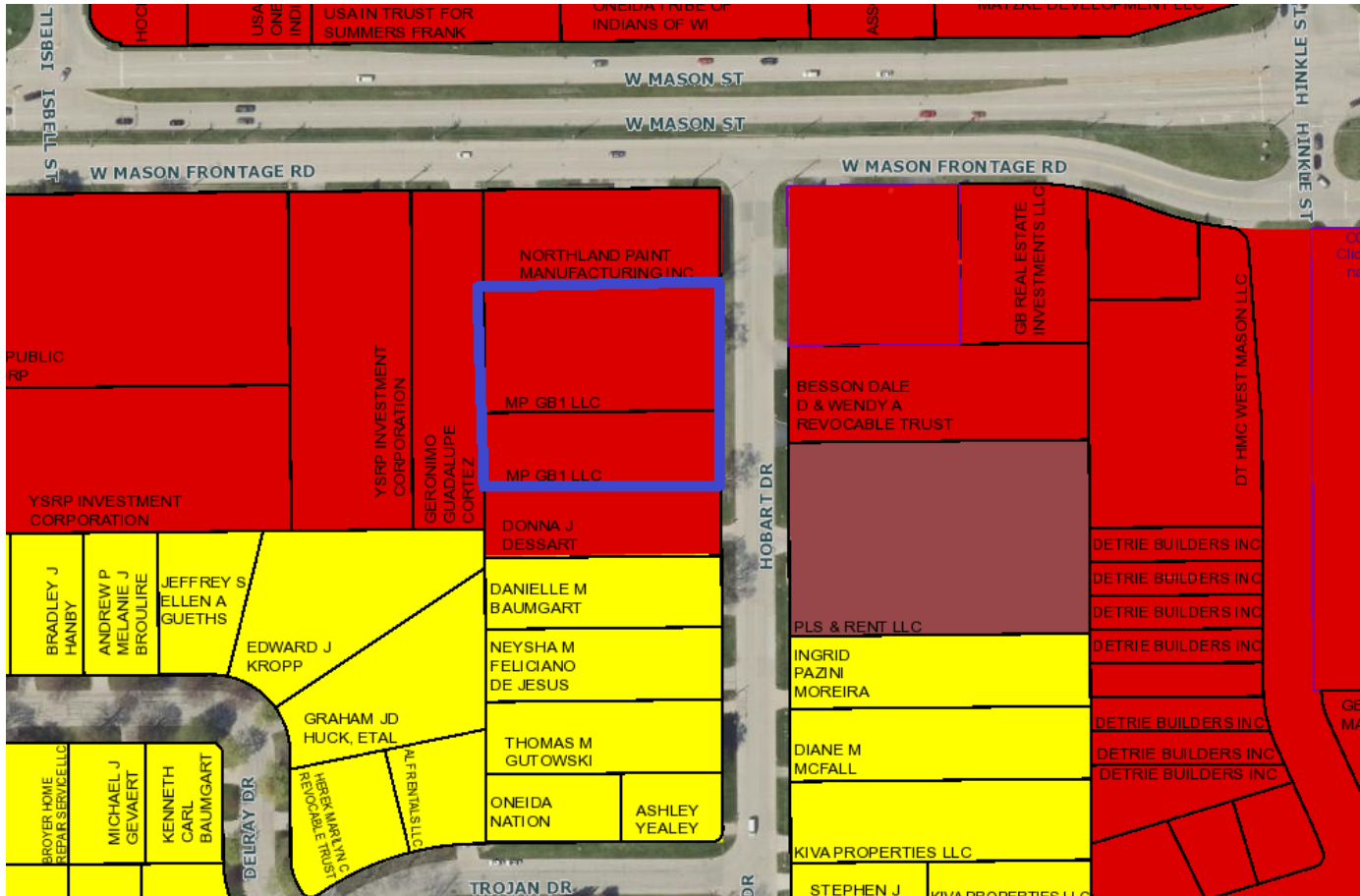
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.
Map prepared by JL

**Comprehensive Plan Amendment
(Commercial to Medium/High Density Residential)
and Rezone (C1 to R3) Request
1116 Hobart Drive
Parcels (6H-1110-1 and 6H-1110-19)**





Existing Zoning Map



Existing Future Land Use Map

GB Real Estate Investments, LLC
Licensed Wisconsin Brokerage
Garritt R. Bader
300 N. Van Buren Street, Green Bay, WI 54301
Phone: (813) 500-0296 • E-Mail: gb@gb-re.com
www.gb-re.com

July 15, 2024

Mr. David Buck
City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

**Re: Property Rezoning Request
Parcels 6H-1110-1 & 6H-1110-19**

Mr. Buck:

This brief narrative is being submitted concurrently as requested in the formal *RFCA* form for the above-referenced two tax parcels.

