



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, MARCH 10, 2025, 6:00 PM
City Hall, Room 203 - COMMON COUNCIL CHAMBERS.
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, Derius Daniels, Ken Rovinski and Kelsey Lutzow.
- Excused:** Emma Fulwilder

C. Approval of the Agenda.

- I. Approval of the agenda for the Monday, March 10, 2025, meeting of the Green Bay Plan Commission.**

D. Approval of Minutes.

- I. Approval of the minutes from the February 24, 2025, meeting.**

E. Regular Business.

- I. (ZP 25-05) Public Hearing on a request for a Conditional Use Permit (CUP) to exceed the maximum building height location at 100 E Mason Street, submitted by Derek Liebhauser, Spark Development Company, on behalf of Miller Land Investments LLC, property owner**

(Ald. B. Johnson, District 9).

2. (ZP 25-05) Consideration with possible action on a request for a Conditional Use Permit (CUP) to exceed the maximum building height location at 100 E Mason Street, submitted by Derek Liebhauser, Spark Development Company, on behalf of Miller Land Investments LLC, property owner (Ald. B. Johnson, District 9).
3. (ZP 25-04) Public Hearing on a request for a Conditional Use Permit to allow a consignment store use within a C1 General Commercial District at 1831 Main Street submitted by William J Gosse of Green Bay C, LLC; applicant and property owner (Ald. B. Morgan, District 3).
4. (ZP 25-04) Consideration with possible action on a request for a Conditional Use Permit to allow a consignment store use within a C1 General Commercial District at 1831 Main Street submitted by William J Gosse of Green Bay C, LLC; applicant and property owner (Ald. B. Morgan, District 3).
5. (ZP 25-03) Public Hearing on a request to establish a Planned Unit Development (PUD) on property bounded by Algoma Rd, Sussex Rd, Church Rd, and Bay Settlement Rd (Parcels 22-106, 22-111, 22-120, 22-124, 22-SC195-3, 22-SC196, 22-SC198-1, 22-SC199, 22-SC204, & 22-SC208) submitted by Vierbicher, on behalf of TJDM LLC, property owner (Ald. J Grant, District 1).
6. (ZP 25-03) Consideration with possible action on a request to establish a Planned Unit Development (PUD) on property bounded by Algoma Rd, Sussex Rd, Church Rd, and Bay Settlement Rd (Parcels 22-106, 22-111, 22-120, 22-124, 22-SC195-3, 22-SC196, 22-SC198-1, 22-SC199, 22-SC204, & 22-SC208) submitted by Vierbicher, on behalf of TJDM LLC, property owner (Ald. J Grant, District 1).
7. (SP 25-02) Consideration with possible action on the declaration of surplus for city-owned properties located at 605 Cherry Street, 221 N Quincy Street, 227 N Quincy Street, 624 Pine Street, 618 Pine Street, and 616 Pine Street, submitted by the Department of Community and Economic Development, on behalf of the City of Green Bay, property owner (Ald. A. Proffitt, District 7).
8. (SP 25-03) Consideration with possible action on the declaration of surplus for city-owned properties located at 212 S Madison Street, 503 E Walnut Street, and 512 Cherry Street, submitted by the Department of Community and Economic Development, on behalf of the City of Green Bay, property owner (Ald. A. Proffitt, District 7).

F. Informational.

1. Director's report.
2. Date of next meeting: April 7, 2025

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

March 10, 2025

PREPARED BY

AGENDA ITEM # E.I

(ZP 25-05) Public Hearing on a request for a Conditional Use Permit (CUP) to exceed the maximum building height location at 100 E Mason Street, submitted by Derek Liebhauser, Spark Development Company, on behalf of Miller Land Investments LLC, property owner (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

March 10, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2

(ZP 25-05) Consideration with possible action on a request for a Conditional Use Permit (CUP) to exceed the maximum building height location at 100 E Mason Street, submitted by Derek Liebhauser, Spark Development Company, on behalf of Miller Land Investments LLC, property owner (Ald. B. Johnson, District 9).

BACKGROUND

Primary Address: 100 E Mason Street

Aldersperson /District: Ald. B. Johnson / District 9

Reason for Request: The proposed CUP would allow for the building to exceed the maximum height allowed in the Downtown (DI) zoning district.

Surrounding Zoning and Land Uses:

Subject: Downtown (DI) | Vacant Green Space

North: Right-of-Way | Mason Street Overpass & Parking

South: Light Industrial (LI) & Conservancy (CON) | Vacant Green Space & Fox River Trail

East: Public Institutional (PI) | Green Bay Water Utility

West: Public Institutional (PI) | Fox River Trail and Fox River

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Downtown uses for this parcel. This project is compatible with this recommendation.

Report: 100 E Mason is currently two parcels totaling 2.396 acres. This is intended to be one parcel but is currently split due to TIF District boundaries. This will be cleaned up by City Staff and the Redevelopment Authority to allow for the parcels to be combined. For our purposes, we are referring to both parcels when discussing this project.

This parcel is zoned Downtown (DI), which has a maximum building height of 45-feet. The height can exceed this with a Conditional Use Permit (CUP), which was specifically included in the code with the understanding that taller buildings are desired by the city but that they should be looked at on an individual basis to address any potential issues. There is no limit on height with a CUP. The applicant is proposing a multiple-family building that will be four stories and 54-feet tall at its highest point. Attached are building renderings.

Section 44-83(e) of the Zoning Ordinance establishes seven standards for the Plan Commission to consider when reviewing a CUP:

- I. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.

2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
6. Adequate parking facilities as specified in Article XVIII of this chapter.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

Staff contend that the building height is acceptable and meets the standards for CUP approval. The nine-foot increase in height is minimal and helps to accommodate wanted housing density in the Downtown district, as well as accommodate underground parking on the site.

Ald. Johnson and adjacent property owners within 200 feet of this site have been notified of this request based on Plan Commission policy.

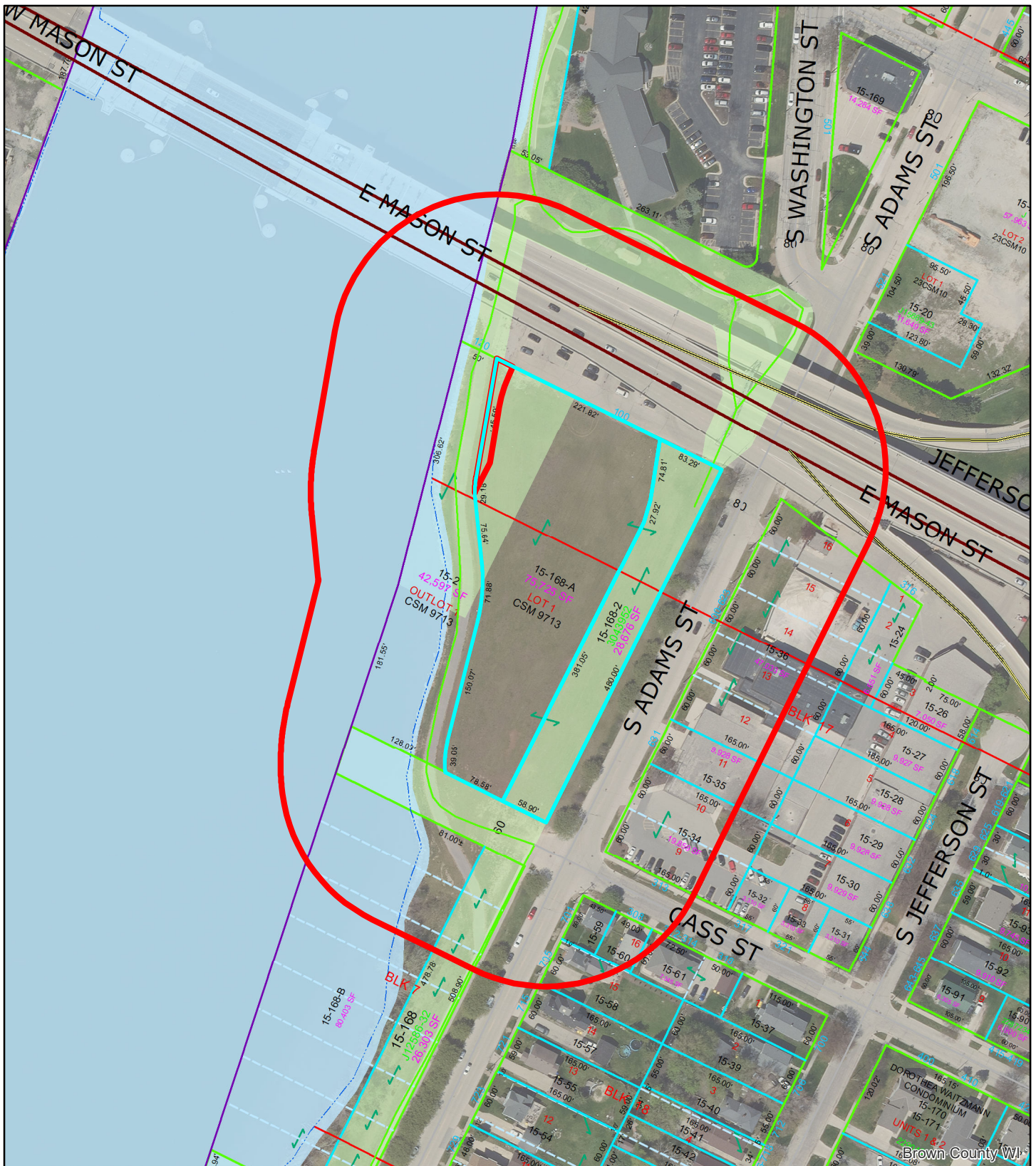
RECOMMENDATION

Approval of the request, subject to compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

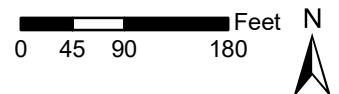
ATTACHMENTS

1. ZP 25-05 Map
2. ZP 25-05 Plans and Renderings, PC Packet
3. ZP 25-05 Application



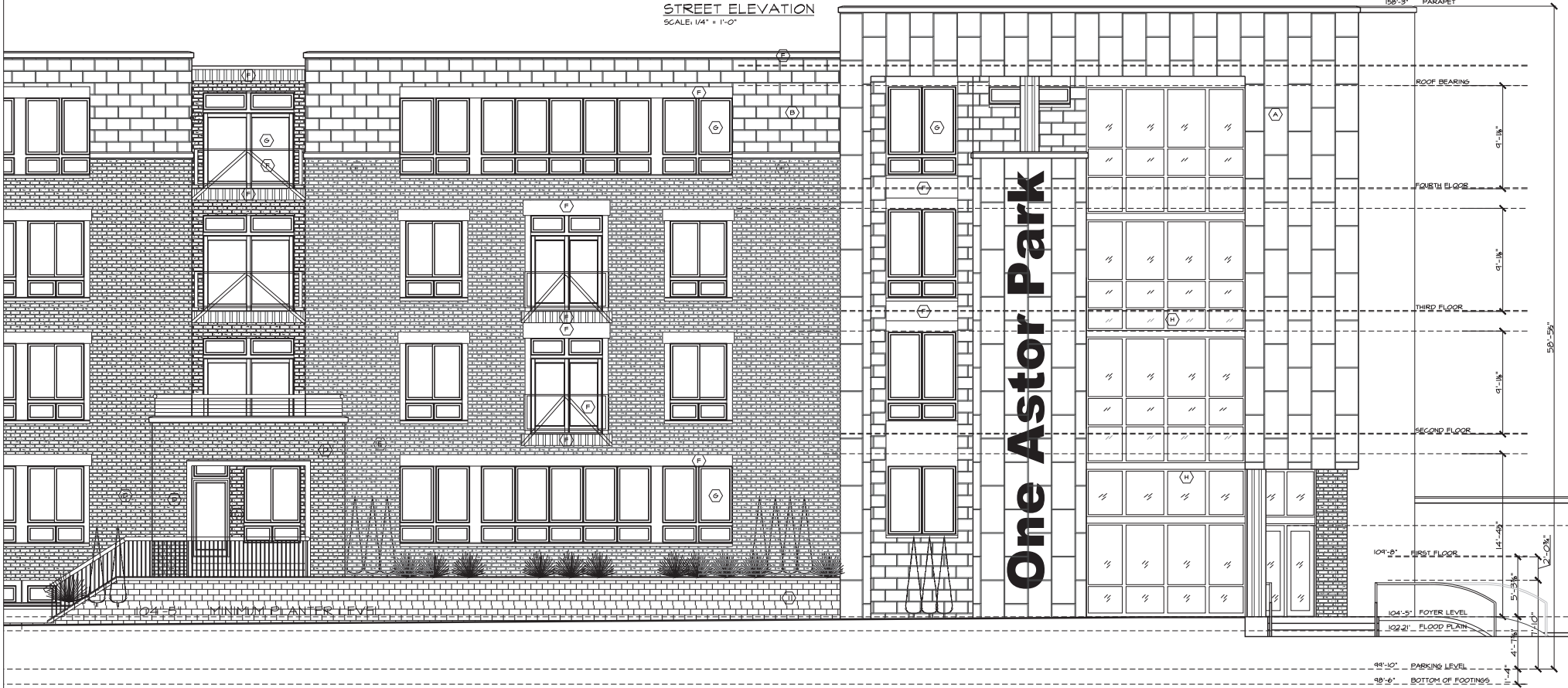
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 14 Feb 2025 X:\Planning\Basemaps\template_8.5x11.mxd

(ZP 25-05) CUP for Building Height at 100 E Mason Street



- 100 E Mason Street
- 200' Notification Area

STREET ELEVATION
SCALE: 1/4" = 1'-0"



MATERIAL NOTES

- (A) 4'-0" x 2'-0" PANELS OF POLISHED LIMESTONE
- (B) 2'-0" x 1'-0" ELDORADO STONE ZEN4 NICKEL
- (C) ELDORADO BRICK VENEER, IRONSIDE
- (D) ELDORADO BRICK VENEER, HARTFORD
- (E) ELDORADO BRICK VENEER, LATIGO
- (F) IRON COLOR METAL, DECK, ROOF, WINDOW TRIM, BLACK EXPOSED BOLTS AS APPLICABLE
- (G) WHITE VINYL WINDOWS
- (H) ANODIZED ALUMINUM STOREFRONT
- (I) CONCRETE LANDSCAPE BLOCKS

