



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JUNE 16, 2025, 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=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.

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, June 16, 2025, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the May 12, 2025, meeting.

E. Regular Business.

1. Election of Officers.
2. (ZP 25-15) Public Hearing on a request for a Conditional Use Permit (CUP) for a concrete, asphalt, and rock crushing facility in the General Industrial (GI) District on property located

in the 1300 Block of Hurlbut Street (Parcel 6-3042-1), submitted by James Wolfe, Jr. of Vierbicher, on behalf of Martell Development LLC, property owner (Ald. B. Delie, District 10).

3. (ZP 25-15) Consideration with possible action on a request for a Conditional Use Permit (CUP) for a concrete, asphalt, and rock crushing facility in the General Industrial (GI) District on property located in the 1300 Block of Hurlbut Street (Parcel 6-3042-1), submitted by James Wolfe, Jr. of Vierbicher, on behalf of Martell Development LLC, property owner (Ald. B. Delie, District 10).
4. (CPA 25-02) Public Hearing on a request to amend the Smart Growth 2022 Comprehensive Plan for the 2100 Block of Deuchert Street (Parcel ID 21-1229) from future Medium/High Density Residential land-use to Low-Density Residential land use, submitted by James Wolfe, Jr. of Vierbicher, on behalf of Broadway Realty LLC, property owner (Ald. C. Stevens, District 5).
5. (CPA 25-02) Consideration with possible action on a request to amend the Smart Growth 2022 Comprehensive Plan for the 2100 Block of Deuchert Street (Parcel ID 21-1229) from future Medium/High Density Residential land-use to Low-Density Residential land use, submitted by James Wolfe, Jr. of Vierbicher, on behalf of Broadway Realty LLC, property owner (Ald. C. Stevens, District 5).
6. (ZP 25-14) Public hearing on a request to rezone the 2100 Block of Deuchert Street (Parcel ID 21-1229) from Varied Residential (R3) district to Low-Density Residential (R1) district, submitted by James Wolfe, Jr. of Vierbicher, on behalf of Broadway Realty LLC, property owner (Ald. C. Stevens, District 5).
7. (ZP 25-14) Consideration with possible action on a request to rezone the 2100 Block of Deuchert Street (Parcel ID 21-1229) from Varied Residential (R3) district to Low-Density Residential (R1) district, submitted by James Wolfe, Jr. of Vierbicher, on behalf of Broadway Realty LLC, property owner (Ald. C. Stevens, District 5).
8. (TA 25-03) Public Hearing on amendments to Section 44-1553(5) of the Green Bay Municipal Code, Chapter 44, related to Historic Preservation.
9. (TA 25-03) Consideration with possible action on amendments to Section 44-1553(5) of the Green Bay Municipal Code, Chapter 44, related to Historic Preservation.
10. (TA 25-04) Public Hearing on amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Mail Distribution Facilities.
11. (TA 25-04) Consideration with possible action on amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Mail Distribution Facilities.

F. Informational.

1. Director's report.
2. Date of next meeting: Special Meeting for the Comprehensive Plan Update on Tuesday, July 1, 2025. Next regular meeting on Monday, July 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

June 16, 2025

PREPARED BY

AGENDA ITEM # E.I

Election of Officers.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

June 16, 2025

PREPARED BY

AGENDA ITEM # E.2

(ZP 25-15) Public Hearing on a request for a Conditional Use Permit (CUP) for a concrete, asphalt, and rock crushing facility in the General Industrial (GI) District on property located in the 1300 Block of Hurlbut Street (Parcel 6-3042-1), submitted by James Wolfe, Jr. of Vierbicher, on behalf of Martell Development LLC, property owner (Ald. B. Delie, District 10).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

June 16, 2025

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.3

(ZP 25-15) Consideration with possible action on a request for a Conditional Use Permit (CUP) for a concrete, asphalt, and rock crushing facility in the General Industrial (GI) District on property located in the 1300 Block of Hurlbut Street (Parcel 6-3042-1), submitted by James Wolfe, Jr. of Vierbicher, on behalf of Martell Development LLC, property owner (Ald. B. Delie, District 10).

BACKGROUND

Reason for Request: To establish a concrete, asphalt, and rock crushing facility in the General Industrial District.

Subject Parcel Zoning and Land Use: Subject property is zoned General Industrial (GI). The land use is vacant with sand, gravel, and dirt storage.

Surrounding Zoning and Land Uses:

North: General Industrial (LI) | Brown County Yard Waste Site

South: Right-of-way | Interstate 43

East: General Industrial (GI) | Brown County Yard Waste Site, Sand/Gravel/Dirt Storage

West: General Industrial (LI) | Brown County Yard Waste Site

Comprehensive Plan: The 2022 Smart Growth Plan currently designates this area for school and general industry. Staff believes the school land use designation is an error and that public/semi-public was intended since Brown County and City of Green Bay own adjacent parcels. Regardless, Conditional Use Permits (CUP) do not need to match the comprehensive plan and part of the parcel does have the industrial future land use classification.

Report: The subject request is located in the 1300 Block of Hurlbut Street between N. Military Avenue and Atkinson Drive north of Interstate 43.