We are requesting that the City of Green Bay rezone the properties to R-3 to allow for future multifamily development to occur on the site. When combined, the parcels will create a 1.15-acre site fronting Hobart Drive south of the Mason Street frontage road. The site is currently vacant and zoned commercial, situated behind Parker Paints & Coatings.

(As part of the overall permitting process, we will request that a lot combination formally be approved to combine the two parcels into one).

Multifamily development on this site would provide a nice buffer between the R-1 and R-2 neighborhood to the south and commercial uses to the north. New development would notably provide fresh new units in an area that has not seen any new product in decades.

These will be market-rate units, catering to a wide range of potential residents including students at nearby NWTC, those desiring easy access to I-41, and/or those wanting to be close to the nearby retail corridor along West Mason Street.

Specific plans are still early, but we aim to have early renderings and layouts available for the Plan Commission to view at the meeting scheduled for August 12th.

Sincerely,



Garritt R. Bader

MISCELLANEOUS ORDINANCE NO. xx-24

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE SMART GROWTH
2022 COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY RELATED
TO PROPERTY LOCATED AT THE 1100 BLOCK OF HOBART DRIVE
(PARCEL 6H-1110-19) AND 1116 HOBART DRIVE (PARCEL 6H-1110-1)
FROM COMMERCIAL AND LIGHT INDUSTRIAL TO MEDIUM/HIGH DENSITY
RESIDENTIAL
(CPA 24-03)**

WHEREAS, pursuant to Wis. Stats. §§ 62.23(2) and (3), the City of Green Bay is authorized to prepare, adopt, and amend a comprehensive plan, as defined in Wis. Stats. § 66.1001(4)(a); and

WHEREAS the Common Council has adopted the Smart Growth 2022 Comprehensive Plan for the purpose of guiding future land-use decision making, but recognizes that from time-to-time amendments may be necessary to reflect changes in the land use and planning needs of the community; and

WHEREAS the Common Council of the City of Green Bay has adopted written procedures (known as the Public Participation Plan for Periodic Comprehensive Plan Amendments) designed to foster public participation in every stage of the preparation of periodic comprehensive plan amendments required by Wis. Stats. § 66.1001(4)(a); and

WHEREAS the City of Green Bay has held at least one public hearing on this ordinance in compliance with the requirements of Wis. Stats. § 66.1001(4)(d), and it is the Common Council's belief that this comprehensive plan amendment is necessary and consistent with the overall goals, policies, and other related elements of the plan;

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Comprehensive Plan Amendment CPA 23-04 is hereby adopted pursuant to Wis. Stats. § 66.1001(4)(c) on the following described properties. A copy of the comprehensive plan amendment is attached to this ordinance.

Parcel I: The most Westerly Two Hundred Forty-seven (247) feet of the South Seventy-five (75) feet of the North Four Hundred Five (405) feet of that part of Government Lot Fifteen (15), in Section 29, T24-R20E, lying South of the Center line of Highway 54 as now laid out, in the City of Green Bay, WSFR, Brown County, Wisconsin, except that part described in Volume 1123 Records Page 286.

And

Parcel II: The Southerly One Hundred Thirty (130) feet of the Northerly Three Hundred Thirty (330) feet of the Westerly Two Hundred Forty-seven (247) feet of Lot Fifteen (15), in Section Twenty-nine (29), T24-20 E, lying South of the Center line of Highway 54 as now laid out, in the City of Green Bay, WSFR, Brown County, Wisconsin, except that part described in Volume 1123 Records Page 286.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect upon its passage and publication.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2024.

APPROVED:

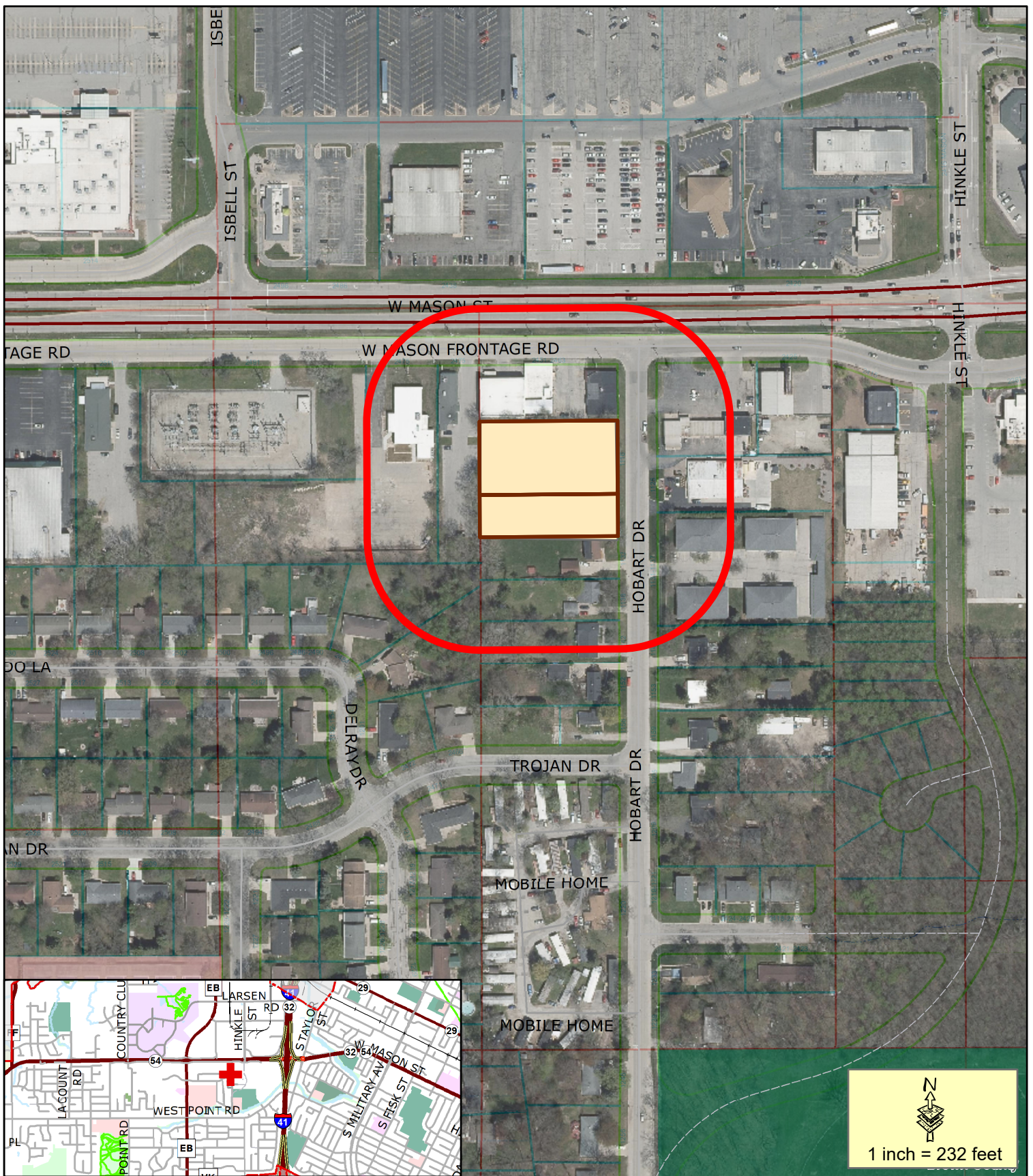
Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, Clerk

jl:

Attachments – Location Map



Proposed CPA and Rezone Parcels

200' Property Owner Notice

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Map prepared by JL

**Comprehensive Plan Amendment
(Commercial to Medium/High Density Residential)
and Rezone (C1 to R3) Request
1116 Hobart Drive
Parcels (6H-1110-1 and 6H-1110-19)**



Report to the Green Bay Plan Commission

MEETING DATE

August 12, 2024

PREPARED BY

AGENDA ITEM # E.3

(ZP 24-26) Public Hearing a request to rezone 1116 Hobart Drive (6H-1110-1 & 6H-1110-19) from C-1, General Commercial to R-3, Varied Density Residential district. Submitted by Garritt Bader on behalf of MP GB I LLC Property Owner. (Ald. K. Hinkfuss, District 12)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 12, 2024

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(ZP 24-26) Consideration with possible action a request to rezone 1116 Hobart Drive (6H-1110-1 & 6H-1110-19) from C-1, General Commercial to R-3, Varied Density Residential district. Submitted by Garritt Bader on behalf of MP GB I LLC Property Owner. (Ald. K. Hinkfuss, District 12)

BACKGROUND

Surrounding Zoning and Land Uses:

Subject Property: General Commercial (C1) | Green space

North: General Commercial (C1) | Commercial paint retail

South: Low Density Residential (R1) | Single-family residence

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West: General Commercial (C1) | Restaurant surface parking

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends commercial use for this property as well as the properties on most sides of the property except to the south-east, which calls for Medium-High Density Residential. CPA 24-03 recommends a change to Medium-High Density Residential.