PRELIMINARY
NOT FOR CONSTRUCTION

LaPlant
Architecture, LLC

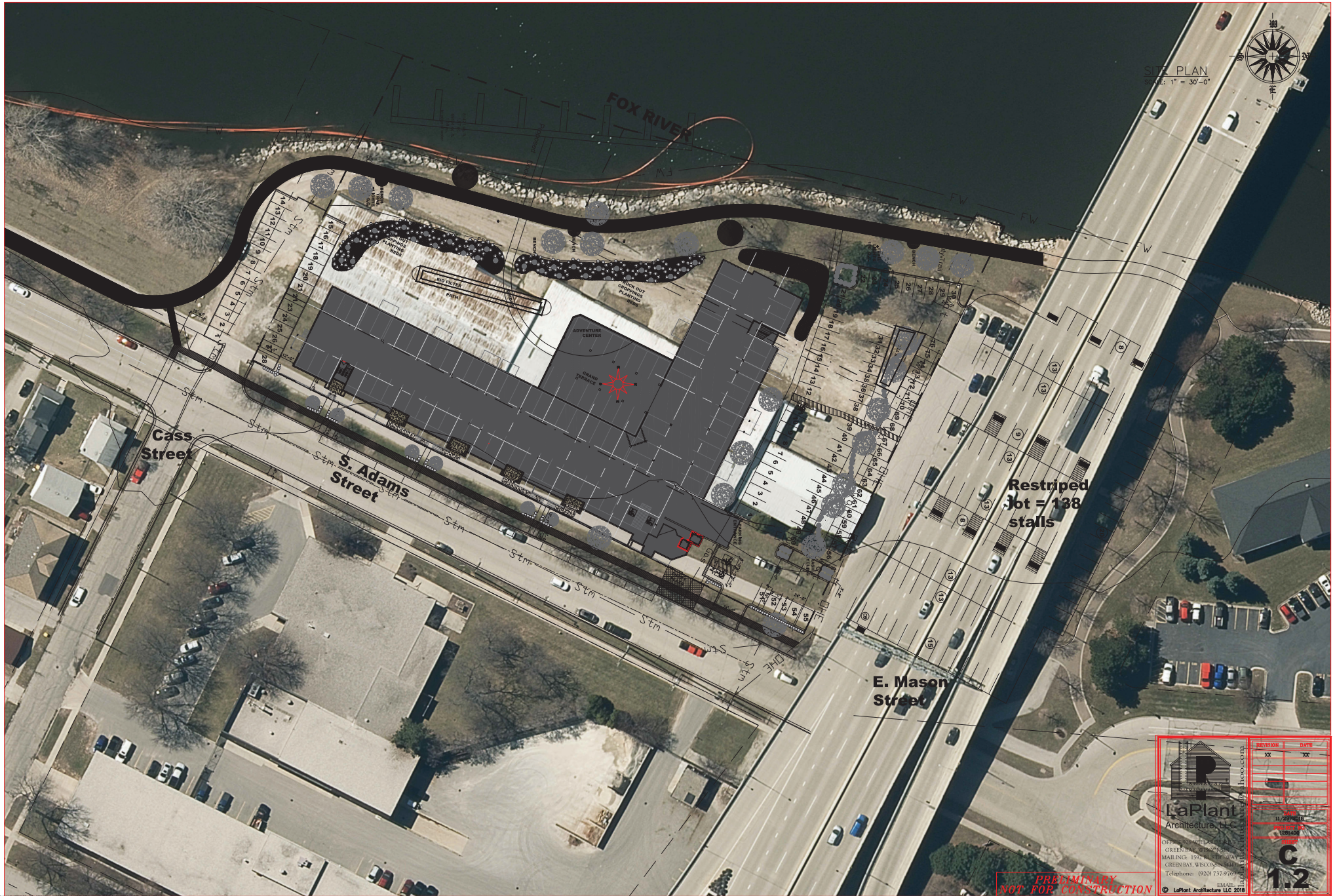
OFFICE: #26 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54311
Telephone: (920) 737-9769
Email: laplantarchitecture@yahoo.com

REVISION	DATE
XX	XX

DATE
12/17/2018

PROJECT NO.
1081400

SHEET
A
1.1



SITE PLAN
SCALE: 1" = 30'-0"



Cass Street

S. Adams Street

E. Mason Street

Restriped lot = 138 stalls



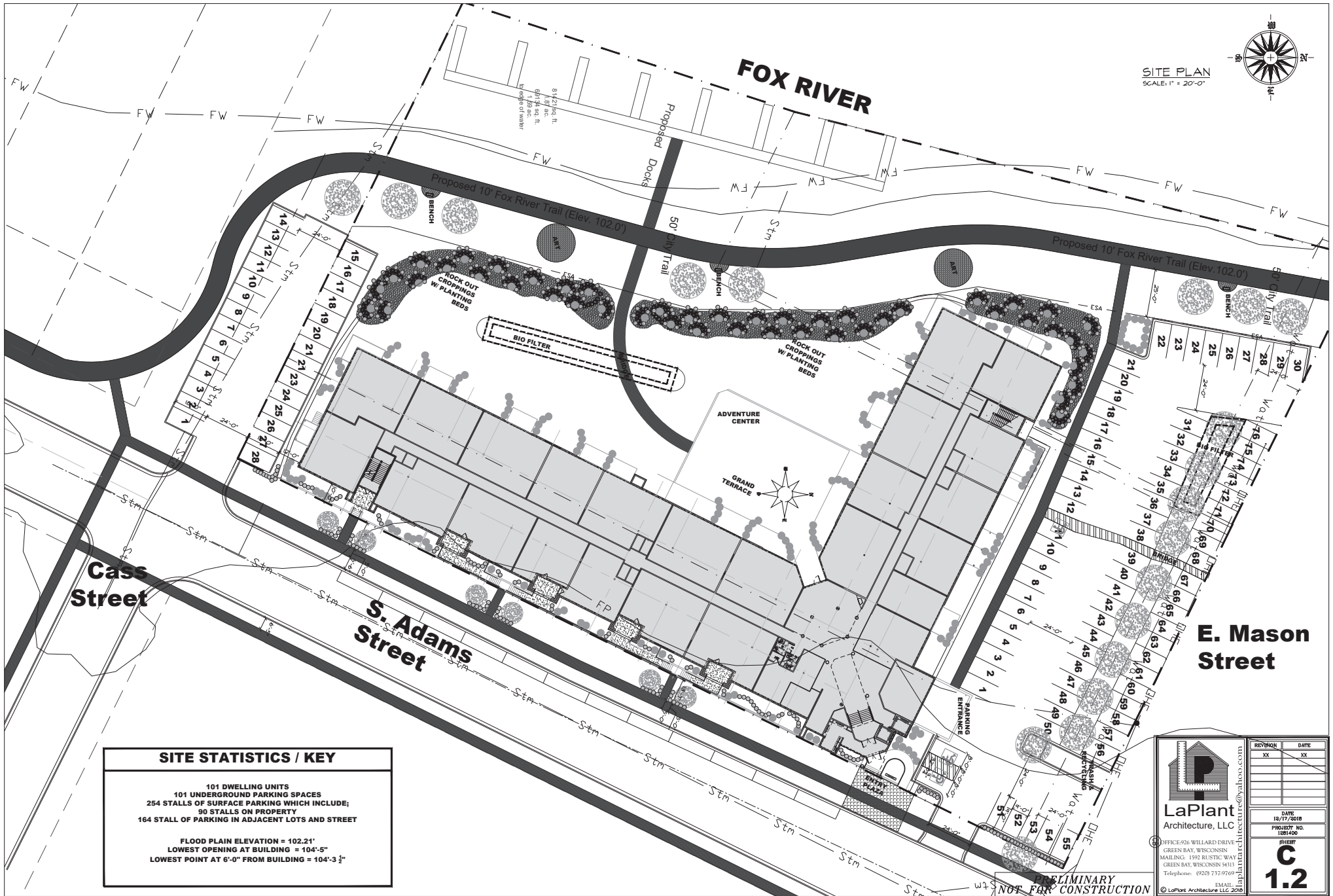
LaPlant
Architecture, LLC

OFFICE: 197 W. MICHIGAN STREET, SUITE 200
GREEN BAY, WISCONSIN 54301
MAILING: 197 W. MICHIGAN STREET, SUITE 200
GREEN BAY, WISCONSIN 54301
Telephone: (920) 737-9100
EMAIL: info@lplant.com

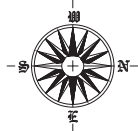
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PRELIMINARY
NOT FOR CONSTRUCTION

C
1.2



SITE PLAN
SCALE: 1" = 20'-0"



SITE STATISTICS / KEY

101 DWELLING UNITS
101 UNDERGROUND PARKING SPACES
254 STALLS OF SURFACE PARKING WHICH INCLUDE:
90 STALLS ON PROPERTY
164 STALL OF PARKING IN ADJACENT LOTS AND STREET

FLOOD PLAIN ELEVATION = 102.21'
LOWEST OPENING AT BUILDING = 104'-5"
LOWEST POINT AT 6'-0" FROM BUILDING = 104'-3 1/2"



LaPlant
Architecture, LLC
OFFICE: 26 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1992 RUSTIC WAY
GREEN BAY, WISCONSIN 54311
Telephone: (920) 737-9769
EMAIL: laplantarchitecture@yahoo.com

REVISION	DATE
XX	XX
DATE	16/17/2018
PROJECT NO.	1081400
DESIGN	C
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TOTAL UNITS		STATISTICS
UNIT STYLE	NUMBER OF UNITS PER FLOOR	84 DECKS, FRONT PORCHES OR PATIOS 46 HEATED STORAGE CUBES 50 GARAGE LEVEL CUBES BIKE AND KAYAK SECURED STORAGE 101 INDOOR PARKING SPACES 101 OUTDOOR PARKING SPACES 23 STREET SPACES 5000 SQUARE FEET OF COMMON SPACE FOR TENANTS INCLUDING FITNESS CENTER, CAFE, CONCIERGE, LOUNGE, RENTAL PARTY ROOM, 2 3 STORY GRAND ENTRY 3000 S.F. COMMON TERRACE 172,664 TOTAL SQUARE FEET
3 BEDROOM DELUXE CORNER 2 BATH	5	
2 BEDROOM DELUXE CORNER 2 BATH	12	
2 BEDROOM 2 BATH	44	
1 BEDROOM DEN 1 1/2 BATH	15	
1 BEDROOM 1 BATH	24	
STUDIO 1 BATH	1	
TOTAL	101	

ADAMS STREET ELEVATION
SCALE: 3/32" = 1'-0"



MASON STREET ELEVATION
SCALE: 3/32" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



LaPlant
Architecture, LLC

OFFICE: #26 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54311
Telephone: (920) 737-9769
EMAIL: laplantarchitecture@yahoo.com
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XX	XX

DATE
10/17/2018

PROJECT NO.
1081400

SHEET
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1.2



RIVERFRONT ELEVATION
SCALE: 3/32" = 1'-0"

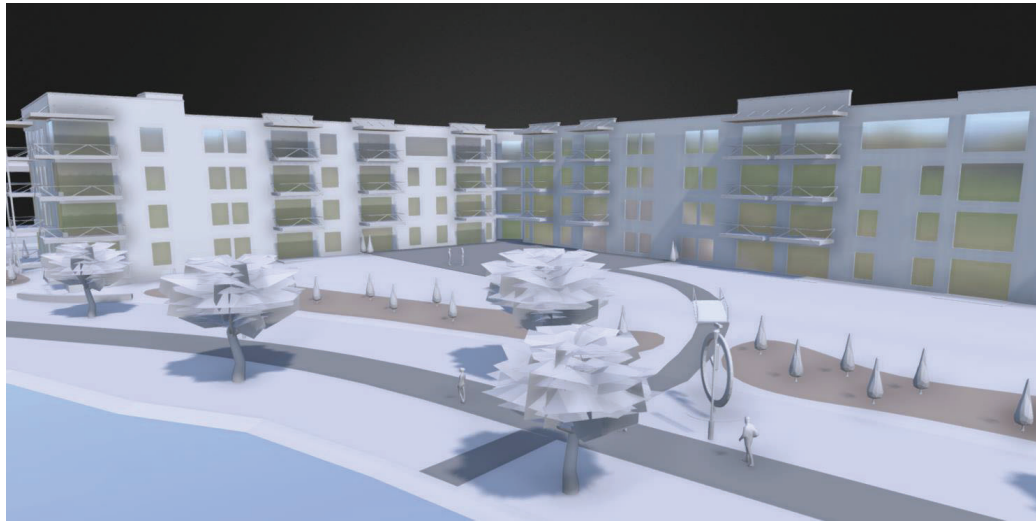
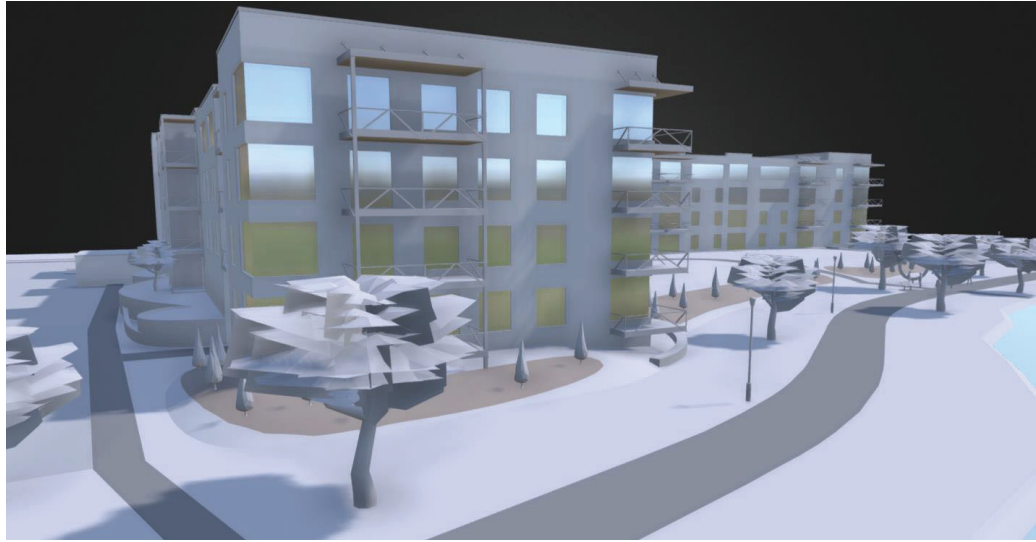


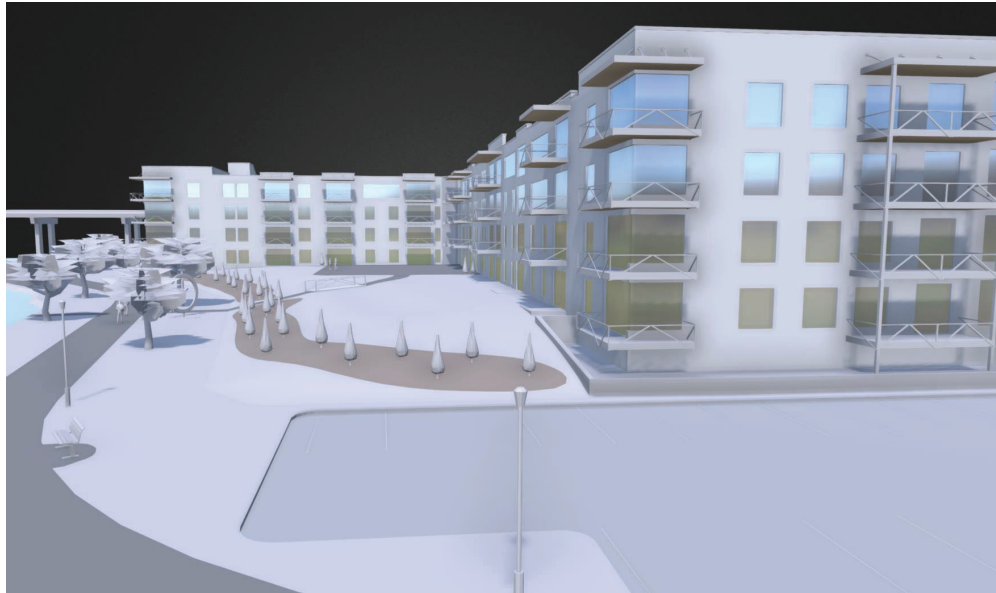
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

 LaPlant Architecture, LLC OFFICE: #26 WILLARD DRIVE GREEN BAY, WISCONSIN MAILING: 1592 RUSTIC WAY GREEN BAY, WISCONSIN 54311 Telephone: (920) 737-9769 EMAIL: laplantarchitecture@yahoo.com © LaPlant Architecture LLC 2018	REVISION	DATE
	XX	XX
	DATE	10/17/2018
	PROJECT NO.	1081400
SHEET		A 1.4









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: 100 E Mason

Parcel Number(s): 15-168-A / 15-168-2

Petitioner(s): Derek Liebhauser Date: 2-14-25

Email: derek@sparkdevco.com Phone Number: 920-428-9451

Address: 2065 American Dr. Suite A City: Neenah State: WI Zip: 54956

Property Owner: (LLC To Be Formed) Phone Number: 920-428-9451

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, Derek Liebhauser, 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)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- ☐ 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: Derek Liebhauser Digitally signed by Derek Liebhauser
Date: 2025.02.14 09:50:47 -06'00' Date: _____

Petitioner Signature(s): Derek Liebhauser Digitally signed by Derek Liebhauser
Date: 2025.02.14 09:50:36 -06'00' _____

Checklist of required attachments:

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

For office use only:

Review Fee: _____ Receipt No.: _____ Zoning Petition No.: _____

REQUEST FOR CITY ACTION PLAN COMMISSION

PLEASE FILL OUT FOR: VACATE OR CLOSE STREET/ALLEY/PEDESTRIAN WAY

Per WI State Statue 66.1003:

All owners who abut the area proposed for vacation or closure, including all members of LLCs or ownership groups, must sign below before submitting this application.