The City of Green Bay received an application for a concrete, asphalt, and rock crushing facility at the subject parcel. The property is zoned General Industrial (GI). In this district, a concrete, asphalt, and rock crushing facility is allowed with a Conditional Use Permit (CUP). This CUP application is for this use only. A layout and design of the site has been included in the applicants' packet, but it is important to note that any development of the site will need to comply with regulations of the Green Bay Municipal Code.

Conditional use approval may be recommended by the Plan Commission with reasonable consideration of the following:

1. 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 Section 44-83 within the Municipal Code.
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.

The surrounding area contains uses similar in intensity and is far from any residential uses where a conflict could arise. Staff has determined that the use does comply with the seven standards above.

Ald. Delie and adjacent property owners within 400 ft. of the subject area have been notified of the request. There have been no inquiries regarding this request as of the drafting of this report.

RECOMMENDATION

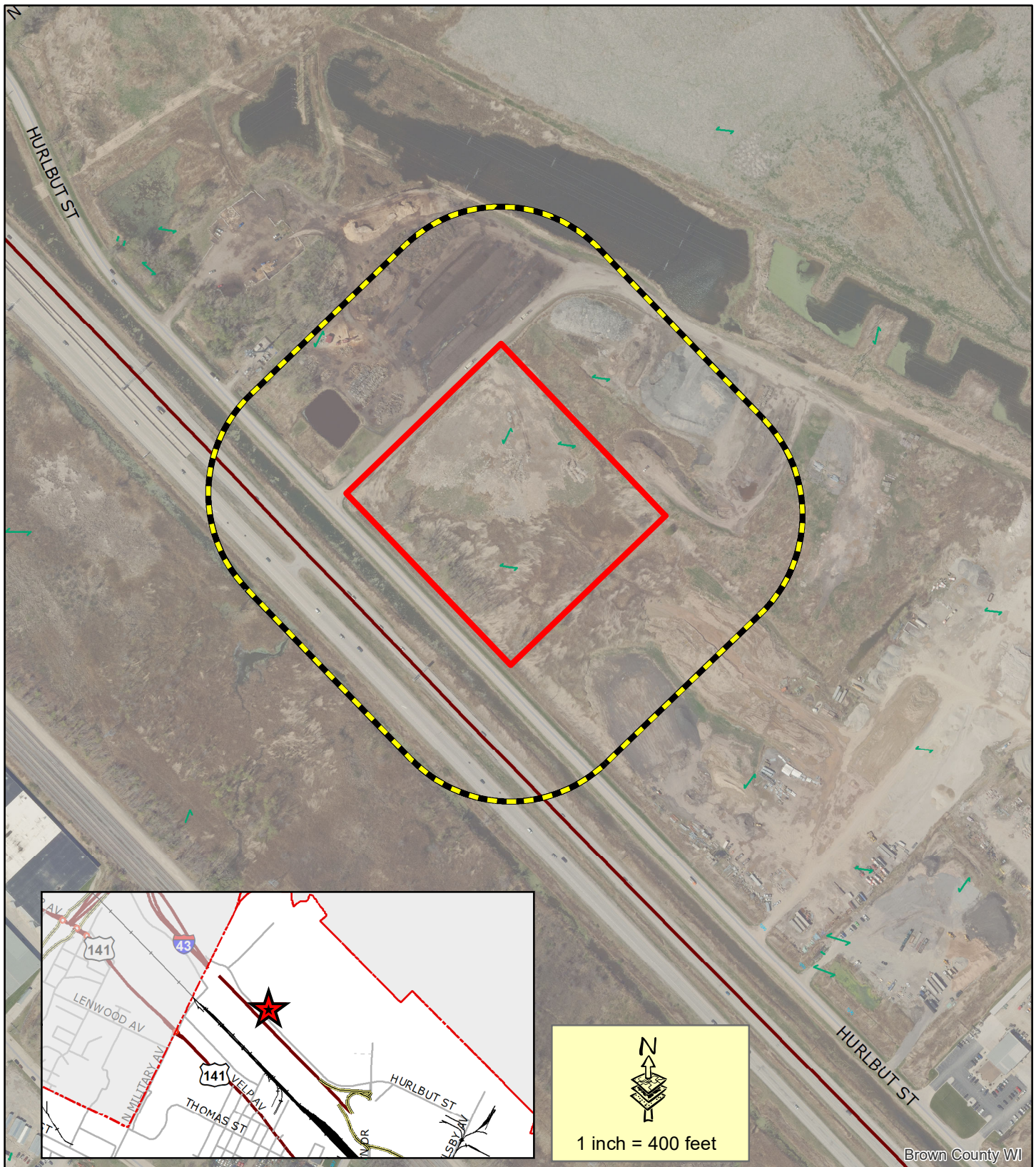
Approval of the request, with the following conditions:

1. The concrete, asphalt, and rock crushing facility must have a permanent, indoor restroom and wash station on-site meeting zoning, building & plumbing code requirements.
2. Compliance with all other regulations of the Green Bay Municipal Code.

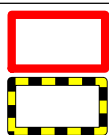
FISCAL IMPACT

ATTACHMENTS

1. ZP 25-15 Map
2. ZP 25-15 Site Plan
3. ZP 25-15 Narrative Roffers Recycle Yard
4. ZP 25-15 Application



Brown County WI



Subject Area

400' 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 DM.