Report: A dual request Comprehensive Plan amendment and zoning change application involving two 1.15 acre parcels at 1116 Hobart Drive (Parcel 6H-1110-1 and 6H-1110-19) has been submitted Garritt Bader to potentially facilitate development of a multi-family residential housing project on the parcels. These parcels currently have a future land use designation of commercial within the 2022 Smart Growth Green Bay Comprehensive Plan. In order to rezone the property, a Planned Unit Development or Comprehensive Plan amendment is needed to permit a zone change on the property in alignment with the Comprehensive Plan. This was the previous item reviewed by the Plan Commission.

Existing zoning classifies the two parcels as C1-General Commercial. Past records indicate the site has remained an undeveloped, potential infill site for decades. Commercial infill has not occurred south of the parcels located along West Mason frontage beyond the limits of the parcels directly touching the frontage road with limited exceptions.

The applicant is seeking both a Comprehensive Plan change and rezone to allow multi-family development on the site as permitted use. Staff is in favor of this proposal because of three contextual notes:

1. The existing future land use lots and zoning fronts Hobart, rather than W Mason. Commercial uses have sparsely been developed south along Hobart Drive. A small, niche auto dealer is across the street, south of East Mason, but it does not generate daily users like the majority of businesses along the W Mason corridor.
2. The transition from a commercial corridor to a Low Density Residential neighborhood creates space for use such as multi-family residential in this location.

3. An existing multi-family residential development exists across the street to the east. A Comprehensive Plan change and rezone continues the development pattern which exists along Hobart Drive and facilitates infill development to potentially occur.
4. The applicant does not have a formal site plan for the property, but generally speaking, the size of the combined parcels is sufficient land area to create a multi-family residential use on the site.

Ald. Hinkfuss and neighbors within 200 ft. have been notified of the meeting based on Plan Commission policy. Staff has received one inquiry from a neighbor at the time of drafting this report. The neighbor opposed multi-family residential development, but was in favor of single-family residential development.

RECOMMENDATION

Approval of the request to rezone the property from General Commercial (C1) to Varied-Density Residential (R3).

FISCAL IMPACT

ATTACHMENTS

1. ZP 24-26 Application
2. ZP 24-26 Narrative
3. ZP 24-26 Street View
4. Existing Zoning and FLU
5. ZP 24-26 Zoning Map



REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic
Development Department
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026
(920) 448-3400 - phone
(920) 448-3426 - fax
www.greenbaywi.gov

Location of Property: 1116 Hobart Drive & 0 Hobart Drive

Parcel Number(s): 6H-1110-1 & 6H-1110-19

Petitioner(s): Garritt R. Bader

Date: July 15, 2024

Email: gb@gb-re.com

Phone Number: (813) 500-0296

Address: 300 N. Van Buren Street

City: Green Bay

State: WI

Zip: 54301

Property Owner: MP GB I, LLC

Phone Number: (813) 500-0296

Submit this Request Form and all required attachments to the Community and Economic Development Department, Room 608, City Hall

To: Honorable Mayor and Common Council, c/o City Clerk

I, Garritt Bader, respectfully request that the City of Green Bay take the following action:

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- ☐ Comprehensive Plan Amendments (\$275.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee):

Owner Signature:

Date:

7-15-24

Petitioner Signature(s):

7-15-24

Checklist of required attachments:

- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: \$375

Receipt No.:

Zoning Petition No.: ZP 24-26

GB Real Estate Investments, LLC
Licensed Wisconsin Brokerage
Garritt R. Bader
300 N. Van Buren Street, Green Bay, WI 54301
Phone: (813) 500-0296 • E-Mail: gb@gb-re.com
www.gb-re.com

July 15, 2024

Mr. David Buck
City of Green Bay
100 N. Jefferson Street
Green Bay, WI 54301

**Re: Property Rezoning Request
Parcels 6H-1110-1 & 6H-1110-19**

Mr. Buck:

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(As part of the overall permitting process, we will request that a lot combination formally be approved to combine the two parcels into one).

Multifamily development on this site would provide a nice buffer between the R-1 and R-2 neighborhood to the south and commercial uses to the north. New development would notably provide fresh new units in an area that has not seen any new product in decades.

These will be market-rate units, catering to a wide range of potential residents including students at nearby NWTC, those desiring easy access to I-41, and/or those wanting to be close to the nearby retail corridor along West Mason Street.