If you are **NOT** vacating or closing a full street/alley/pedestrian way, you must also get signatures from one-third of owners of parcels within 2,650 ft. of the end of the vacation/closure area.

SIGNATURE	PRINTED NAME	ADDRESS

Please contact the Community and Economic Development Department at (920) 448-3400 with any questions.



Report to the Green Bay Plan Commission

MEETING DATE

March 10, 2025

PREPARED BY

AGENDA ITEM # E.3

(ZP 25-04) Public Hearing on a request for a Conditional Use Permit to allow a consignment store use within a CI General Commercial District at 1831 Main Street submitted by William J Gosse of Green Bay C, LLC; applicant and property owner (Ald. B. Morgan, District 3).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

March 10, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(ZP 25-04) Consideration with possible action on a request for a Conditional Use Permit to allow a consignment store use within a C1 General Commercial District at 1831 Main Street submitted by William J Gosse of Green Bay C, LLC; applicant and property owner (Ald. B. Morgan, District 3).

BACKGROUND

Primary Address: 1831 Main St

Alderpersion /District: Ald. B. Morgan / District 3

Reason for Request: The proposed CUP would allow for consignment store use for a St Vincent De Paul Store at the parcel.

Surrounding Zoning and Land Uses:

Subject: General Commercial (C1) | Vacant Building

North: Low-Density Residential (R1) | Single and Two-Family Homes

South: Highway Commercial (C2) | North Shore Bank

East: Low-Density Residential | Single and Two-Family Homes

West: General Commercial (C1) | Pick 'n Save Grocery Store

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Commercial uses for this parcel. This project is compatible with this recommendation.

Report: 1831 Main Street is a single parcel totaling 2.44 acres. The parcel has frontage along Main Street and is adjacent to a 7.26 acre grocery store property directly east. 1831 Main Street shares an entrance leading to an existing parking lot servicing a vacant building which has a footprint of approximately 20,000 square feet.

In past years, the majority of the parcel was a Copps Grocery Store, with a cinema on the footprint of the existing Pick 'n Save Grocery Store. This changed around 2010 when the cinema was razed and the existing buildings were constructed along Main. A Planet Fitness operated within the 20,000 square foot building until the location was moved to East Town in 2021. The building has remained vacant since the gym moved.

This parcel is zoned General Commercial (C1), which classifies secondhand goods store/consignment store as a conditional use. St. Vincent de Paul is requesting using the existing building as a secondhand goods store and CUP is required.

Section 44-83(e) of the Zoning Ordinance establishes seven standards for the Plan Commission to consider when reviewing a CUP:

- I. The establishment, maintenance, or operation of the conditional use will not be detrimental to or

- endanger the public health, safety, or general welfare.
2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
 3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
 4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
 5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
 6. Adequate parking facilities as specified in Article XVIII of this chapter.
 7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

Staff contend that the use will work well at this site. The existing physical configuration and building size is appropriate for the operations requested. The concept plan notes some minor changes to allow for a loading dock. Applicants have been working with staff to place a new loading dock on site in a fashion which meets code. The site and use meet the seven CUP standards.

Ald. Morgan and adjacent property owners within 200 feet of this site have been notified of this request based on Plan Commission policy.

RECOMMENDATION

Approval of the request, subject to compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. ZP 25-04 Application
2. 25-04 Narrative
3. ZP 25-04 Map
4. ZP 25-04 Concept Site Plan Rotated



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: 1831 Main Street Green Bay, WI 54302

Parcel Number(s): 21-1325-3

Petitioner(s): William J. Gosse

Date: _____

Email: billg@svidpgb.org

Phone Number: 920-435-4040 x105

Address: 1529 Leo Frigo Way

City: Green Bay

State: WI

Zip: 54302

Property Owner: Green Bay C, LLC

Phone Number: 920-470-9198 Agent (Jim Bunjovac)

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, William J. Gosse, respectfully request that the City of Green Bay take the following action:

- | | |
|-------------------------------------|--|
| ☐ | Rezoning 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) |
| ☐ | Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee) |
| ☐ | 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: 2/10/2025

Petitioner Signature(s): William J. Gosse

Checklist of required attachments:

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

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____

Department of Community and Economic Development
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026

February 10, 2025

Att. Jon LeRoy (jon.leroy@greenbaywi.gov)

RE: Saint Vincent DePaul store in the former Planet Fitness located at 1831 Main Street

Dear Jon:

St. Vincent de Paul is planning to purchase this existing building and change the use from a fitness center to a retail store for new and donated merchandise. The proceeds from the sale of the merchandise will be used by the organization to provide support to people in need throughout the Green Bay area.

We are requesting a conditional use permit to allow a secondhand goods store in a C1 zoning district. The current zoning is commercial C1 adjacent to residential R1.

St. Vincent de Paul currently owns and operates 4 stores in the Green Bay Area. This location will help the organization to better serve the community. The products to be sold at this location are items that are donated at this and other St. Vincent de Paul locations in the Green Bay Area.

The hours of operation for the store and the donation area will be approximately 9a to 7p 7 days/week. The facility will employ approximately 7-10 people per shift (3 full-time staff, and balance to be part-time).

The existing building is 20,000 s.f. of which approximately 12,000 s.f. will be retail, and the remainder will be warehousing, processing, and staff support areas.

Because this facility will be accepting donations from the public, we are proposing to construct a donation area and canopy on the west side of the building. The donation area will be located away from the primary entrance and away from most of the parking area to minimize the disruption of traffic flow on the site.

The donation area will be located away from the residential areas on the north and east sides of the site. Being located on the front of the building, together with video surveillance will help to discourage after-hours drop off.

The interior landscape island that is being removed to accommodate the donation area and canopy will be replaced as part of the canopy drive lane design.

The building currently does not have a loading dock. To operate at the new location, St. Vincent de Paul requires a loading dock. The main use of the loading dock is for the transfer of merchandise between the other stores that St. Vincent de Paul operates in the area, which will be transported by St. Vincent de Paul box-type trucks between the hours of 8a and 5p.

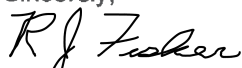
We are proposing a new loading dock on the north side of the building which will be away from the parking areas. This location allows use of the dock without maneuvering around the building adjacent to the residential area on the east. It is designed to be able to accept semi-trailers but the normal deliveries to this facility are via box trucks without trailers so maneuvering into the dock area is easier.

The location of the proposed loading dock and the trucks is away from the north residential area with a drive lane of approximately 12'-0" and an existing landscape buffer of approximately 18'-0". It will be additionally screened along the side of the truck area with a slated chain link fence to match the existing fence which is on the east side of the site.

As a part of the proposed alterations, a few parking spaces will be lost, but the number of spaces required for the site based on 1 space / 500 s.f. of sales would be approximately 40 spaces, and currently there are 90 spaces.

Please review the drawings and the attached documents and let me know if you have any comments.

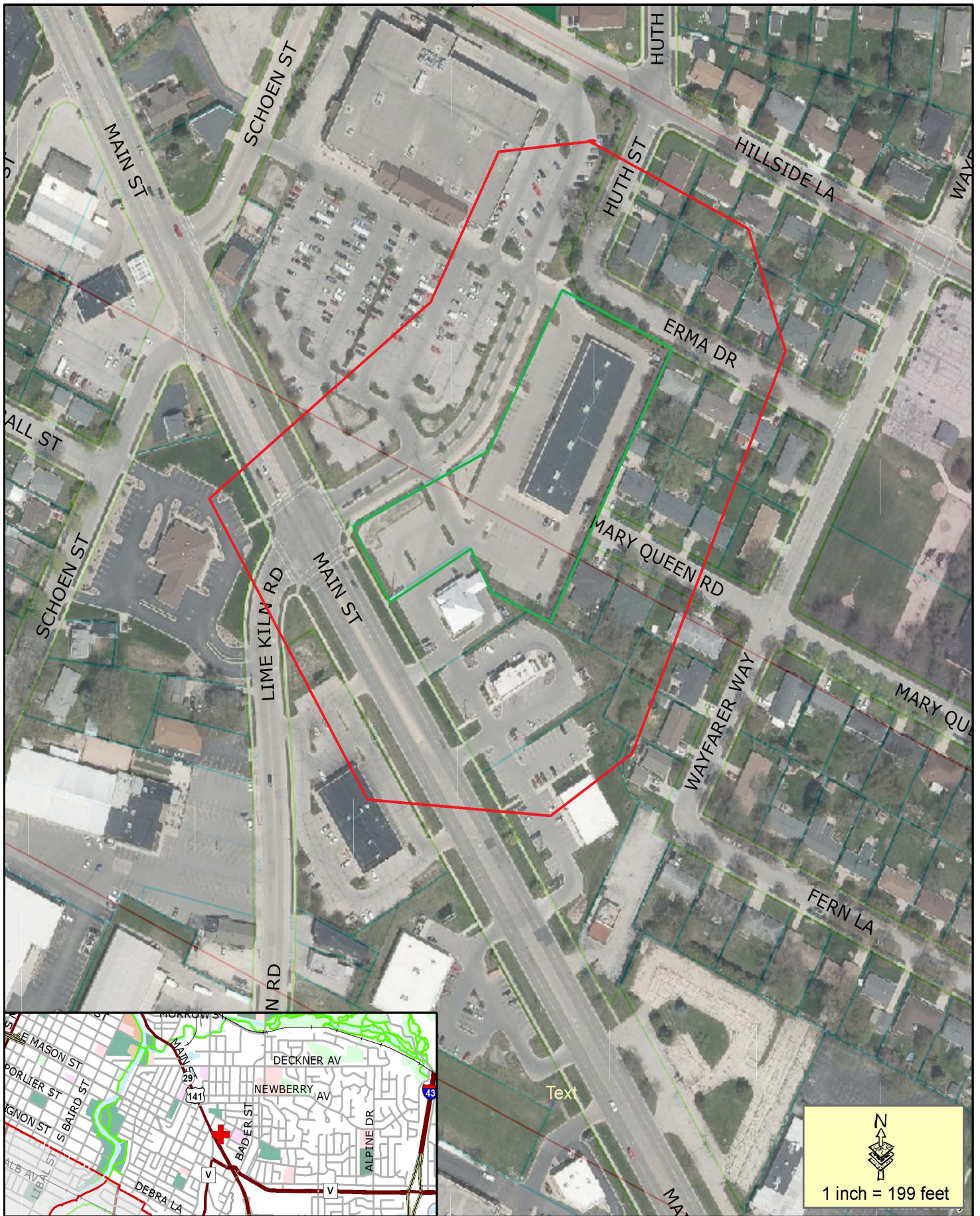
Sincerely,



Richard J. Fisher, A.I.A.
Senior Project Architect

FISHER & ASSOCIATES, LLC

Architects/Planners W13654 Balsam Lake Road Crivitz, WI 54114 Phone: 920-376-0007



- Proposed CUP Parcel
- 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

Zoning Petition (ZP 25-04)
Conditional Use Permit Request
Consignment Store Use in C1
General Commercial Zoning District
1831 Main Street



Report to the Green Bay Plan Commission

MEETING DATE

March 10, 2025

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.5

(ZP 25-03) Public Hearing on a request to establish a Planned Unit Development (PUD) on property bounded by Algoma Rd, Sussex Rd, Church Rd, and Bay Settlement Rd (Parcels 22-106, 22-111, 22-120, 22-124, 22-SC195-3, 22-SC196, 22-SC198-1, 22-SC199, 22-SC204, & 22-SC208) submitted by Vierbicher, on behalf of TJDM LLC, property owner (Ald. J Grant, District 1).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

March 10, 2025

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.6

(ZP 25-03) Consideration with possible action on a request to establish a Planned Unit Development (PUD) on property bounded by Algoma Rd, Sussex Rd, Church Rd, and Bay Settlement Rd (Parcels 22-106, 22-111, 22-120, 22-124, 22-SC195-3, 22-SC196, 22-SC198-1, 22-SC199, 22-SC204, & 22-SC208) submitted by Vierbicher, on behalf of TJDM LLC, property owner (Ald. J Grant, District 1).

BACKGROUND

Reason for Request: To permit the development of an integrated low-density residential subdivision that includes a mix of single-family lot sizes, limited two-family uses, areas for multiple-family use, areas for neighborhood-oriented commercial uses and permanent open spaces.

Subject Parcel Zoning and Land Use: Subject land area is undeveloped. It is zoned Low Density Residential (R-1) District with a small portion of Rural Residential (RR) District along Scottwood Drive / Algoma Road.

Surrounding Zoning and Land Uses:

North: Rural Residential (RR) | Undeveloped

South: Town of Scott | Low Density Residential

East: Town of Scott | Low Density Residential

West: Low Density Residential (R-1) | Low Density Residential and Public School

Comprehensive Plan: The 2022 Smart Growth Plan designates a majority of the subject 168 acres of property for low density residential uses at 155 acres and also includes designation for approximately 12 acres of land along Scottwood Dr/Algoma Rd for commercial uses. The proposed zoning change to a Planned Unit Development, as drafted, is not completely consistent with the recommendation of the Comprehensive Plan as the inclusion of multiple-family use is a new element. However, the allowed density of low-density residential (4–8 units per acre) is still much greater than the density of the residential, multiple-family and green space at the proposed levels, as follows:

Comprehensive Plan Density Calculation:

Low density (4–8 units per acre) on 155 acres = 620 – 1,240 units

Proposed PUD Density Calculation:

218 single-family homes SITES and 9 two-family home sites on 114.8 acres

160 Multiple-family units on 17.78 acres

= 396 total units proposed on 162.5 acres (133 developed acres residential with 29.5 acres of green space)

Information discovered has affected the ability to implement the comprehensive plan's density recommendations in that there has been the identification of significant wetlands on the property as well as regulations associated with two navigable waterways that were unknown when the comprehensive plan was drafted. These wetlands are proposed to be contained as part of the 29.5 acres of permanent green space

and incorporated as unbuildable area within many of the lots. Additionally, the steep slope rising from west to east up the Niagara Escarpment does not permit acceptable potable water pressure, so lots on the eastern end of the development are extremely large and take up a lot of land. These factors have allowed staff to agree that the utilization of the PUD with the varying uses and mixed lot sizes meets or is a bit below the intent of the Comprehensive Plans Future Land Use.