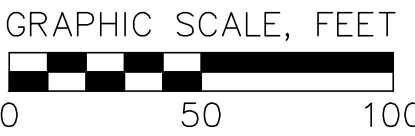
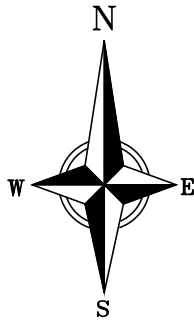
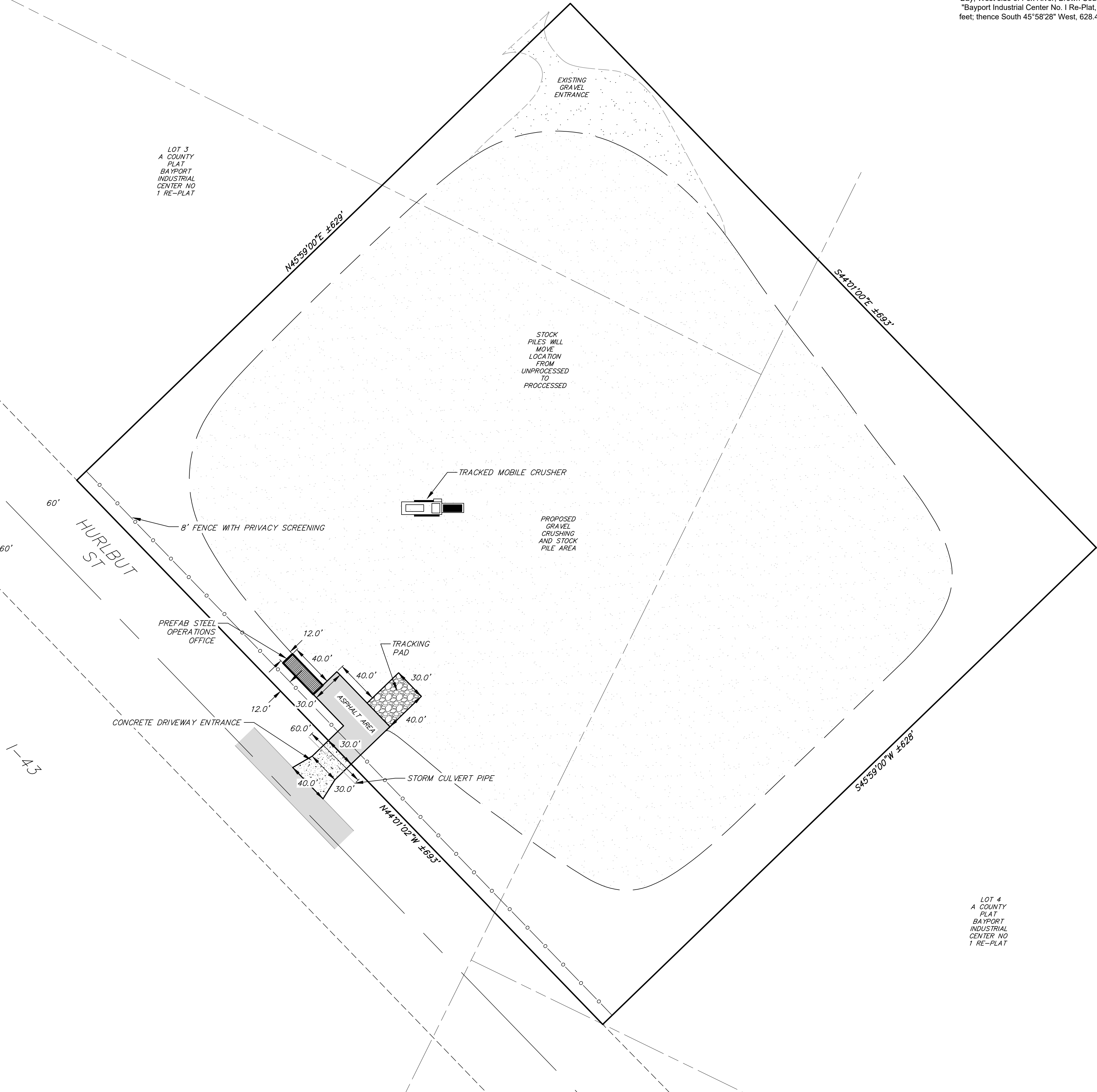
Zoning Petition (ZP 25-15) **Conditional Use Permit Request** **at 1300 Block Hurlbut Street** **Crushing Facility in General** **Industrial (GI) District**



PRELIMINARY SITE PLAN

Part of Lot Four (4), in the recorded Plat of "Bayport Industrial Center No. 1 Re-Plat, A County Plat", Brown County Records, being located in part of Lots Twenty-three (23), Twenty-four (24), and Forty-two (42), Fort Howard Military Reserve, Township Twenty-four (24) North, Range Twenty (20) East, City of Green Bay, West side of Fox River, Brown County, Wisconsin, more fully described as follows: Beginning at the Northwest corner of Lot Four (4), in the recorded Plat of "Bayport Industrial Center No. 1 Re-Plat, A County Plat", Brown County Records, thence North 45°58'28" East, 628.48 feet; thence South 44°01 '32" East, 693.10 feet; thence South 45°58'28" West, 628.48 feet to the northerly right- of-way of Hurlbut Street; thence North 44°01 '32" West, 693.10 feet along said right-of-way to the point of beginning

-Hurlbut Street-



NOTES

Bearings referenced to the Brown county GIS system.