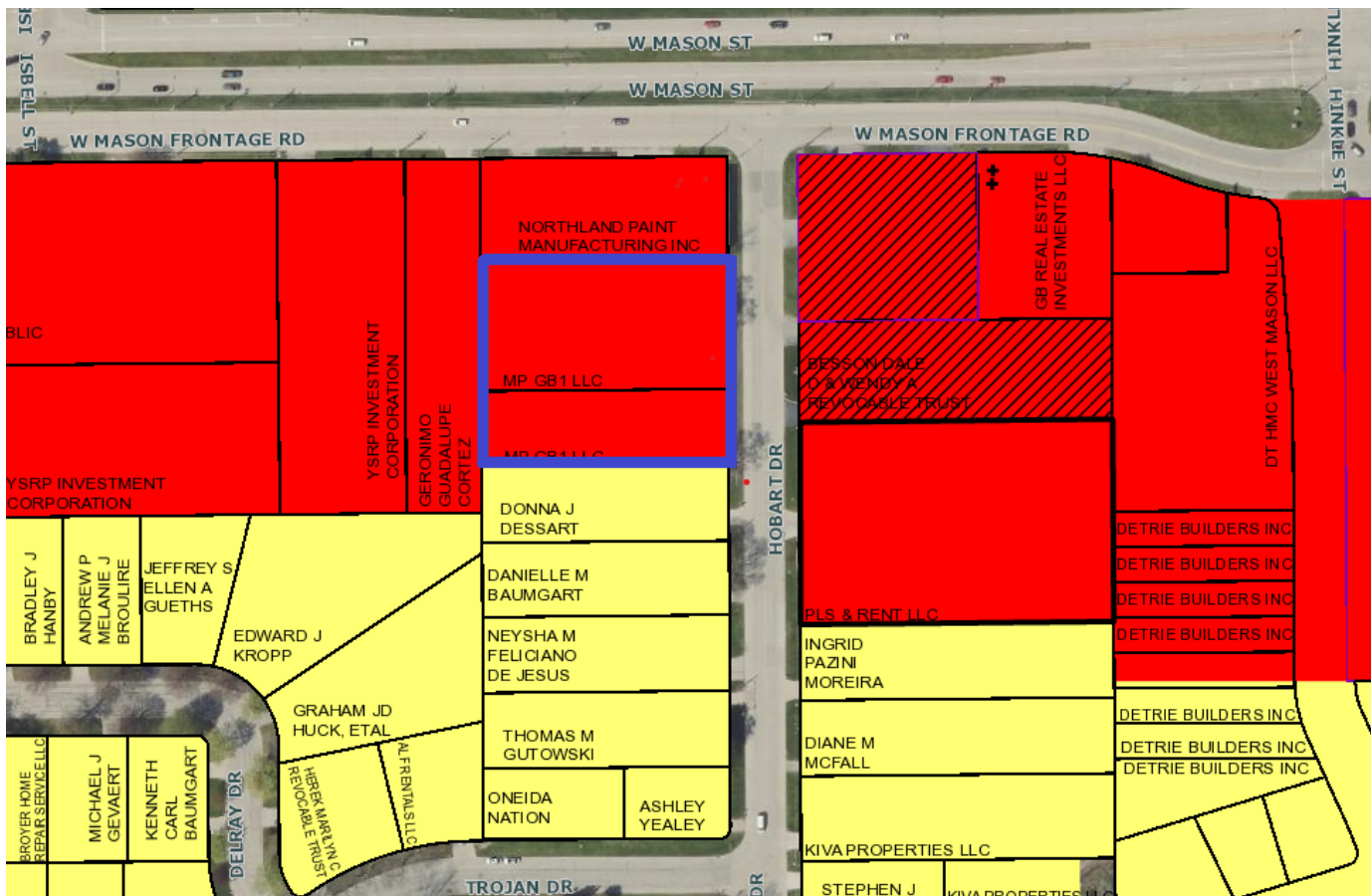
Specific plans are still early, but we aim to have early renderings and layouts available for the Plan Commission to view at the meeting scheduled for August 12th.