Analysis: The purpose of the Planned Unit Development District and the regulations applicable to it are meant to encourage and provide an avenue to create a new development by permitting greater flexibility on lot sizes and land-uses. The draft PUD regulations are established to offer latitude in the allowed uses permitted and flexibility in the development of the sites. It is intended to encourage the development of commercial land along Scottwood Dr / Algoma Rd and permit the development of a new low-density residential subdivision that includes a mix of small lot single-family home sites, limited two-family home sites, and two areas for multiple-family development.

The overall development area is approximately 168 acres of land roughly bound by Algoma Rd to the south, Sussex Rd to the west, Church Rd to the north & Bay Settlement Rd to the east, including parcels 22-106, 22-111, 22-120, 22-124, 22-sc195-3, 22-sc196, 22-sc198-1, 22-sc199, 22-sc204, & 22-sc208. The development is proposed to incorporate four land use areas:

1. Single and two-family use areas – approximately 114.8 acres or 68.5 percent of the subject property is designated for single-family use with limited two-family use lots permitted. The petitioner is proposing 218 single-family homes and nine two-family homes.
2. Multiple-family use area – approximately 17.8 acres or 10.5 percent of the subject property is designated for multiple-family uses. The petitioner is proposing eight 16-unit buildings on the central 14-acres of land and two 16-unit buildings on the 3.8 acres of land fronting Algoma Rd.
3. Commercial use area – approximately 5.9 acres or 3.5 percent of the subject property is designated for commercial use. No development is being proposed at this time but would be regulated as General Commercial (C-1) zoning.
4. Open space area – approximately 29.5 acres or 17.5 percent of the subject property is designated for conservation or passive recreational uses. No uses are currently proposed.

Attached to the staff report is the draft PUD that contains specific details on uses, lot areas/widths, setbacks, building height, impervious surface coverage, stormwater management, signage, parking, lighting, landscaping, and access/circulation. Exceptions to the zoning regulations include:

1. Allowing smaller lot sizes – 39 lots with 60' of frontage and 41 lots with 70' of frontage.
2. Allow reduced side yard setbacks – lots with 60' feet of frontage would be allowed a 5' side yard setback rather than the code required 6'. Due to the reduced lot widths.
3. Allow larger impervious surface coverage – single- and two-family lots be allowed 60% impervious surface rather than the code maximum of 50%. Due to the reduced lot widths/sizes.

Alderperson Grant, the Red Smith Neighborhood Association, Mahon Creek Neighborhood Association, Town of Scott Clerk's Office and city property owners within 400 feet have been notified of the meeting via courtesy letter based on Planning policy. The petitioner held a neighborhood meeting on November 11, 2024, that was attended by about 80 individuals. Staff received inquiries about the development as well as heard concerns over the project's perceived effects on property values by having any multiple-family or commercial uses, increased traffic associated with new development, concerns related to stormwater flooding, and loss of open space in the area.

RECOMMENDATION

Approval of the request for the Planned Unit Develop, as drafted.

FISCAL IMPACT

ATTACHMENTS

1. ZP 25-03 Application
2. ZP 25-03 App Narrative
3. ZP 25-03 Application - PUD details 022625
4. ZP 25-03 mapped details8x11
5. ZP 25-03 Location Map
6. Draft ZO XX-25 - Koz 167 PUD wexhib 3.5.25



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: Church Road, Algoma Road, Sussex Road

Parcel Number(s): 22-111, 22-124, 22-106, 22-120, 22-sc199, 22-sc198-1, 22-sc208, 22-sc204, 22-sc195 & 22-sc195-3

Petitioner(s): Vierblicher (Brad Rymer) Date: 02/05/25

Email: brym@vierblicher.com Phone Number: 920-434-9670

Address: 400 Security Blvd City: Green Bay State: WI Zip: 54313

Property Owner: TJDM LLC (Moski Corp) Phone Number: 920-432-9230

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, Brad Rymer of Vierblicher, 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)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- ☐ 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: [Signature] Date: 2-5-25

Petitioner Signature(s): [Signature]

Checklist of required attachments:

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

For office use only:

Review Fee: \$425-

Receipt No.: _____

Zoning Petition No.: 25-03

TJDM, LLC – MOSKI Corp. 167 acres in Northeast Green Bay (Red Smith Neighborhood)

This project is made up of approximately 167 acres (10 tax parcels) located in the Northeast corner of the City of Green Bay in the Red Smith neighborhood bound by Church Road on the North, Sussex Road on the West, Algoma Road on the South, and the Town of Scott on the East. The property is inundated with environmental constraints. Wetlands and navigable waterways have been delineated and mapped on a portion of the property and approximate wetlands have been identified on the remainder. There are currently 6 existing stub roads leading into the property from Sussex Road. These access points, along with 2 additional access points to Sussex Road & Church Road, and the environmental constraints create 5 'pods'. Each pod acts independently as its own potential single-family development. There is one area of the property that doesn't have direct access without crossing some wetlands. This area lends itself best to do a private development. The driveway for the private development would have an easier time permitting and crossing the wetlands to gain access than having a public right of way push through and disturb a greater amount of the wetlands. The area is best suited for a multi-family development with 2 points of access back to public roads. The closest building in this development to the existing homes along Sussex would be approximately 1300 feet separated by wooded wetlands and open areas. There is also an isolated area off Algoma Road that would be best suited for a smaller multi-family development. The Northeast corner of Algoma Road and Sussex Road is identified on the future land use plan as commercial. We held a neighborhood meeting on Monday, November 11th, 2024 at the Gathering Space at Holy Cross. Concerns from the neighbors included the capacity of Red Smith School, the multi-family tenants, and the water issues stemming from the escarpment. The attached map identifies the proposed land uses; commercial at the Southwest corner of the site, multi-family at the Southeast corner of the site, and single family residential woven through the remainder. The City already owns a strip of land under the power lines running on the West side of the site where a trail system is proposed through this corridor. There are ample areas designated for storm water management and open area.

Single Family Residential – 60 feet minimum frontage for the pod at the extension of Baywatch Drive

Shorewood Heights First Addition

Enclosed Maps

- 1) Overall Planned Unit Development layout*
- 2) Standard R-1 Lots*
- 3) Lots with deviations from R-1 standards*
- 4) R-3 Concept Plan*
- 5) Black & White zoning map*

Map 1 – This shows the overall development on the entire 167 acres. The colors are broken up into single family, multi family, commercial, and open space. The single family is broken down again on the subsequent maps. The open space is intended to be just that, open. It could be zoned R-1 and would be contained within Outlots rendering those areas un-buildable.

Map 2 – This map shows the portion of the development that would be governed by the City's standard R-1 zoning code. No deviations are being requested.

Map 3 – This map depicts the areas where R-1 standard zoning code deviations are being requested. There are 3 areas abutting proposed stormwater ponds that we are requesting 70 feet of minimum frontage with 60% maximum impervious surface coverage and 20 foot front yard setbacks to the garage. These lots consist of 17% of the total developed lots. The other area at the Easterly extension of Baywatch Drive is requested to be 60 feet of minimum frontage with 20 foot front yard setbacks to the garage and 5 foot side yard setbacks on single story homes and a maximum impervious surface coverage of 60%. These lots consist of 18% of the total developed lots. We also identify 9 potential lots suitable for duplexes which are 4% of the total developed lots or 6% of the standard R-1 lots.

Map 4 – This map depicts a concept plan for the 2 multi-family sites. The building depicted is a 16 unit building with attached parking. This is a concept and not a final site plan for construction.

Map 5 – This map can be used by the City to incorporate in the PUD code. This depicts the different zonings along with identifying the potential duplex lots.

Density - The single family portion of the development consists of 227 lots on 143.47 acres for a density of 1.6 units per acre. If we were to exclude the open spaces and right of ways, we are left with 98.03 acres for a density of 2.3 units per acre. The multi-family portions of the project contain 17.81 acres. The concept plan depicts approximately 160 units for a density of 9 units per acre.

- Planned Unit Development -

City of Green Bay, Brown County, Wisconsin.



Graphic Scale: 1" = 200'

0 200 400 600 800 1000

Single family
143.47 ac.

Multi-family #1
14.03 ac.

Commercial
5.86 ac.

Multi-family #2
3.78 ac.

Legend

- Single Family
- Multi Family
- Commercial
- Open Space

PROJECT NO.
SHEET NO.
1 OF 4
DRAWING NO.
S-3392

MOSKI Corp.

vierbicher
planners | engineers | advisors



TAX PARCEL NO. 22-111, 22-124, 22-100, 22-103, 22-SC189,
22-SC188-1, 22-SC206, 22-SC204, 22-SC185 & 22-SC185-3
Planned Unit Development
Church Road, Sussex Road, Algoma Road

SCALE
1" = 200'
DRAWN BY
DATE

File: T-0816/Layout 02/12/23.dwg

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-1970

Drawn By:

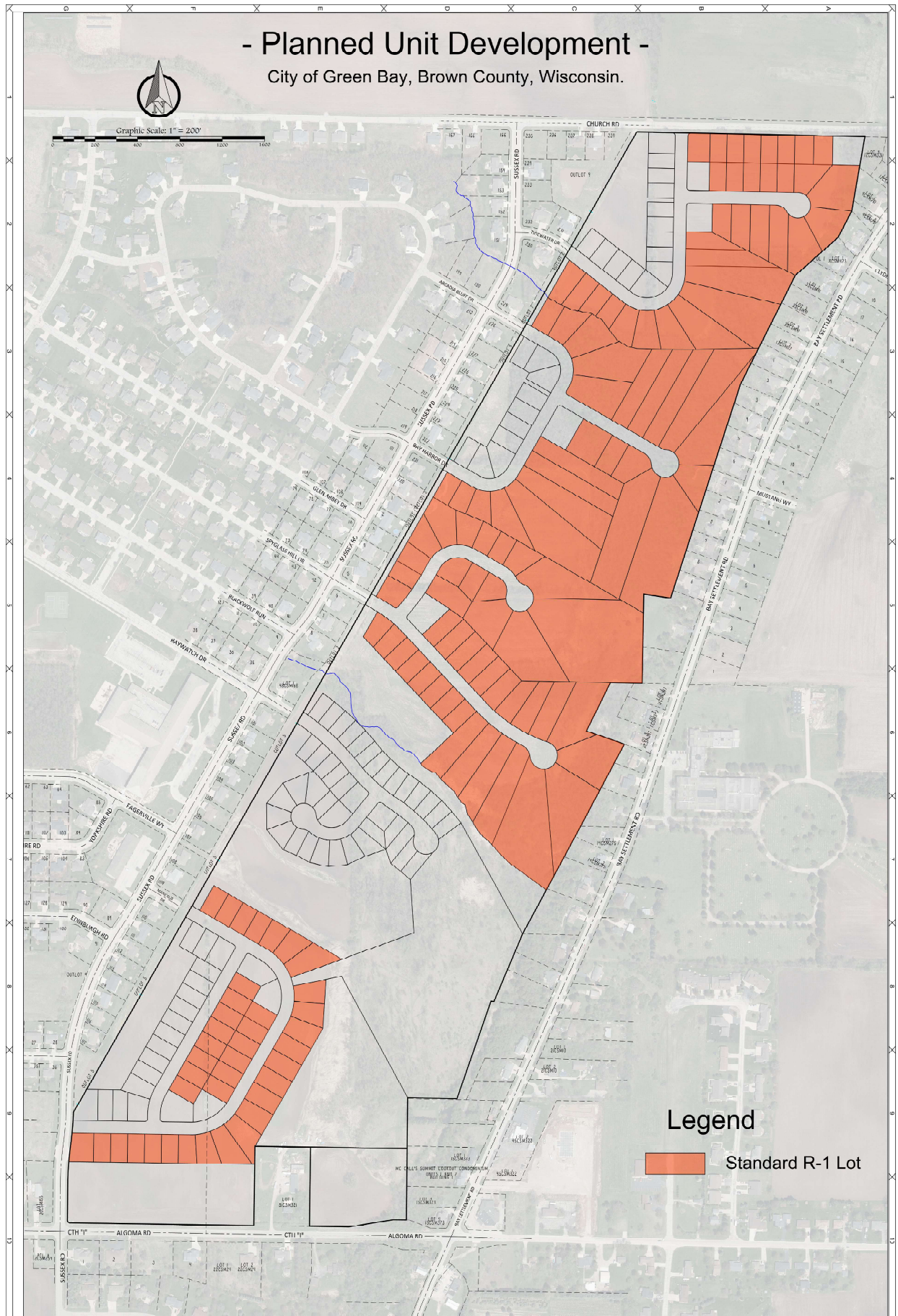
Reviewed By:

- Planned Unit Development -

City of Green Bay, Brown County, Wisconsin.



Graphic Scale: 1" = 200'



Legend

Standard R-1 Lot

PROJECT NO.
2016
SHEET NO.
2 OF 4
DRAWING NO.
S-3392

MOSKI Corp.