The lot boundary depicted on this map is just for reference only. Brown County GIS information was use.



vierbicher
planners | engineers | advisors

Site Plan

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

C Roffers

Parcel #6-3042-1

DWG NO S-4007

DATE
05/12/2025

DRAFTER
JRW

CHECKED
####

PROJECT NO.
250392

SHEET
1 OF 1

Narrative for the daily operations of Roffers Recycle Yard

Morning Startup (6 AM): The workday begins promptly at 6 AM with preparations to ensure all equipment and machinery are in optimal working condition. Any necessary maintenance checks are performed on the crushing and screening equipment to avoid downtime.

The part-time employee, during their scheduled hours, may assist with tasks such as organizing the yard, monitoring equipment, or preparing materials for processing.

Truck Traffic Management (Throughout the Day): Throughout the day, trucks carrying concrete, asphalt, and other materials arrive at the yard, with the volume ranging from zero to 25 trucks per day. Each truck is guided through a streamlined process for unloading materials. This ensures efficient turnaround times and minimizes congestion.

Material Processing (As Needed): The concrete and asphalt crushing, primarily occur during a designated 4-week period of September through December. However, outside of that timeframe, the site focuses on organizing and managing incoming materials, staging processed materials, and preparing them for sale or further use.

When crushing and screening are active, the work involves carefully feeding raw materials into the machinery to create usable aggregates. Attention to quality control is prioritized to produce consistent and high-quality products.

Inventory Management and Yard Maintenance: During quieter periods, the yard is maintained to uphold safety standards and operational efficiency. The employee may handle duties such as maintaining a clean workspace, checking inventory levels, or assisting with the arrangement of processed materials for distribution.

Afternoon Wrap-Up (4 PM): As the day winds down, the equipment is inspected and secured for the next day's operations. Necessary administrative tasks, such as record-keeping of truck activity and material inventory, are completed. Plans for the next day are reviewed to ensure readiness for incoming trucks or any special projects.



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: Hurlbut Street City of Green Bay
Parcel Number(s): 6-3042-1
Petitioner(s): Vierbicher Date: 5/13/2025
Email: Jwol@vierbicher.com Phone Number: (920)329-5585
Address: 400 Security Blvd Suite 1 City: Green Bay State: WI Zip: 54313
Property Owner: Martell Development LLP 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, James R Wolfe Jr, 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: Wayne Emerson Date: 5/21/25

Petitioner Signature(s): James R Wolfe Jr

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

June 16, 2025

PREPARED BY

AGENDA ITEM # E.4

(CPA 25-02) Public Hearing on a request to amend the Smart Growth 2022 Comprehensive Plan for the 2100 Block of Deuchert Street (Parcel ID 21-1229) from future Medium/High Density Residential land-use to Low-Density Residential land use, submitted by James Wolfe, Jr. of Vierbicher, on behalf of Broadway Realty LLC, property owner (Ald. C. Stevens, District 5).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

June 16, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.5

(CPA 25-02) Consideration with possible action on a request to amend the Smart Growth 2022 Comprehensive Plan for the 2100 Block of Deuchert Street (Parcel ID 21-1229) from future Medium/High Density Residential land-use to Low-Density Residential land use, submitted by James Wolfe, Jr. of Vierbicher, on behalf of Broadway Realty LLC, property owner (Ald. C. Stevens, District 5).

BACKGROUND

Reason for Request: The proposed comprehensive plan amendment would allow for single-family residential development of a 10.1-acre parcel located between Highland Park Avenue and Deuchert Street and between Deckner Avenue and Morrow Street.

Subject Parcel Zoning and Land Use: Subject property is zoned Varied Density Residential (R3), the parcel is vacant.

Surrounding Zoning and Land Uses:

North: Varied Density Residential (R3) | WPS Substation

South: Varied Density Residential (R3) and Office Residential (OR) | Multi-family and medical office

East: Varied Density Residential (R3) | Single and Two-family residential homes

West: Varied Density Residential (R3) | Multi-family residential homes

Report: The subject parcel has a total of 10.097 acres located between Deuchert Street and Highland Park Avenue. The subject property is an undeveloped lot. A power line runs through the eastern portion of the lot. Development in said area in the future would need to account for said power line. The parcel is currently zoned (R3) Varied Density Residential.

The applicant is interested in developing 41 parcels to create single-family homes along new public streets which connect Deuchert Street to Highland Park Avenue. The applicant is seeking to create lot sizes which range from 5300 square feet to 1500 square feet with home sizes typically ranging from 1600 to 1800 square feet. A conceptual vision of the layout of the property is attached to the staff report.

The applicant proposes to market the development to individuals 55 and older with ownership and maintenance of lots remaining with the developer, Broadway Realty LLC. Zoning code does not have a distinction between owner-occupied properties or ownership of a property by a landowner. Additionally, the zoning code does not distinguish marketing for ages 55 plus in a subdivision. However, the 2019 Housing Market Study indicated that the City is short of housing units and in the 55 Plus units.