Sincerely,

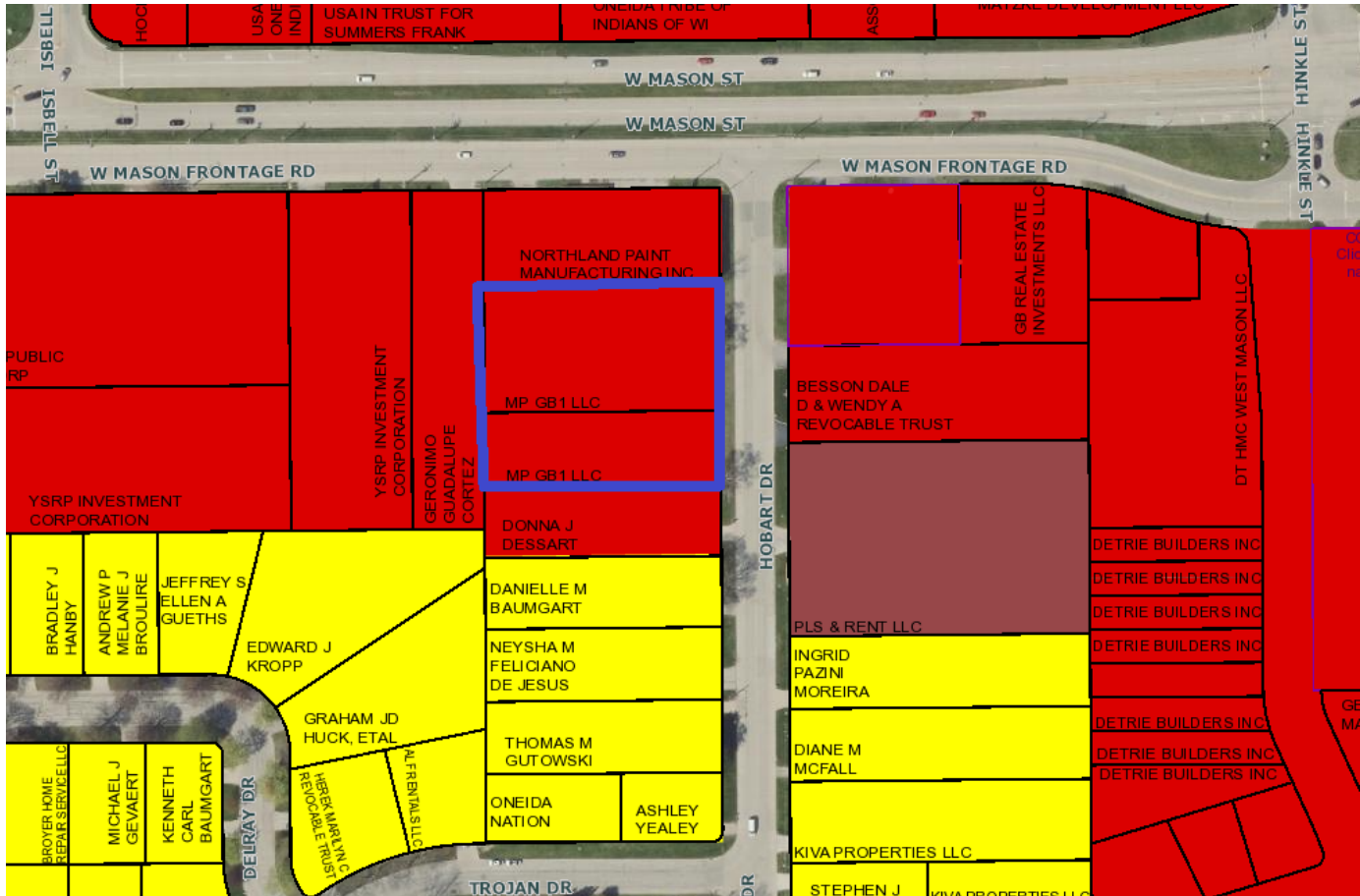


Garritt R. Bader

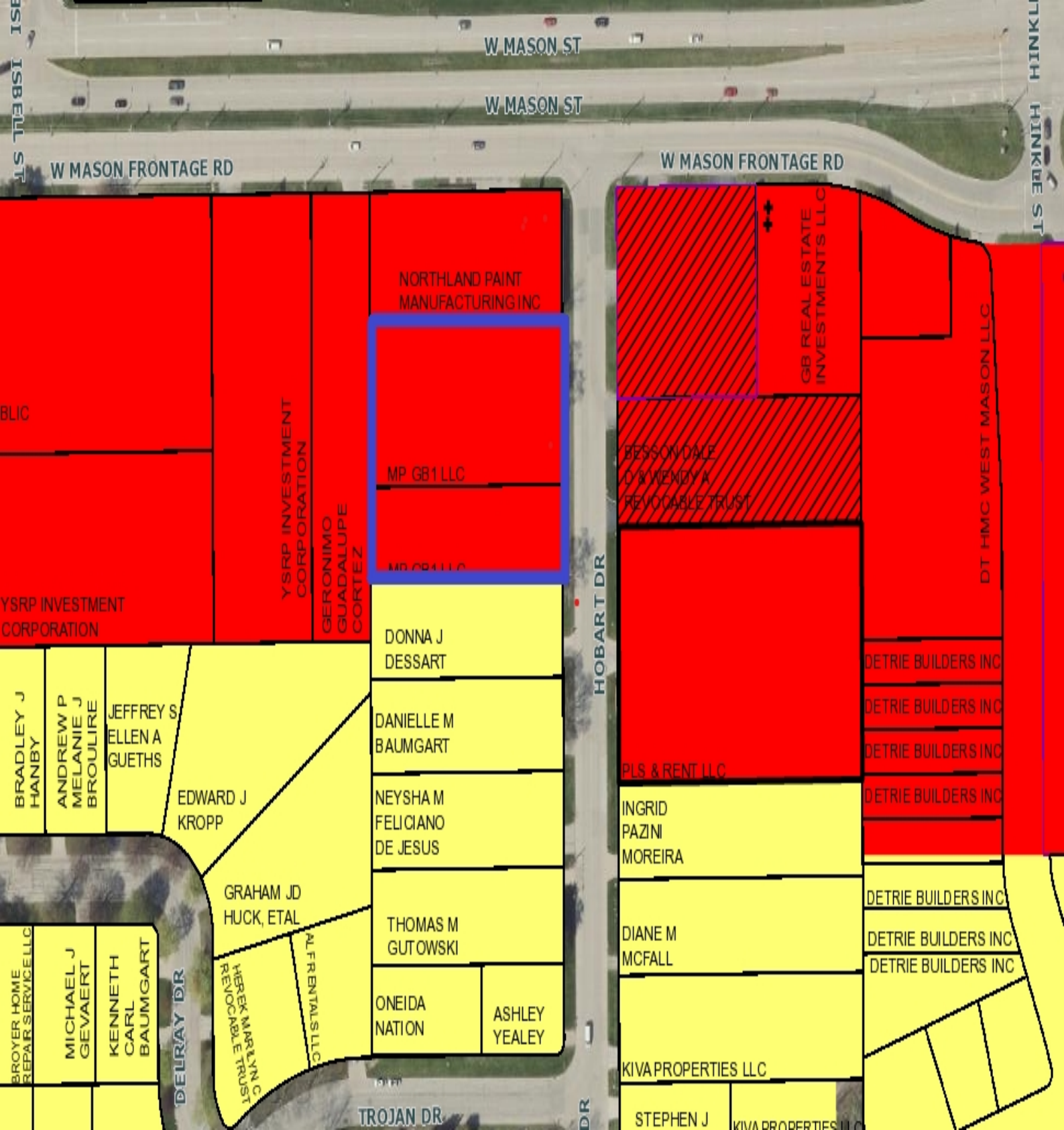




Existing Zoning Map



Existing Future Land Use Map



W MASON ST

W MASON ST

W MASON FRONTAGE RD

W MASON FRONTAGE RD

NORTHLAND PAINT
MANUFACTURING INC

MP GB1 LLC

MP GB1 LLC

GB REAL ESTATE
INVESTMENTS LLC

BESSON DALE
D & WENDY A
REVOCABLE TRUST

DT HMC WEST MASON LLC

BLIC

YSRP INVESTMENT
CORPORATION

YSRP INVESTMENT
CORPORATION

GERONIMO
GUADALUPE
CORTEZ

DONNA J
DESSART

DANIELLE M
BAUMGART

NEYSHA M
FELICIANO
DE JESUS

THOMAS M
GUTOWSKI

ONEIDA
NATION

ASHLEY
YEALEY

HOBART DR

PLS & RENT LLC

INGRID
PAZINI
MOREIRA

DIANE M
MCFALL

KIVA PROPERTIES LLC

STEPHEN J

KIVA PROPERTIES LLC

DETRIE BUILDERS INC

DETRIE BUILDERS INC

DETRIE BUILDERS INC

DETRIE BUILDERS INC

DETRIE BUILDERS INC

DETRIE BUILDERS INC

DETRIE BUILDERS INC

BRADLEY J
HANBY

ANDREW P
MELANIE J
BROULIRE

JEFFREY S
ELLEN A
GUETHS

EDWARD J
KROPP

GRAHAM JD
HUCK, ETAL

HEREX MARLYN C
REVOCABLE TRUST

ALFRONTALS LLC

PROYER HOME
REPAIR SERVICE LLC

MICHAEL J
GEVAERT

KENNETH
CARL
BAUMGART

DELRAY DR

TROJAN DR

DR

INKINH
HINKIE ST



Report to the Green Bay Plan Commission

MEETING DATE

August 12, 2024

PREPARED BY

AGENDA ITEM # F.I

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking PUBLIC 20240809



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 - August 2024								
#	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
						Total #	Under 80%	
1	Monroe/Chicago RDA Site	TBD	436 S. Monroe	Mixed-use, multi-family	RFP released 6/19 with proposals due 8/30. Recommended proposal to be considered at September 10 RDA.	TBD	TBD	TBD
2	200 N. Monroe	TBD	200 N. Monroe	Mixed-use, multi-family	RFP released 6/19 with proposals due 8/30. Recommended proposal to be considered at September 10 RDA.	TBD	TBD	TBD
3	Merge @ Shipyard	Merge LLC	239 Arndt Street	Market multi-family rental, retail	Property transferred. Construction starting November 2024.	225	0	\$21,000,000
4	JBS	Revel49, Gorman & Co.	0 Lime Kiln Rd	Destination park, mixed housing, urban farm	Development partners approved in April. Site design underway. Road and utility construction this fall. TID creation underway.	TBD	TBD	TBD