File: T-0816_Layout 021123.dwg

vierbicher
planners | engineers | advisors



400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

TAX PARCEL NO. 22-111, 22-124, 22-100, 22-SC189,
22-SC188-1, 22-SC206, 22-SC204, 22-SC185 & 22-SC185-3
Planned Unit Development
Church Road, Sussex Road, Algonia Road

Drawn By:

Reviewed By:

SCALE
1" = 200'
DRAWN BY
DATE

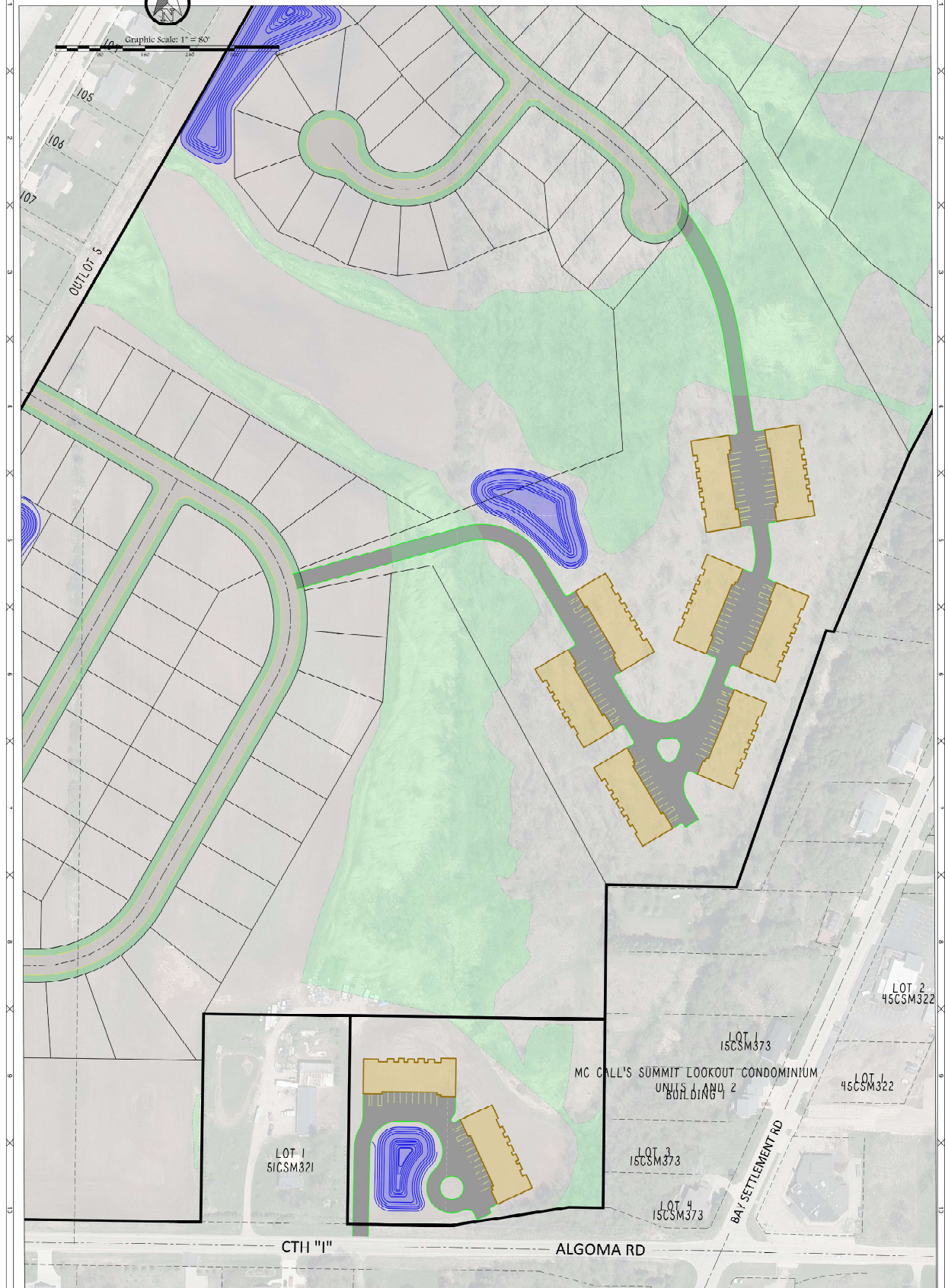


SCALE
1"=200'
DRAWN BY
BAR

City of Green Bay, Brown County, Wisconsin.



Graphic Scale: 1" = 80'



PROJECT NO.
T-8816
SHEET NO.
4 of 4
DRAWING NO.
S-3392

MOSKI Corp.

vierbicher
planners | engineers | advisors



TAX PARCEL NO. 22-111, 22-124, 22-100, 22-120, 22-3C199,
22-3C196-1, 22-3C206, 22-3C204, 22-3C195 & 22-3C195-3

Planned Unit Development

Church Road, Sussex Road, Algoma Road

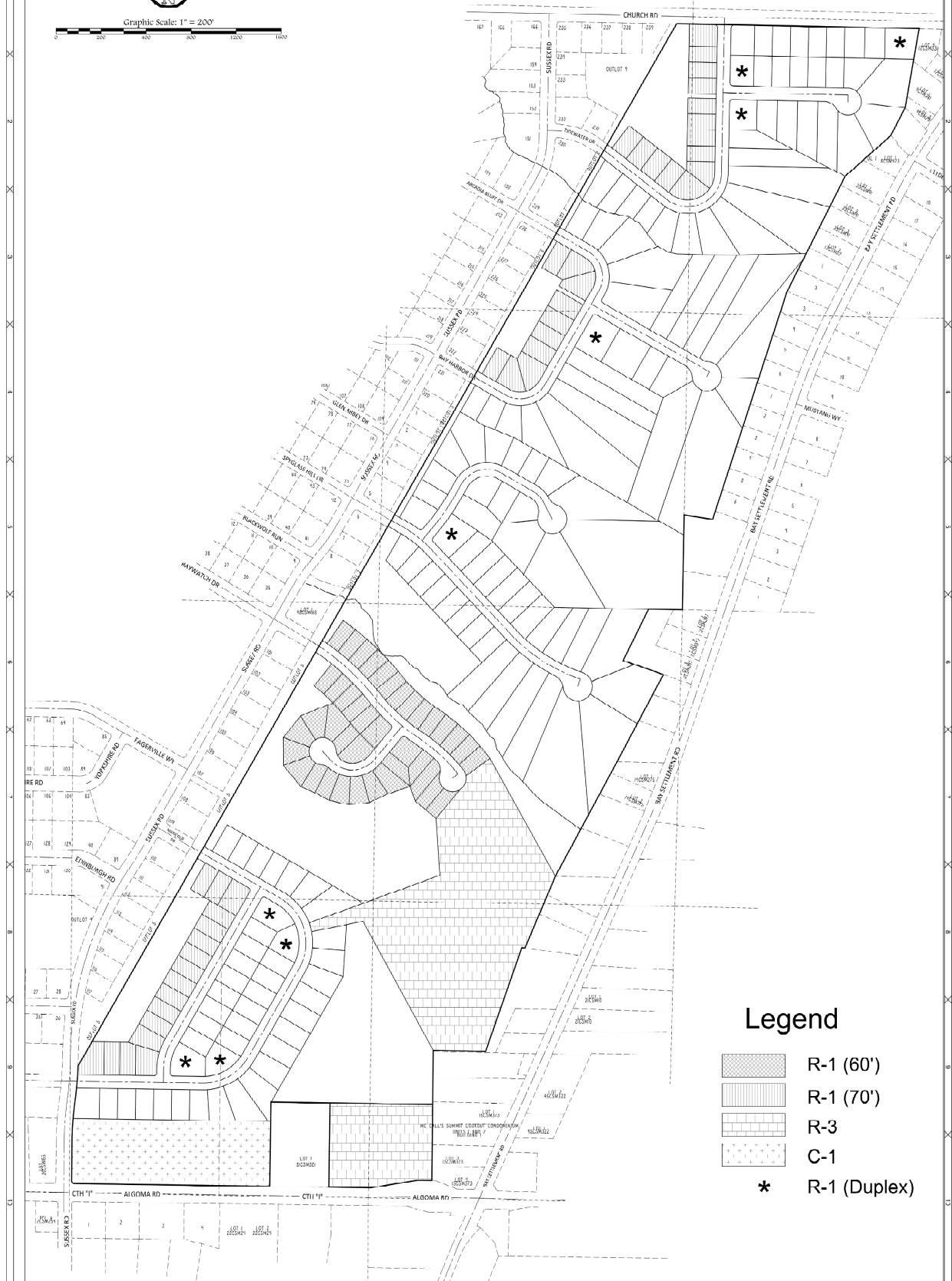
SCALE
1"=200'

- Planned Unit Development -

City of Green Bay, Brown County, Wisconsin.



Graphic Scale: 1" = 200'



Legend

- R-1 (60')
- R-1 (70')
- R-3
- C-1
- R-1 (Duplex)

PROJECT NO.
22-016
SHEET NO.
1 of 1
DRAWING NO.
S-3392

MOSKI Corp.

File: T-0816_Layout 021023.dwg

vierbicher
planners engineers advisors



400 Security Blvd Ste 1, Green Bay, WI, (920) 434-1970

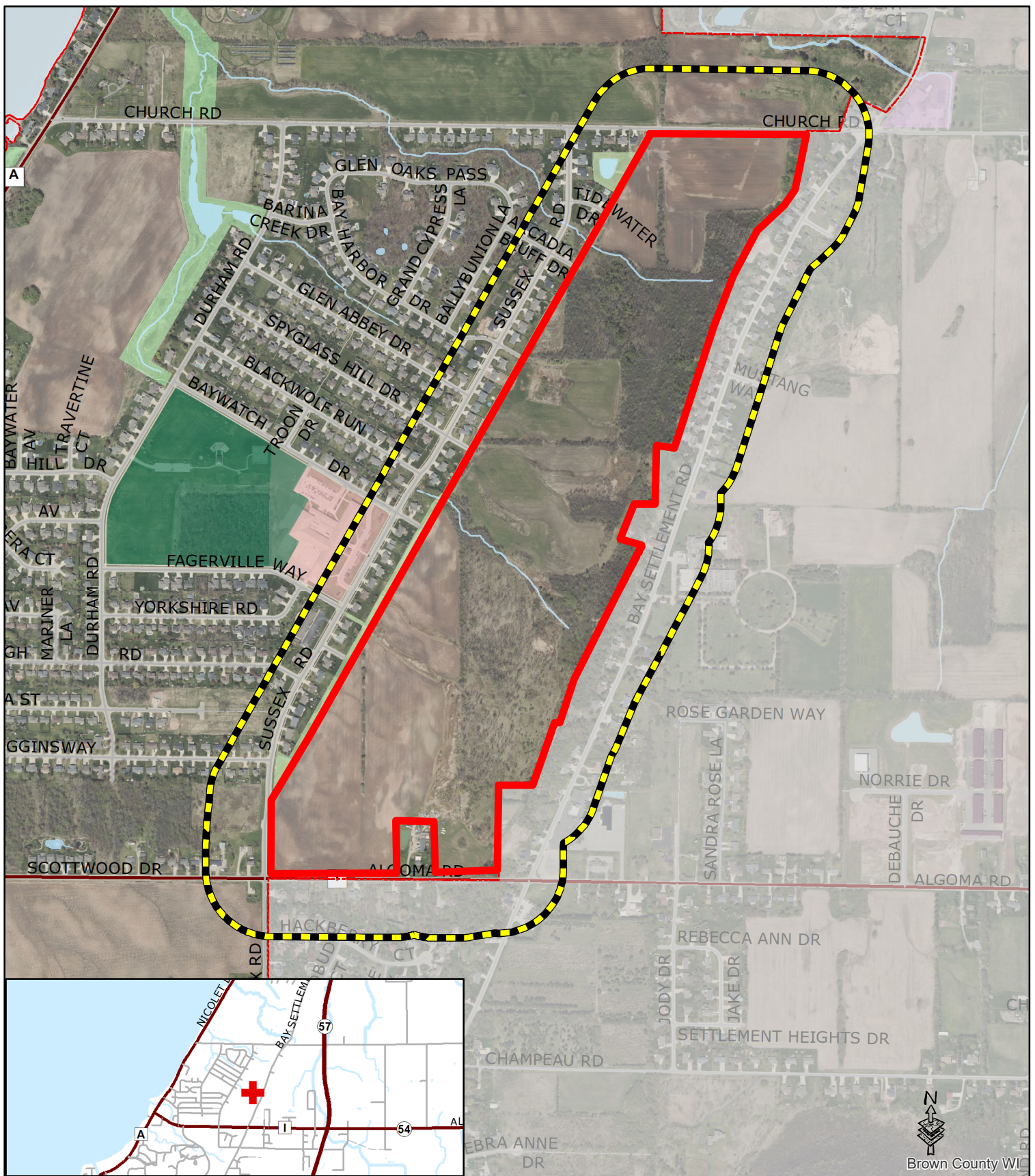
TAX PARCEL NO. 22-111, 22-124, 22-100, 22-103, 22-SC189,
22-SC188-1, 22-SC206, 22-SC204, 22-SC185 & 22-SC185-3
Planned Unit Development
Church Road, Sussex Road, Algoma Road

DATE: 10/1/23

PREPARED BY: [Signature]

SCALE
1" = 200'
DRAWN BY:
DATE:





- Proposed PUD
- 400' + Property Owner Notice
- Town of WScott

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Zoning Petition (ZP 25-03)

Proposed Planned Unit Development (PUD)



ZONING ORDINANCE NO. XX-25

AN ORDINANCE ZONING LAND ROUGHLY BOUNDED BY ALGOMA RD,
SUSSEX RD, CHURCH RD, & BAY SETTLEMENT RD (PARCELS 22-106,
22-111, 22-120, 22-124, 22-SC195-3, 22-SC196, 22-SC198-1, 22-SC199, 22-SC204,
& 22-SC208) AS A PLANNED UNIT DEVELOPMENT DISTRICT (PUD)
(ZP 25-03)

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

SECTION 1. Section 44-30, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development Overlay District on the following described property (as shown on Exhibit A - Location Map):

Part of the Northeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 13, T24N-R21E and part of the Northwest 1/4 of the Northwest 1/4 and part of the Northeast 1/4 of the Northwest 1/4 and part of the Southwest 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4 of Section 24, T24N-R21E, City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Commencing at the West 1/4 Corner of Section 13, T24N-R21E; thence S88°52'58"E, 2586.04 feet along the North line of the Southwest 1/4 of said Section 13 to the Point of Beginning; thence S88°52'58"E, 54.00 feet along said North line to the Center of Section 13, T24N-R21E; thence S88°53'03"E, 1010.24 feet along the North line of the Southeast 1/4 of said Section 13; thence S10°02'23"W, 391.61 feet along the West line of Lots 3 and 4 Certified Survey Map No. 2629, Brown County Records and Lots 1 and 2 Certified Survey Map No. 2137, Brown County Records; thence S27°21'07"W, 139.28 feet; thence S48°17'16"W, 271.46 feet along the West line of Lot 1 and Outlot 1 Certified Survey Map No. 2018, Brown County Records and Lot 1 Certified Survey Map No. 5083, Brown County Records; thence S26°44'34"W, 573.68 feet along the West line of said Certified Survey Map No. 5083, Brown County Records and Lot 2 Certified Survey Map No. 2684, Brown County Records and Lots 1 and 2 of the recorded plat of "Dutch View Estates" (Volume 18, Plats, Page 6, Document No. 1084901, Brown County Records); thence S18°07'27"W, 1063.07 feet along the West line of Lots 3, 4, 5, and 6 of said recorded plat of "Dutch View Estates" and The West line of the recorded plat of "Waterview Estates" (Volume 18, Plats, Page 67, Document No. 1125272, Brown County Records); thence N81°52'32"W, 127.77 feet; thence S1°02'23"W, 420.21 feet along the East line of the Southwest 1/4 of said Section 13 to the North 1/4 Corner of Section 24, T24N-R21E; thence N88°54'23"W, 150.24 feet along the North line of Lot 1 and 3 of Certified Survey Map No. 2473, Brown County Records and the North line of the Northwest 1/4 of said Section 24; thence S26°20'48"W, 255.73 feet along the West line of said Lot 3 of said Certified Survey Map No. 2473; thence S70°57'08"E, 189.51 feet along the South line of

said Lot 3; thence S27°54'55"W, 438.98 feet; thence S28°09'12"W, 587.34 feet along the West line of Certified Survey Map No. 2882, Brown County Records and its extension; thence S22°58'05"W, 347.20 feet; thence N83°11'52"W, 14.00 feet; thence S19°13'30"W, 481.54 feet; thence N88°50'29"W, 232.37 feet; thence S0°35'35"W, 574.50 feet along the West line of Lots 1, 3, and 4 of Certified Survey Map No. 3030 and the West line of the recorded plat "MC Calls Summit Lookout Condominium" (Volume 1, Plats, Page 343, Document No. 1157284, Brown County Records) to the Northerly Right of Way of Algoma Road A.K.A. (C.T.H. "I"); thence N89°13'04"W, 61.69 feet along said Northerly Right of Way; thence S81°42'30"W, 222.22 feet along said Right of Way; thence N89°13'04"W, 176.02 feet along said Right of Way; thence N0°46'56"E, 372.99 feet; thence N89°13'04"W, 262.52 feet; thence S0°46'56"W, 372.99 feet to said Northerly Right of Way; thence N89°13'04"W, 868.26 feet along said Northerly Right of Way; thence 18.79 feet along an arc with a 12.00 foot radius curve to the right whose long chord bears N44°23'23"W, 16.93 feet along said Northerly Right of Way and the Easterly Right of Way of Sussex Road; thence N0°28'05"E, 167.27 feet along said Easterly Right of Way; thence 189.26 feet along an arc with a 1465.00 foot radius curve to the right whose long chord bears N4°10'09"E, 189.13 feet along said Easterly Right of Way; thence 155.14 feet along an arc with a 1535.00 foot radius curve to the left whose long chord bears N4°58'30"E, 155.07 feet along said Easterly Right of Way; thence N29°51'35"E, 2370.70 feet along the East line of Outlot 5 of the recorded plat of "R.J. Vander Kelen's Shorewood Heights Sixth Addition" (Volume 22, Plats, Page 96, Document No. 2085407, Brown County Records); thence N29°53'34"E, 3006.68 feet along the East line of Outlots 1 and 2 of the recorded plat of "Thomas J. Juza's Shorewood Heights" (Volume 22, Plats, Page 79, Document No. 2075282, Brown County Records) and the East line of Outlots 5, 6, 7, 8, and 9 of the recorded plat of "Thomas J. Juza's Shorewood Heights First Addition" (Volume 22, Plats, Page 205, Document No. 2166910, Brown County Records) to the Point of Beginning. Parcel contains 7,317,856 square feet / 167.99 acres more or less, to the Centerline of Church Road.