The future land use of the subject parcel is medium-high density residential. Given the size of the parcel and its location near existing multi-family developments, the land use designation as medium-high density residential has merit. However, the area is located between an area to the west which is predominantly multi-family campus and to the east which is predominantly one-and two-family homes located on lot sizes which vary between 7,400 square feet and 12,000 square feet. The existing medium-high-density residential

future land-use designation is greater than 8 units per acre and the proposed change to low-density residential calls for 4 to 8 units per acre. The request to change the parcel designation is in alignment with the conceptual development of 41 units on 10.097 acres (4.06 units per acre).

Staff feels the transitional change requested can function well within the scope of the neighborhood to provide a housing product which transitions well between subdivisions and can create conditions which can facilitate more connection and development of infill properties within the Olde Preble Neighborhood.

Ald. Stevens and neighbors within 400 feet have been notified of the meeting based on Plan Commission policy. A neighborhood meeting was held on May 8, 2025. Approximately 8 people attended. Several calls have been received asking questions about the request, but no comments have been provided as of the drafting of this report.

RECOMMENDATION

Approval of the request to change the 2022 Smart Growth Plan's future land-use designation of the parcel from medium-high density residential to low-density residential, as requested.

FISCAL IMPACT

ATTACHMENTS

1. ZP 25-14 Application
2. ZP 24-15 Property Map
3. ZP 25-14 Project Summary
4. ZP 25-14 Concept Site Layout Model (Color)
5. ZP 25-14 Site Survey



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: Deuchert Street

Parcel Number(s): 21-1229

Petitioner(s): Vierbicher

Date: 5/15/2025

Email: Jwol@vierbicher.com

Phone Number: (920)329-5585

Address: 400 Security Blvd

City: Green Bay

State: WI

Zip: 54313

Property Owner: Broadway Realty LLC

Phone Number: (920)366-6230

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, James R Wolfe Jr.

, 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: David Michael Cuene (May 15, 2025 10:05 CDT)

Date: _____

Petitioner Signature(s): James R Wolfe Jr.

Checklist of required attachments:

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

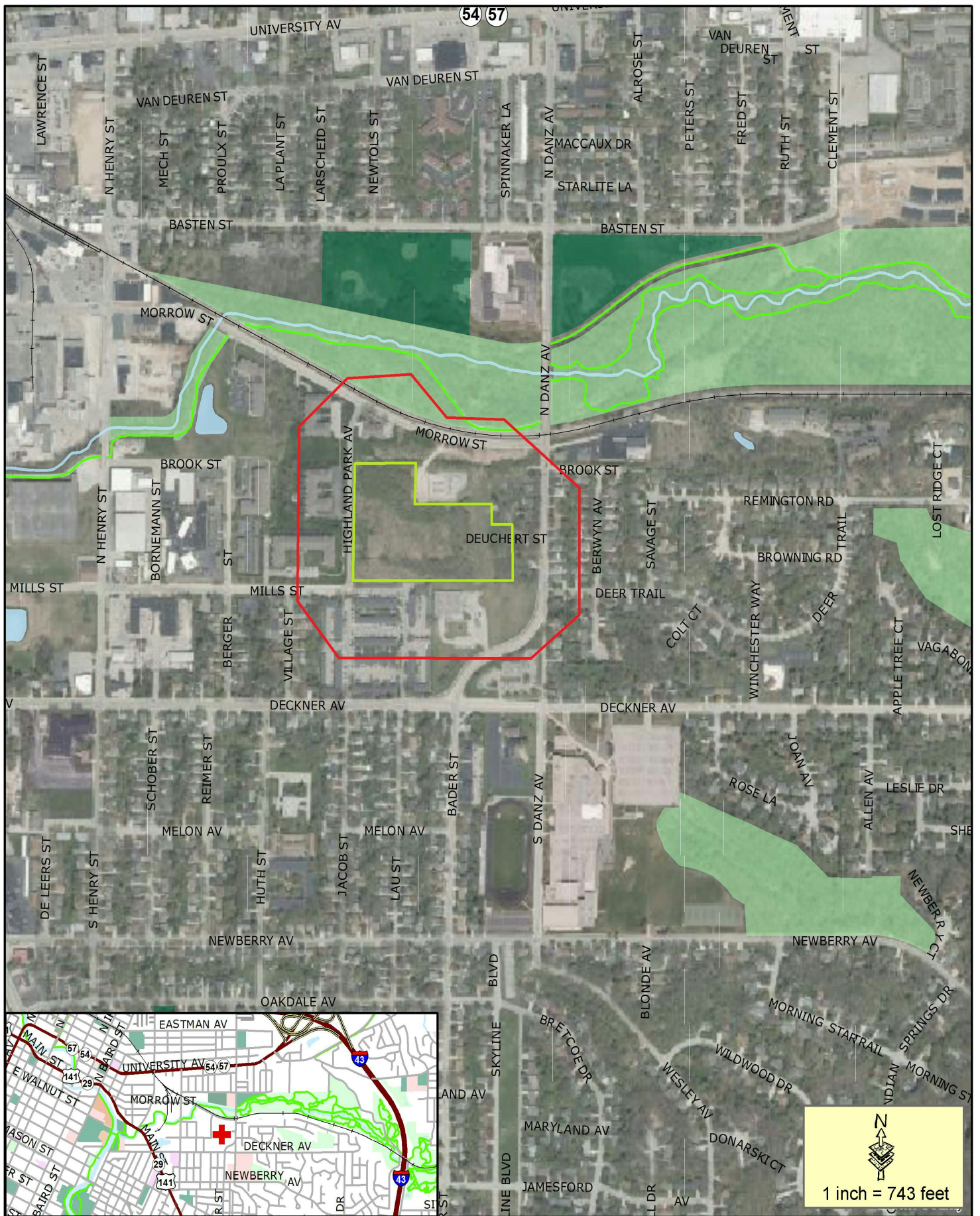
For office use only:

Review Fee: \$375
\$150
\$275

Receipt No.: _____

Zoning Petition No.: CPA 25-02

2P 25-14
VR 25-01



- Proposed Rezone and Comprehensive Plan Amendment Parcel
- 400' 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 Rezone Petition (ZP 25-14)
Comprehensive Plan Amendment (CPA 25-02)
2100 Block of Deuchert Street
Parcel 21-1229

Project Summary: The Pines Subdivision

The Pines Subdivision is a thoughtfully designed residential rental community tailored for individuals aged 55 and older, offering a simplified and comfortable lifestyle. Developed and maintained by Broadway Realty LLC, this neighborhood comprises 41 lots on dedicated public streets.

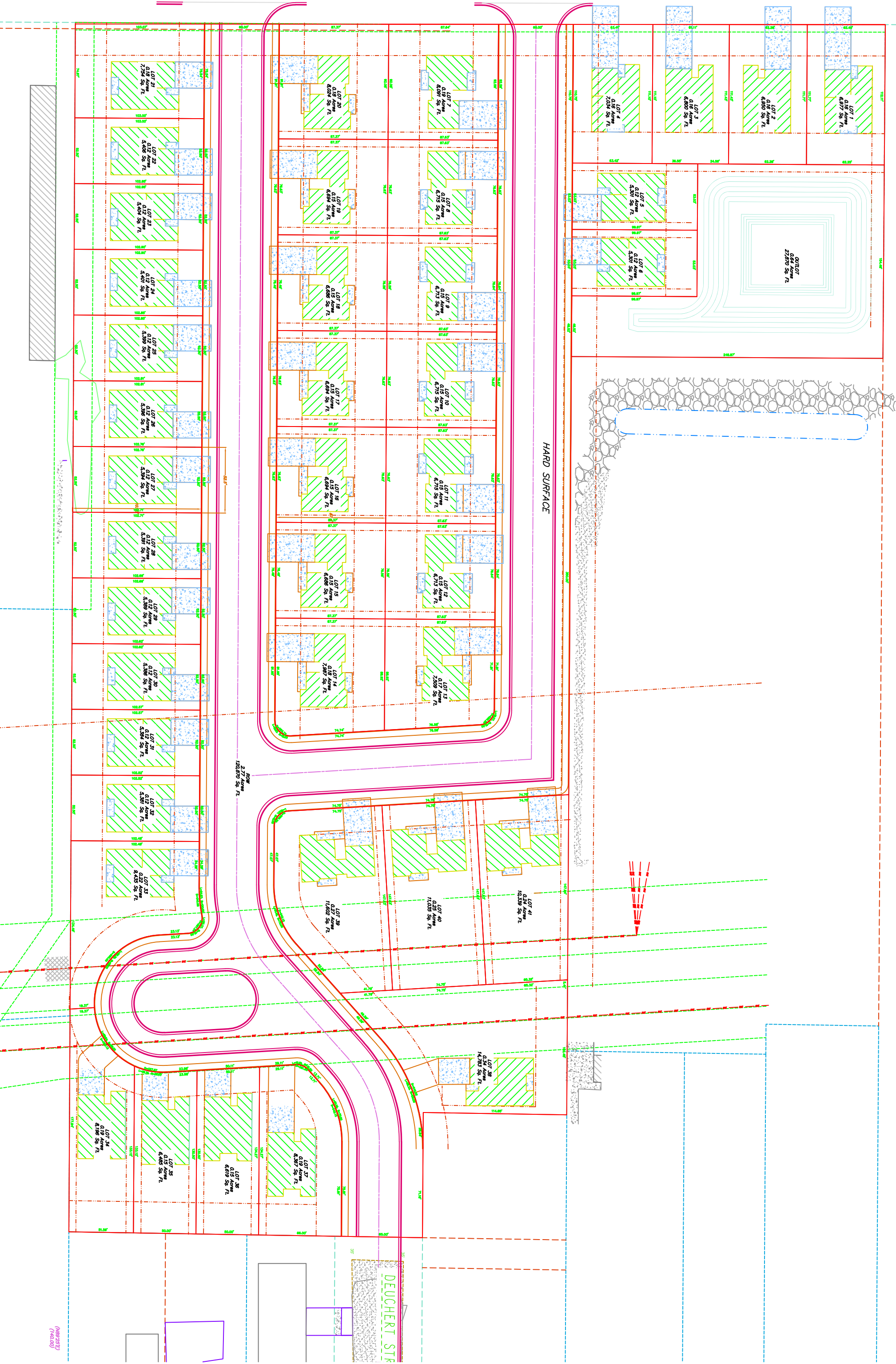
The subdivision will feature various lot sizes and two distinct home designs, both reflecting a charming cottage-style exterior. Each home will include:

- **Lot sizes ranging from 5,300 to 15,000 sq. ft.**
- **Homes spanning 1,600 or 1,800 sq. ft.**
 - 2 bedrooms
 - 2 bathrooms
 - 2-stall garages

Broadway Development LLC will retain ownership and oversee maintenance of all lots, ensuring consistent quality and upkeep throughout the community. Included amenities such as lawn care and snow removal will provide residents with added convenience.