5	New Land 221 Cherry	New Land Enterprises	221 Cherry	Market rate multi-family rental, retail	DA and PUD approved. Construction anticipated in October. TID creation underway.	268	0	\$38,000,000
6	Former Badger Sheet Metal	General Capital Group	420 S. Broadway/419 S. Maple	Market rate multi-family rental, fire station, retail, green infrastructure corridor	Development partner approved in April. Site design underway.	140	TBD	TBD
7	222 Cherry St LLC	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	Amendment to DA to be considered	61	0	\$9,500,000
8	University Ave	Neighborworks Green Bay	Near 1120 University Ave	16 Unit Complex	Bidding and Design process. Planning Option expires 8/26/24.	TBD	14	TBD
9	4th Street	Neighborworks Green Bay	4th Street and Chestnut	7 unit town house development	DA approved in June. Construction planned in 2025	7	4	\$1,900,000.00
10	1035 Vandertbraak	Danna Capital, Horizon	1035 Vandertbraak & Corner Vandertbraak and Clay	52 Unit affordable housing multi story & Stacked Townhomes	Developer preparing development proposal and is seeking financing. PO expires 11/14/24.	52	TBD	TBD

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

City of Green Bay Development Tracker - August 2024								
#	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
11	Public Market Parking Lot Redevelopment	TBD	204 N. Chestnut	Parking ramp, multi-family housing, commercial	RFP being prepared	Total #	Under 80%	TBD
						TBD	TBD	
12	Pulliam Redevelopment	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	Engineering underway for Pulliam improvements. Additional funding sought.	Total #	Under 80%	TBD
						NA	NA	
13	Cleveland Hardware/Green Bay Drop Forge	Cleveland Hardware & Forging Co.	3855 Finger Rd	Industrial	Design/engineering underway. CUP approved. PO Expires February 2025.	Total #	Under 80%	TBD
						NA	NA	
14	Shipyard Phase I	City/RDA	100 W. Mason, 239 Arndt	Riverfront promenade, pier, docks, kayak launch, habitat, site utilities	Construction expected to be complete by end of summer.	Total #	Under 80%	NA
						NA	NA	