SECTION 2. Pursuant to Chapter 44, Article XX, Green Bay Municipal Code, as it applies, the following conditions are imposed:

- A. PURPOSE AND INTENT. The Planned Unit Development (PUD) is being utilized to permit the development of a integrated low-density residential subdivision that includes a mix of single-family lot sizes, limited two-family uses, areas for multiple-family use, areas for neighborhood oriented commercial uses and permanent open spaces.
- B. DEVELOPMENT AREAS. The 168 acres of the subject property is broken into four land use areas as illustrated on Exhibit B-Use Map and described below. Each land use area will have distinct permitted uses and other land-use/dimensional regulations as outlined in this PUD.
 - 1. Single and two-family use area – approximately 114.8 acres or 68.5 percent of the subject property is designated for single-family use with limited two-family use lots permitted.

2. Multiple-family use area - approximately 17.8 acres or 10.5 percent of the subject property is designated for multiple-family uses.
3. Commercial use area - approximately 5.9 acres or 3.5 percent of the subject property is designated for commercial use.
4. Open space area - approximately 29.5 acres or 17.5 percent of the subject property is designated for conservation or passive recreational uses.

C. LAND-USE. The principal and accessory land uses which may be established and/or maintained on the subject property are as follows:

1. Single and two-family use area. Permitted uses within the area designated for single family uses and labeled “R-1 (60’)” and “R-1 (70)” on Exhibit C – Zoning Map are those identified within Green Bay Municipal Code, Chapter 44, Article VI – Residential Districts in the Low-Density Residential District (R-1).
 - a. Two-family uses shall also be permitted on nine lots as identified on Exhibit C – Zoning Map
2. Multiple-family use area. Permitted and conditional uses within the area designated for multifamily use labeled “R-3” on Exhibit C – Zoning Map are those identified within Green Bay Municipal Code, Chapter 44, Article VI – Residential Districts in the Varied Density Residential District (R-3).
3. Commercial use area. Permitted and conditional uses within the area designated for Commercial use labeled “C-1” on Exhibit C – Zoning Map are those identified within Green Bay Municipal Code, Chapter 44, Article VIII – Commercial Districts in the General Commercial District (C-1).
4. Open space area. Permitted uses within the area designated for Open Space on Exhibit B – Use Map are limited to permanent greenspace and passive recreational uses as deemed appropriate by the Green Bay Department of Parks, Recreation and Forestry .

D. DIMENSIONAL AND AREA REQUIREMENTS. Dimensional and area requirements shall meet the following regulations:

1. Lot Width and Area. The minimum lot width and lot area shall be regulated by use.
 - a. Commercial area: minimum lot width of 100 feet with minimum lot area of one-half acre.
 - b. Single and two-family areas: minimum lot width and area shall be regulated per Green Bay Municipal Code, Chapter 44, Article VI – Residential Districts in the Low-Density Residential District (R-1) with the following alterations:

- i. Lots located in the R-1 (60') area on Exhibit C – Zoning Map shall have a minimum lot width of 60 feet at the front property line with a minimum lot area of 6,000 square feet.
 - ii. Lots located in the R-1 (70') area on Exhibit C – Zoning Map shall have a minimum lot width of 70 feet at the front property line with a minimum lot area of 7,000 square feet.
 - c. Multiple-family areas: Minimum lot width and area in the R-3 area on Exhibit C – Zoning Map shall be regulated per Green Bay Municipal Code, Chapter 44, Article VI – Residential Districts in the Varied Density Residential District (R-3) with the following alterations:
 - i. Minimum street frontage for the central multiple-family area shall be 40 feet
 - ii. Minimum of two frontages with vehicle and pedestrian access shall be provided.
 - d. Open space areas: There shall be no minimum lot width or area associated with the open space areas designated for Open Space on Exhibit B – Use Map, however suitable access for public emergency service providers shall be provided as deemed appropriate by the Green Bay Police Department and the Green Bay Metro Fire Department.
- 2. Setbacks. Setbacks are established by use.
 - a. Commercial area: All setbacks shall be regulated per Green Bay Municipal Code, Chapter 44, Article VIII – Commercial Districts in the General Commercial District (C-1) as well as other relevant sections of the Green Bay Municipal Code.
 - b. Single and two-family areas: All setbacks shall be regulated per Green Bay Municipal Code, Chapter 44, Article VI – Residential Districts in the Low-Density Residential District (R-1) with the following alterations:
 - i. Front yard setbacks shall be a minimum of 20 feet for principal structures.
 - ii. Lots located in the R-1 (60') area on Exhibit C – Zoning Map shall have a reduced side yard setback of 5 feet for single-story principal structures.
 - c. Multiple-family areas: All setbacks shall be regulated per the Green Bay Municipal Code, Chapter 44, Article VI – Residential Districts in the Varied Density Residential District (R-3) as well as other relevant sections of the Green Bay Municipal Code.
 - d. Open space areas: All setbacks shall be regulated per the Green Bay Municipal Code, Chapter 44, Article XI – Conservation District as well as other relevant sections of the Green Bay Municipal Code.
- 3. Height. Maximum building heights shall be regulated by use.

- a. Structures associated with commercial uses: maximum height is 40 feet or 3 stories, whichever is less.
 - b. Single-family and two-family dwellings: maximum height is 35 feet or 2.5 stories, whichever is less.
 - c. Structures associated with multiple-family development: maximum height is 35 feet or 3 stories, whichever is less.
 - d. Structures associated with open space uses: maximum height is 25 feet or 1 story, whichever is less.
- 4. Impervious Surface. Maximum impervious surface coverage shall be regulated by use.
 - a. Commercial area: maximum impervious surface including all buildings, drives, walks, etc. is 80% of lot area.
 - b. Single-family and two-family dwellings: maximum impervious surface including all buildings, drives, walks, etc. is 60% of lot area.
 - c. Multiple-family use area: maximum impervious surface including all buildings, drives, walks, etc. is 70% of lot area.
 - d. Open space areas: maximum impervious surface including all buildings, drives, walks, etc. is 20% of lot area.
- E. STORM WATER MANAGEMENT AND GRADING PLAN. A storm water management and grading plan meeting the standards established by the Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City prior to the issuance of building permits.
 - 1. The storm water management and grading plan shall be comprehensive and take into account expected build-out of the entire PUD area as depicted on Exhibit A – Location Map.
 - a. With approval of the Department of Public Works, this requirement may be adjusted to address only storm water management needs of the specific development area for which development is proposed.
 - 2. Stormwater management facilities should function not only as a utility but also as an integral site amenity.
 - a. Green infrastructure and sustainable stormwater management practices are encouraged to be utilized throughout the site.
 - b. Traditional stormwater facilities shall be designed with landscaping providing human-scale interest and incorporating native plant species where possible.
- F. SIGNAGE. Signage throughout the PUD area shall be regulated as follows:
 - 1. Signage for the commercial area shall be regulated as the General Commercial (C1) District per the Green Bay Municipal Code, Chapter 30, Article II.
 - 2. Signage for single-family and two-family dwelling areas shall be regulated as the R-1 Low Density District per the Green Bay Municipal

Code, Chapter 30, Article II.

3. Signage for the multiple-family use areas shall be regulated as the R-3 Varied Density District per the Green Bay Municipal Code, Chapter 30, Article II.
4. Signage for the open space areas shall be regulated limited to that signage considered exempt in the Green Bay Municipal Code, Chapter 30, Article II, Section 30-6.

- G. REFUSE AND MECHANICALS. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article XIX, Division 3, Section 44-1917.
- H. ACCESS AND PARKING. Parking requirements shall be regulated by specific use per the Green Bay Municipal Code, Chapter 44, Article VIII.
- H. LIGHTING. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article V, Division 8.
- I. LANDSCAPING. Landscaping throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article XIX.
- J. ACCESS AND CIRCULATION. Access and circulation for automobile and pedestrian traffic shall be established in substantial conformity with Exhibit C – Use Map.
 1. All roadways shall be dedicated to the public and shall provide public sidewalks as regulated within Green Bay Municipal Code, Chapter 36-Subdivisions, Article VII – Design Requirements.

SECTION 3. The provisions of this ordinance, including, without limitation, the granting of a conditional use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

SECTION 4. Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of and incorporated into this ordinance to the same extent as if each such exhibit, and the plans identified therein, had been set forth in its entirety in the body of this ordinance.

SECTION 5. All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 6. In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

SECTION 7. If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by Chapter 44, Article II, Division 2, Section 44-82 Zoning Amendments, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2025.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

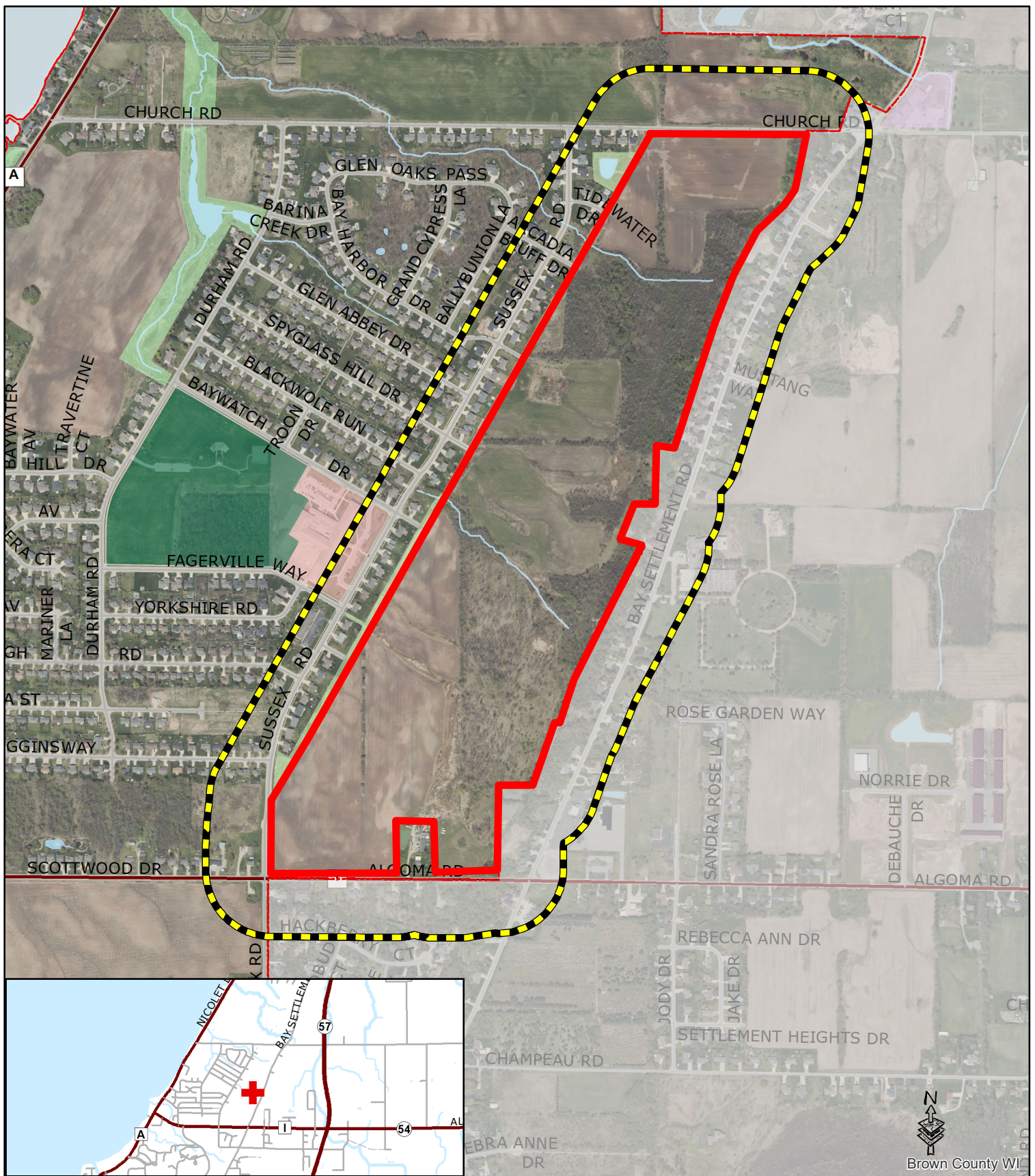
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Attachments:

Exhibit A - Location Map

Exhibit B – Use Map

Exhibit C – Zoning Map



- Proposed PUD
- 400' + Property Owner Notice
- Town of WScott

EXHIBIT A - LOCATION MAP

Zoning Petition (ZP 25-03) Proposed Planned Unit Development (PUD)