The overall vision for The Pines is to create a welcoming and serene environment that seamlessly blends aesthetic appeal with functionality. This thoughtfully designed community offers comfort, convenience, and modern living in a cozy setting, perfectly suited for active older adults seeking a low-maintenance lifestyle.

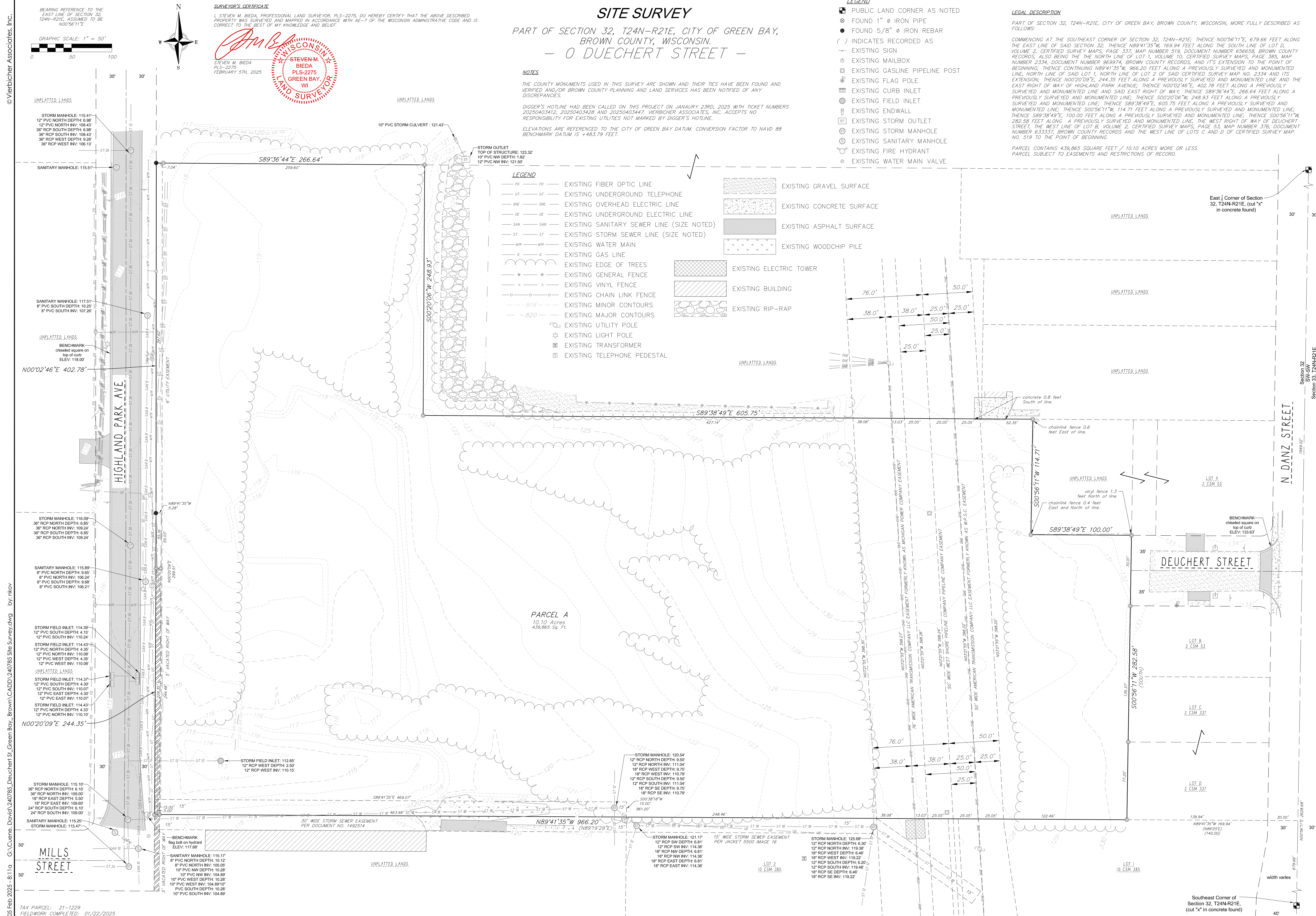
HIGHLAND PARK AVE



HARD SURFACE

DEUCHERT STR

10/23/23





Report to the Green Bay Plan Commission

MEETING DATE

June 16, 2025

PREPARED BY

AGENDA ITEM # E.6

(ZP 25-14) Public hearing on a request to rezone the 2100 Block of Deuchert Street (Parcel ID 21-1229) from Varied Residential (R3) district to Low-Density Residential (R1) district, submitted by James Wolfe, Jr. of Vierbicher, on behalf of Broadway Realty LLC, property owner (Ald. C. Stevens, District 5).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

June 16, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.7

(ZP 25-14) Consideration with possible action on a request to rezone the 2100 Block of Deuchert Street (Parcel ID 21-1229) from Varied Residential (R3) district to Low-Density Residential (R1) district, submitted by James Wolfe, Jr. of Vierbicher, on behalf of Broadway Realty LLC, property owner (Ald. C. Stevens, District 5).