15	Shipyard Phase 2	City/RDA	100 W. Mason St	Event lawn, dog park, urban beach, splash pad, playground	RFP for engineering is being prepared by Parks Dept. Construction to start in 2025	Total #	Under 80%	NA
						NA	NA	
16	Schauer & Schumacher	Investment Creations	227 E Walnut, 101 & 109 N Adams St	Multi-family housing, commercial	Planning/design underway. PO expires 11/14/24.	Total #	Under 80%	TBD
						TBD	0	
17	Southwest Woods	GB Real Estate Investments	Hinkle south of Mason	Single-family houses and townhomes with road extension	Development Agreement approved in March. TID creation underway.	Total #	Under 80%	\$8,000,000
						29	0	
18	Veterans Village	Veterans First	2890 Anthony Drive	Cottage Court development for veterans	PUD approved in June by Common Council.	Total #	Under 80%	TBD
						21	21	
19	445 S Baird St	Deals, Development, Partnership Capital	445 S Baird St	Single family, owner occupied home	Completion anticipated late 2024 or early 2025	Total #	Under 80%	\$243,000
						1	0	
20	929 N Broadway	Neighborworks Green Bay	929 N Broadway	Single family, owner occupied home	DA expires 2/28/2025	Total #	Under 80%	\$254,000.00
						1	1	

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

City of Green Bay Development Tracker - August 2024								
#	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
21	1008 Smith St.	Habitat for Humanity	1008 Smith Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	\$240,000
						1	1	
22	1132 Harvey St.	Habitat for Humanity	1132 Harvey Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	\$250,000
						1	1	
23	1151 Reber St.	Habitat for Humanity	1151 Reber Street	Affordable single-family	DA expires 12/31/2024	Total #	Under 80%	\$250,000
						1	1	
24	Habitat Homestead	Habitat for Humanity	0 Richmond Street	Affordable single-family owner occupied detached homes and townhomes	Development Agreement approved in March. Road construction underway.	Total #	Under 80%	\$2,925,000
						14		
25	1308 E. Walnut Duplex	NeighborWorks Green Bay	1308 E. Walnut	Affordable single-family duplex	DA being considered at August RDA	Total #	Under 80%	TBD
						2	1	

TOTAL UNITS	UNDER 80%	TOTAL VALUE
824	44	\$82,562,000

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