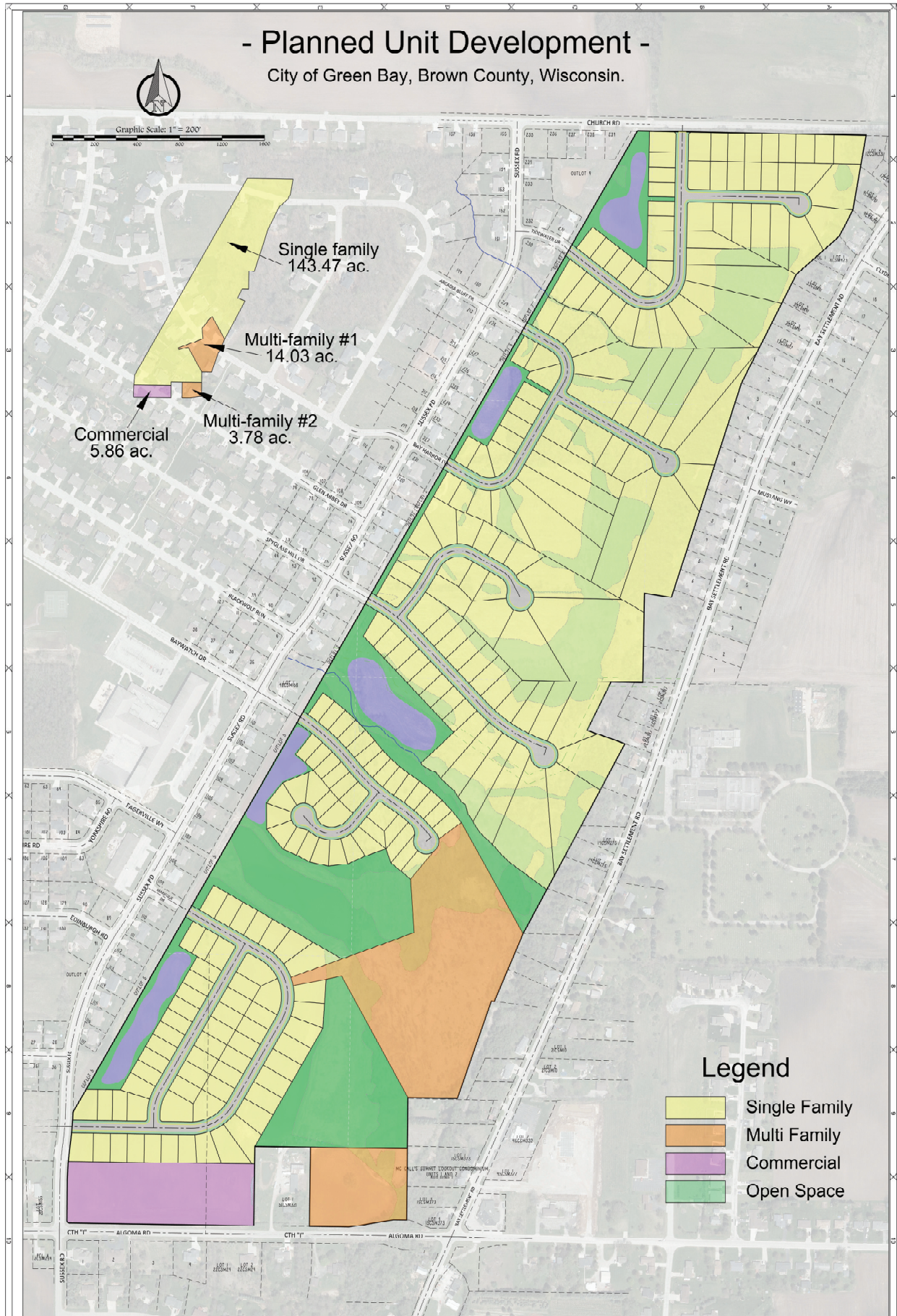
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied.



EXHIBIT B - USE MAP

- Planned Unit Development -

City of Green Bay, Brown County, Wisconsin.



Legend

- Single Family
- Multi Family
- Commercial
- Open Space

PROJECT NO.
T-6818
SHEET NO.
1 OF 4
DRAWING NO.
S-33392

MOSKI Corp.

vierbicher
planners | engineers | advisors



TAX PARCEL NO. 22-111, 22-124, 22-126, 22-127, 22-3018,
22-00180-1, 22-00200, 22-00204, 22-00185 & 22-00185-2
Planned Unit Development
Church Road, Sussex Road, Algoma Road

SCALE
1"=200'
DRAWN BY
BAM

File: T-6818.dwg 05/02/2024

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-0670

Data File:

Project: C:\Users\BAM\Documents\T-6818.dwg

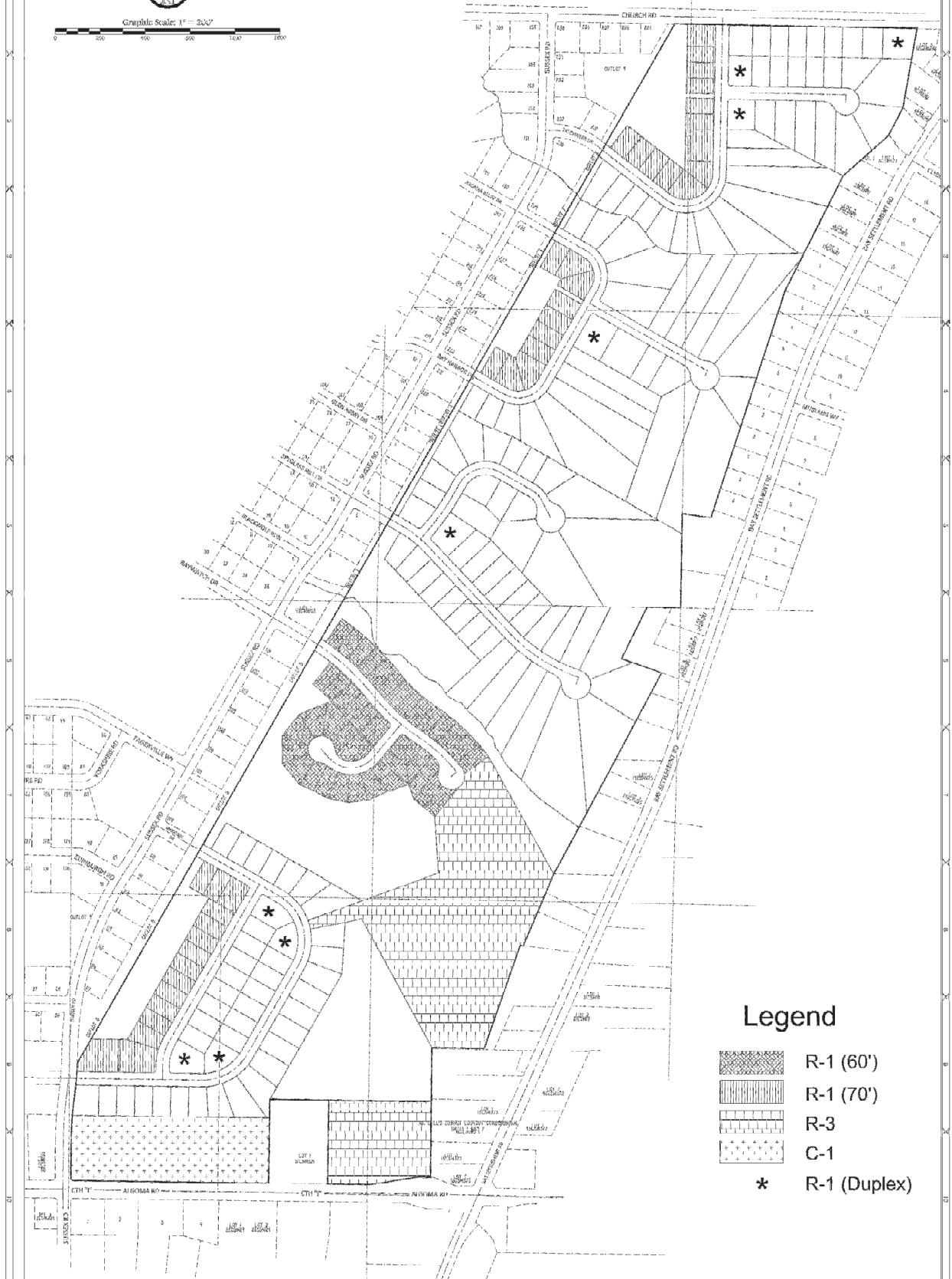
EXHIBIT C - ZONING MAP

- Planned Unit Development -

City of Green Bay, Brown County, Wisconsin.



Graphic Scale: 1" = 200'



Legend

-  R-1 (60')
-  R-1 (70')
-  R-3
-  C-1
-  R-1 (Duplex)

PROJECT NO.
T-0819
SHEET NO.
1 of 1
DRAWING NO.
S-3392

MOSKI Corp.

vierbicher
planners | engineers | advisors



TAX PARCEL NO. 22-111, 22-124, 22-126, 22-127, 22-3018
22-3019-1, 22-3020, 22-3024, 22-3019-4 & 22-3019-5
Planned Unit Development
Church Road, Sussex Road, Algoma Road

SCALE
1" = 200'
DRAWN BY
BAM

File: T-0819.dwg 02/02/2015

400 Security Blvd Ste 1, Green Bay, WI, (920) 434-0670

Data File:

Projectwork: Crossroads





Report to the Green Bay Plan Commission

MEETING DATE

March 10, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.7

(SP 25-02) Consideration with possible action on the declaration of surplus for city-owned properties located at 605 Cherry Street, 221 N Quincy Street, 227 N Quincy Street, 624 Pine Street, 618 Pine Street, and 616 Pine Street, submitted by the Department of Community and Economic Development, on behalf of the City of Green Bay, property owner (Ald. A. Proffitt, District 7).

BACKGROUND

Primary Address: 605 Cherry Street, 221 N Quincy Street, 227 N Quincy Street, 624 Pine Street, 618 Pine Street, and 616 Pine Street

Aldersperson/District: Ald. A. Proffitt / District 7

Reason for Request: To declare unused City property as surplus property for disposition to the Redevelopment Authority for development purposes.

Surrounding Parcels Zoning and Land Use:

Subject: Downtown (D1) | Parking Lot

North: Downtown (D1) & General Commercial (C1) | Grocery, Office, and Multi-Family

South: Downtown (D1) & Office Residential (OR) | Community Living, Religious, and Office

East: Office Residential (OR) | Education and Two-Family

West: Downtown (D1) | Vacant Commercial and Parking Lot

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Downtown uses for the majority of this parcel, with a strip of Medium Intensity Retail, Office, or Housing along the east side of the parcel.

Assessor's Valuation: The valuation for this lot, based on all parcels being combined to create one development parcel, is \$723,100.

Analysis: The subject parcels are located between N Monroe Avenue, Cherry Street, N Quincy Avenue, and Pine Street. Combined, the parcels are approximately 2.5 acres.

A declaration of surplus is required for the City to dispose of this property to the Redevelopment Authority of the City of Green Bay (RDA). The RDA will then market these parcels for development.

Ald. Proffitt and adjacent property owners have been notified of this request. WPS notes they have facilities located at these parcels but does not object to the surplus action. As of the drafting of this report, no other comments or inquiries have been received.

RECOMMENDATION

Approval of the request, subject to the following condition:

- I. The subject property shall be directed to the City's Redevelopment Authority for disposition.

FISCAL IMPACT

ATTACHMENTS

1. SP 25-02 Map and Legal Descriptions
2. SP 25-02 WPS Facilities Map
3. SP 25-02 Application

**CITY OF GREEN BAY
PARCEL LEGAL DESCRIPTIONS**

Parcel 11-156

The North 100 feet of Lot 514, Plat of Navarino, City of Green Bay, East side of Fox River, Brown County, Wisconsin.

Parcel 11-157

The Southerly 65 feet of Lot 514 and all of Lots 547, 548, and 549, Plat of Navarino, City of Green Bay, East side of Fox River, Brown County, Wisconsin.

Parcel 11-158

All of Lot 515, Plat of Navarino, City of Green Bay, East Side of Fox River, Brown County, Wisconsin.

Parcel 11-159

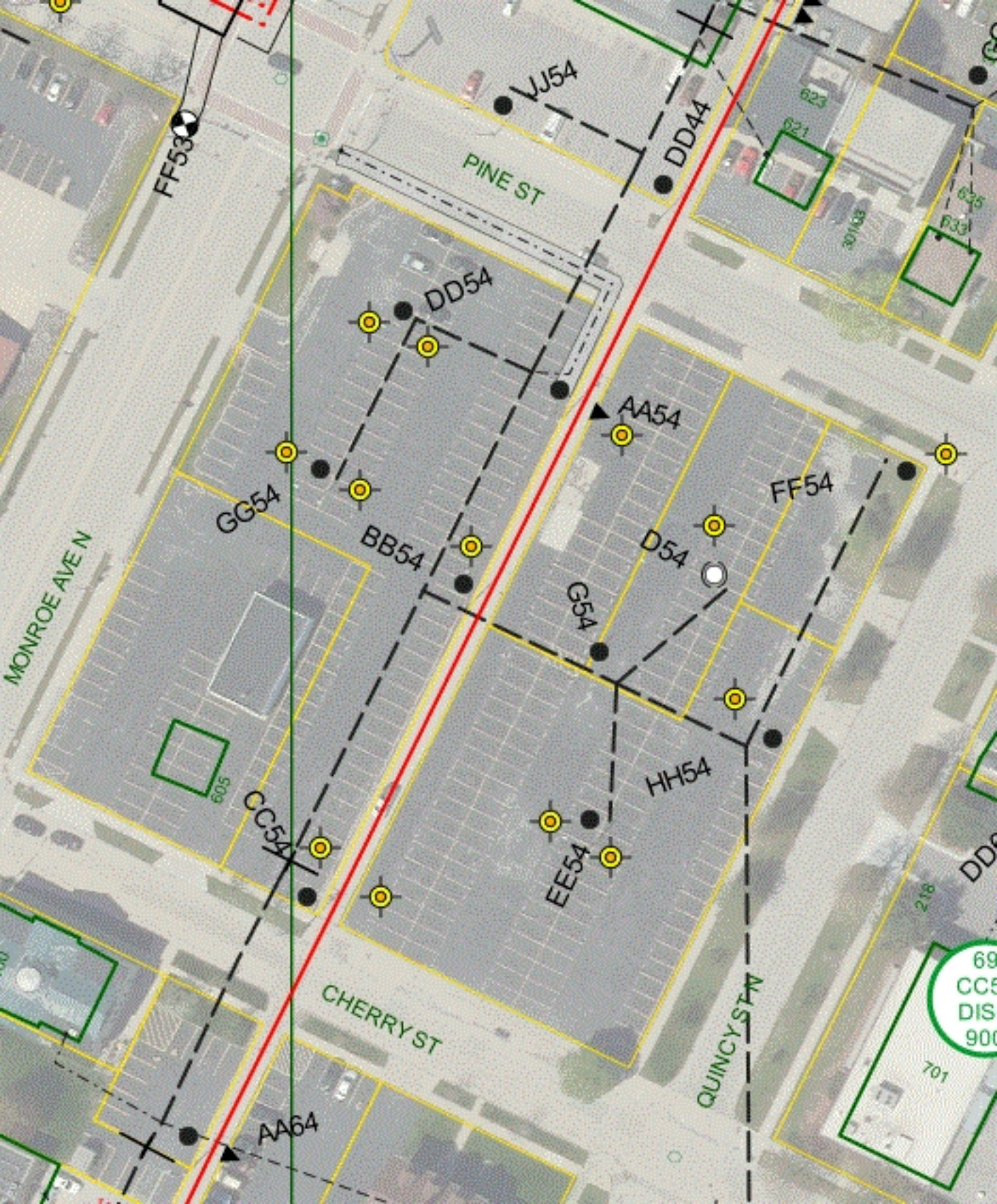
All of Lot 516, Plat of Navarino, City of Green Bay, East Side of Fox River, Brown County, Wisconsin.

Parcel 11-160

All of Lots 517, 518, 519, and 546, Plat of Navarino, City of Green Bay, East side of Fox River, Brown County, Wisconsin, excepting that part of said Lot 519 described as follows: Beginning at the Northwest corner of said Lot 519; thence S63°45'07"E, 16.00 feet along the South right-of-way line of Pine Street; thence S26°24'04"W, 7.50 feet; thence N63°45'07"W, 16.00 feet to the East right-of-way line of Monroe Steet; thence N26°24'04"E, 7.50 feet along said East right-of-way line to the Point of Beginning.

Parcel 11-191

All of Lots 544 and 545, Plat of Navarino, City of Green Bay, East Side of Fox River, Brown County, Wisconsin.





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: 605 Cherry St., 221 N Quincy St., 227 N Quincy St., 624 Pine St., 618 Pine St. and 616 Pine St

Parcel Number(s): 11-191, 11-157, 11-156, 11-158, 11-159, 11-160

Petitioner(s): Ronda Bitney-RDA Date: 2/7/2025

Email: ronda.bitney@greenbay.gov Phone Number: 920-448-3354

Address: 100 N Jefferson St. Rm 608 City: Green Bay State: WI Zip: 54301

Property Owner: City of Green Bay Phone Number: _____

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, RDA - Ronda Bitney, 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)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- ☐ 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: _____

Petitioner Signature(s): Ronda Bitney _____

Checklist of required attachments:

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

For office use only:

Review Fee: _____ Receipt No.: _____ Zoning Petition No.: _____



Report to the Green Bay Plan Commission

MEETING DATE

March 10, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.8

(SP 25-03) Consideration with possible action on the declaration of surplus for city-owned properties located at 212 S Madison Street, 503 E Walnut Street, and 512 Cherry Street, submitted by the Department of Community and Economic Development, on behalf of the City of Green Bay, property owner (Ald. A. Proffitt, District 7).

BACKGROUND

Primary Address: 212 S Madison Street, 503 E Walnut Street, and 512 Cherry Street

Aldersperson/District: Ald. A. Proffitt / District 7

Reason for Request: To declare unused City property as surplus property for disposition to the Redevelopment Authority for development purposes.

Surrounding Parcels Zoning and Land Use - 212 S Madison:

Subject: Downtown (D1) | Parking Lot

North: Downtown (D1 & D2) | Office, Courthouse, and Parking Lots

South: Downtown (D1) | Parking Lots and Recreational Center

East: Downtown (D1) | Religious and Parking Lot

West: Downtown (D2) | Office and Parking Lot

Surrounding Parcels Zoning and Land Use - 503 E Walnut & 512 Cherry:

Subject: Downtown (D1) | Parking Lot

North: Downtown (D1) | Office and Parking Lot

South: Downtown (D1) | Office and Parking Lot

East: Downtown (D1) | Office and Motel

West: Downtown (D2) | Vacant Office and Governmental

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Downtown uses for all parcels.

Assessor's Valuation: The valuation for 212 S Madison is \$178,500. The valuation for 503 E Walnut and 512 Cherry combined is \$490,000.

Analysis: There are two subject areas that are part of this request. The first in 212 S Madison, which is a 0.43 acre lot. The other is two parcels, 503 E Walnut and 512 Cherry, totaling approximately 0.92 acres. These will be combined for development.

A declaration of surplus is required for the City to dispose of this property to the Redevelopment Authority of the City of Green Bay (RDA). The RDA will then market these parcels for development.

Ald. Proffitt and adjacent property owners have been notified of this request. WPS may have facilities in the development area and request an easement is so. However, the facilities are presumably in the alleyway, which may not be associated with this development. We have added a condition to reflect this. As of the drafting of this report, no other comments or inquiries have been received.

RECOMMENDATION

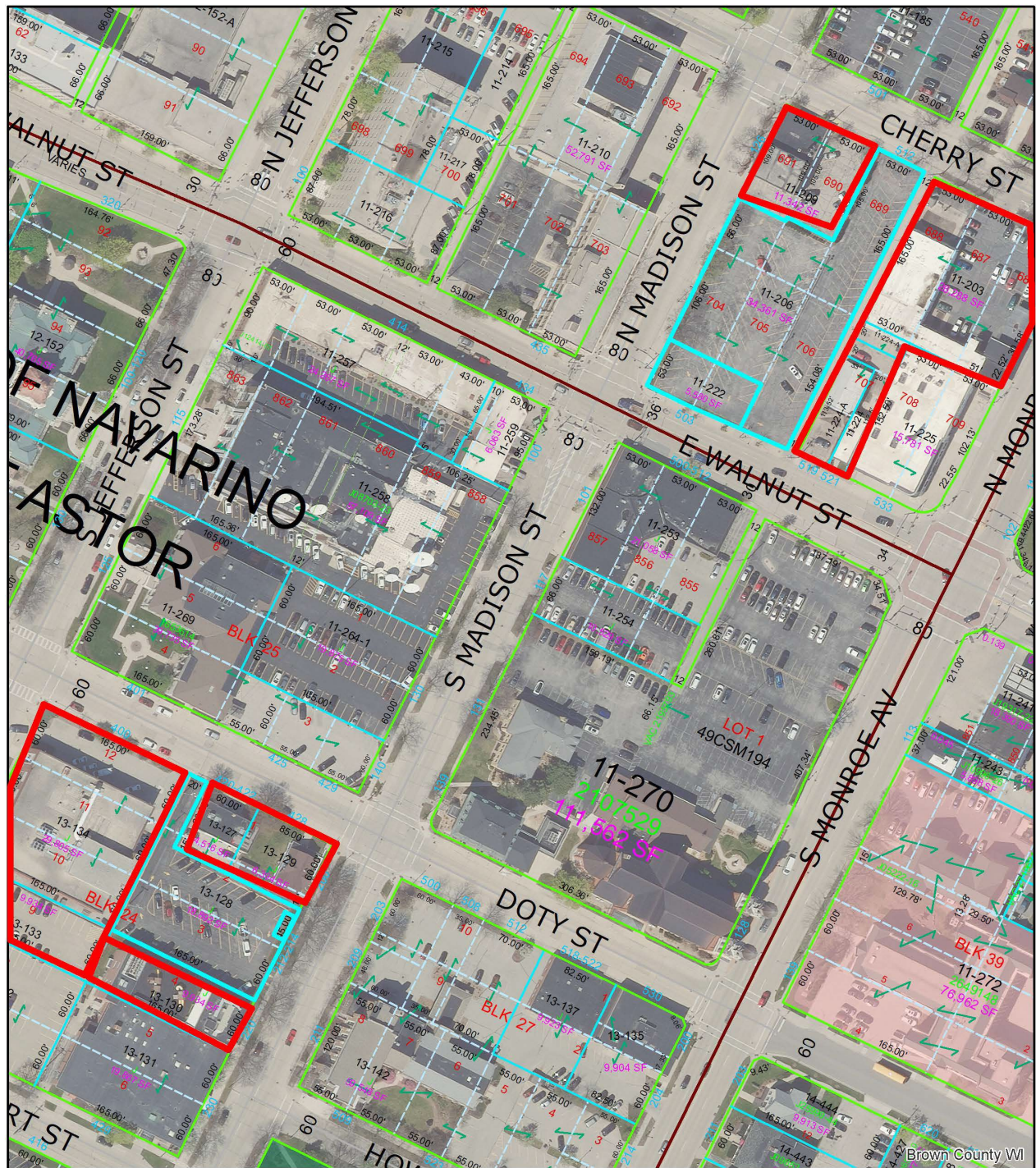
Approval of the request, subject to the following conditions:

1. The subject property shall be directed to the City's Redevelopment Authority for disposition.
2. An easement shall be granted for existing WPS facilities if they are deemed to be located on the subject parcels are not part of the adjacent alleyway.

FISCAL IMPACT

ATTACHMENTS

1. SP 25-03 Map and Legal Descriptions
2. SP 25-03 WPS Mark Up
3. SP 25-03 Application



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 City of Green Bay Department of Community and Economic Development. E.R. 10 Feb 2025 X:\Planning\Basemaps\template_8.5x11.mxd

(SP 25-03) Declaration of Surplus Property 212 S Madison, 503 E Walnut, 512 Cherry

0 40 80 160 Feet N

 Affected Parcels: 212 S Madison, 503 E Walnut, 512 Cherry

 Notified Adjacent Properties

CITY OF GREEN BAY
PARCEL LEGAL DESCRIPTIONS

Parcel 13-28

The West 20 feet of Lot 1, the West 20 feet of the North 15 feet of Lot 2, the South 45 feet of Lot 2, all of Lot 3, all in Block 24, Plat of Astor, City of Green Bay, East side of Fox River, Brown County, Wisconsin.

Parcel 11-222

The South 59 feet of Lots 704 and 705, Plat of Navarino, City of Green Bay, East side of Fox River, Brown County, Wisconsin, excepting the South 6 feet of said Lots 704 and 705 as described in Volume 975 Records, Page 456, also excepting that part of said Lot 705 describe as follows: Beginning at the intersection of the Easterly line of said Lot 705 and a line 6 feet Northerly of and parallel to the platted South line of said Lot 705; thence Westerly along said parallel line to the Westerly line of said Lot 705; thence easterly to a point on said Easterly line of Lot 705 lying 2.46 feet northerly of the Point of Beginning; thence southerly 2.46 feet to the Point of Beginning, as described in Jacket 7369, Image 4.

Parcel 11-206

All of Lot 689, the South 60 feet of Lot 690, the South 56 feet of Lot 691, the North 106 feet of Lots 704 and 705, all of Lot 706 except the South 6 feet thereof, Plat of Navarino, City of Green Bay, East side of Fox River, Brown County, Wisconsin, excepting that part of said Lot 706 described as follows: Beginning at the intersection of the Easterly line of said Lot 706 and a line 6 feet Northerly of and parallel to the platted South line of said Lot 706; thence Westerly along said parallel line to the Westerly line of said Lot 706; thence northerly along said westerly line 2.46 feet; thence easterly to a point on said Easterly line of Lot 706 lying 4.92 feet northerly of the Point of Beginning; thence southerly 4.92 feet to the Point of Beginning, as described in Jacket 6187, Image 26.

Requested Easement area if facilitates are not within public right of way.



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: 214 S, Madison, 503 E Walnut and 512 Cherry St.

Parcel Number(s): 13-128, 11-222 and 11-206

Petitioner(s): Ronda Bitney-RDA

Date: 2/7/2025

Email: ronda.bitney@greenbay.gov

Phone Number: 920-448-3354

Address: 100 N Jefferson St. Rm 608

City: Green Bay

State: WI

Zip: 54301

Property Owner: City of Green Bay

Phone Number: _____

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, RDA - Ronda Bitney, 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)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- ☐ 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: _____

Petitioner Signature(s): Ronda Bitney

Checklist of required attachments:

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

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____



Report to the Green Bay Plan Commission

MEETING DATE

March 10, 2025

PREPARED BY

AGENDA ITEM # F.I

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking 20250306

City of Green Bay Development Tracker (Large Scale) - March 2025								
	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
Multi-family								
1	US Bank Redevelopment	Living Downtown LLC	425 Pine Street	Market multi-family rental, commercial	DA approved in November. Construction scheduled early 2025	Total #	Under 80%	\$9,600,000.00
						55	0	
2	1116 Hobart Drive	Moski Corp	1116 Hobart Drive	Market multifamily	Term Sheet approved in November. DA anticipated in April.	Total #	Under 80%	\$5,500,000.00
						30	0	
3	Merge @ Shipyard	Merge LLC	239 Arndt Street	Market multi-family rental, retail	Building plans being finalized for permit approval.	Total #	Under 80%	\$21,000,000.00
						225	0	
4	200 N. Monroe	Three Sixty LLC	200 N. Monroe	Mixed Income rental 148 rental units, 27 townhomes	PO expires 4/8/2025	Total #	Under 80%	tbd
						175		
5	Gorman @ JBS	Gorman & Co.	0 Lime Kiln Rd	Workforce multi-family	Terms of DA under negotiation	Total #	Under 80%	\$10,000,000.00
						95	0	
6	Former Badger Sheet Metal	General Capital	420 S. Broadway/419 S. Maple	Multi-family rental, retail, Fire Station/Admin, greenway	Design and due diligence underway	Total #	Under 80%	tbd
						140	TBD	
7	New Land 221 Cherry	New Land Enterprises	221 Cherry	Market rate multi-family rental, retail	Construction underway	Total #	Under 80%	\$38,000,000.00
						268	0	
8	222 Cherry St LLC	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	DA amendment approved Nov '24. Demo planned early 2025.	Total #	Under 80%	\$10,500,000.00
						71	0	
9	University Ave	NWGB	1100 Block of University Ave	Mixed-income multi- family rental	Working to close capital stack	Total #	Under 80%	TBD
						14	TBD	
10	One Astor	Spark Development	100 E. Mason	Market rate multi-family rental	Conditional Use Permit being considered by PC in March. Development Agreement in negotiation.	Total #	Under 80%	\$15,000,000.00
						121	0	
Single-family								
11	Habitat Homestead	Habitat for Humanity	0 Richmond St	Affordable single-family owner occupied detached and townhomes	Construction underway	Total #	Under 80%	\$2,925,000.00
						14	14	

12	Southwest Woods	Garritt Bader	Hinkle S. of Mason	Single family housing with new roads	Development Agreement approved in March. New TID created. Construction planned this year.	Total # 29	Under 80% 0	\$8,000,000.00
Commercial								
13	Green Bay Plaza	ICAP Development	155 W. Mason	Commercial	DA approved. Development underway	Total # 0	Under 80% 0	\$4,000,000.00
14	S&S Buildings	Investment Creations	227 E Walnut, 101 & 109 N Adams	Mixed use law office, retail, market rate apartment	Development Agreement approved 3/4. Rehab work planned to start next quarter.	Total # 1	Under 80% 0	\$1,500,000.00
Industrial								
15	Pulliam Redevelopment	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	Negotiations continue	Total #	Under 80%	tbd
16	Green Bay Drop Forge Cleveland Hardware	Hoban Real Estate	1341 State Street	Industrial	Development Agreement approved 3/4. Construction planned to begin within weeks.	Total # 0	Under 80% 0	\$10,500,000.00
17	Grandview - Smet	Smet	Erie at Arline	Includes 12,500 sf office / 93,750 sf industrial	Design underway for 20-acre site. PO extended to April	Total # 0	Under 80% 0	tbd
18	Grandview - Gerarden	Gerarden Fabrication	Erie at Arline	Furniture manufacturing, showroom, office	Design underway for 5-acre site. PO extended to April	Total # 0	Under 80% 0	tbd
Park/Public								
19	Shipyards Phase 2	City/RDA	100 W. Mason	Event lawn, dog park, urban beach, splash pad, playground, restrooms	Engineer selected. Construction planned to start in late 2025	Total # 0	Under 80% 0	\$0.00

COLOR KEY
Multi-family
Single-family
Commercial
Industrial
Park/Public

	Units	Under 80%	Value
TOTALS	1,238	24	\$136,525,000.00