BACKGROUND

Reason for Request: The proposed rezoning is requested to allow for a single-family residential development of a 10.1-acre parcel located between Highland Park Avenue and Deuchert Street and between Deckner Avenue and Morrow Street.

Subject Parcel Zoning and Land Use: Subject property is zoned Varied Density Residential (R3), the parcel is vacant.

Surrounding Zoning and Land Uses:

North: Varied Density Residential (R3) | WPS Substation

South: Varied Density Residential (R3) and Office Residential (OR) | Multi-family and medical office

East: Varied Density Residential (R3) | Single and Two-family residential homes

West: Varied Density Residential (R3) | Multi-family residential homes

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Medium-High Density Residential future uses for this parcel. The associated application, CPA 25-02, requests a future land use of Low-Density Residential. Staff has recommended approval of CPA 25-02.

Report: The subject parcel has a total of 10.097 acres located between Deuchert Street and Highland Park Avenue. The subject property is an undeveloped lot. A power line runs through the eastern portion of the lot. Development in said area in the future would need to account for said power line. The parcel is currently zoned (R3) Varied Density Residential.

The applicant is interested in developing 41 parcels to create single-family homes along new public streets which connect Deuchert Street to Highland Park Avenue. The applicant is seeking to create lot sizes which range from 5,300 square feet to 15,000 square feet with home sizes ranging from 1,600 to 1,800 square feet. A conceptual vision of the layout of the property is attached in the staff report. This would create approximately 4.06 units per acre on the overall site.

The applicant proposes to market the development to individuals 55 and older with ownership and maintenance of lots remaining with the developer, Broadway Realty LLC. Zoning code does not have a distinction between owner-occupied properties or ownership of a property by a landowner. Additionally, zoning code does not distinguish marketing to ages 55 plus in a subdivision.

The applicant has sought a change in the comprehensive plan to allow for low-density residential future land-

use designation. This use classification allows for construction of single- or two-family homes to be created with a density of 4 to 8 units per acre. The applicant has requested a change of the zoning code to (R1) Low Density Residential housing. However, after detailed review by staff, staff recommends a zoning classification of (R2) Medium Density Housing. Staff feels this classification is warranted because of the following factors:

1. Staff views this infill as a transition area between R3 Varied-Density Residential classification to the south and west and R1 Low-Density Residential classification to the east.
2. The conceptual plan for the development area calls for lot sizes under 7,500 square feet. R1 zoning requires a minimum lot size of 7,500 square feet for a single-family home. R2 zoning requires a minimum of 5,000 square feet.
3. The neighborhood to the east of Danz Avenue has lot sizes typically ranging from 7,400 square feet and 12,000 square feet. These lots predominantly have a lot width of 60.5 feet. The proposed development conceptually creates parcel sizes with 52.5 and 76.0 feet in width. These widths are of similar nature to the size of existing R1 designated lots to the east but can fit the classification of R2 zoning, which calls for parcel minimum widths of 45 feet and overall size of single-family parcels to be a minimum of 5,000 square feet. Staff believes this concept is more in alignment with homes typically built in the surrounding area.
4. Even with conceptual lot sizes smaller than typical non-infill suburban development, the density created will be on the low end of the density threshold of 4 to 8 units per acre. Medium-Density residential land-use dictates that greater than 8 units per acre are needed to meet a medium-high density threshold.

Staff feels the transitional change requested can function well within the scope of the neighborhood to provide a housing product which transitions well between subdivisions and can create conditions which can facilitate more connection and development of infill properties within the Olde Preble Neighborhood.

Conceptual site layout and elevations of potential buildings have been included in the staff report as they have been provided by the applicant for context. Please note, final plat plans, building materials and lot sizes are determined within bulk requirements of the code. Any building plans or Plats require staff approval, but specific building designs nor the plat are being considered with this rezoning request.

Ald. Stevens and neighbors within 400 feet have been notified of the meeting based on Plan Commission policy. A neighborhood meeting was held on May 8, 2025. Approximately 8 people attended. Several calls have been placed asking questions about the request, but no comments have been made as of the drafting of this report.

RECOMMENDATION

Approval of the request for a zoning change from Varied-Density Residential (R3) Zoning to Medium-Density Residential (R2) Zoning rather than the original request to Low-Density Residential (R1) Zoning.

FISCAL IMPACT

ATTACHMENTS

1. ZP 25-14 Application
2. ZP 24-15 Property Map
3. ZP 25-14 Project Summary
4. ZP 25-14 Concept Site Layout Model (Color)
5. ZP 25-14 Site Survey
6. ZP 25-14 Exterior Multi-Color Examples



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: Deuchert Street

Parcel Number(s): 21-1229

Petitioner(s): Vierbicher

Date: 5/15/2025

Email: Jwol@vierbicher.com

Phone Number: (920)329-5585

Address: 400 Security Blvd

City: Green Bay

State: WI

Zip: 54313

Property Owner: Broadway Realty LLC

Phone Number: (920)366-6230

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, James R Wolfe Jr.

, 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: David Michael Cuene (May 15, 2025 10:05 CDT)

Date: _____

Petitioner Signature(s): James R Wolfe Jr.

Checklist of required attachments:

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

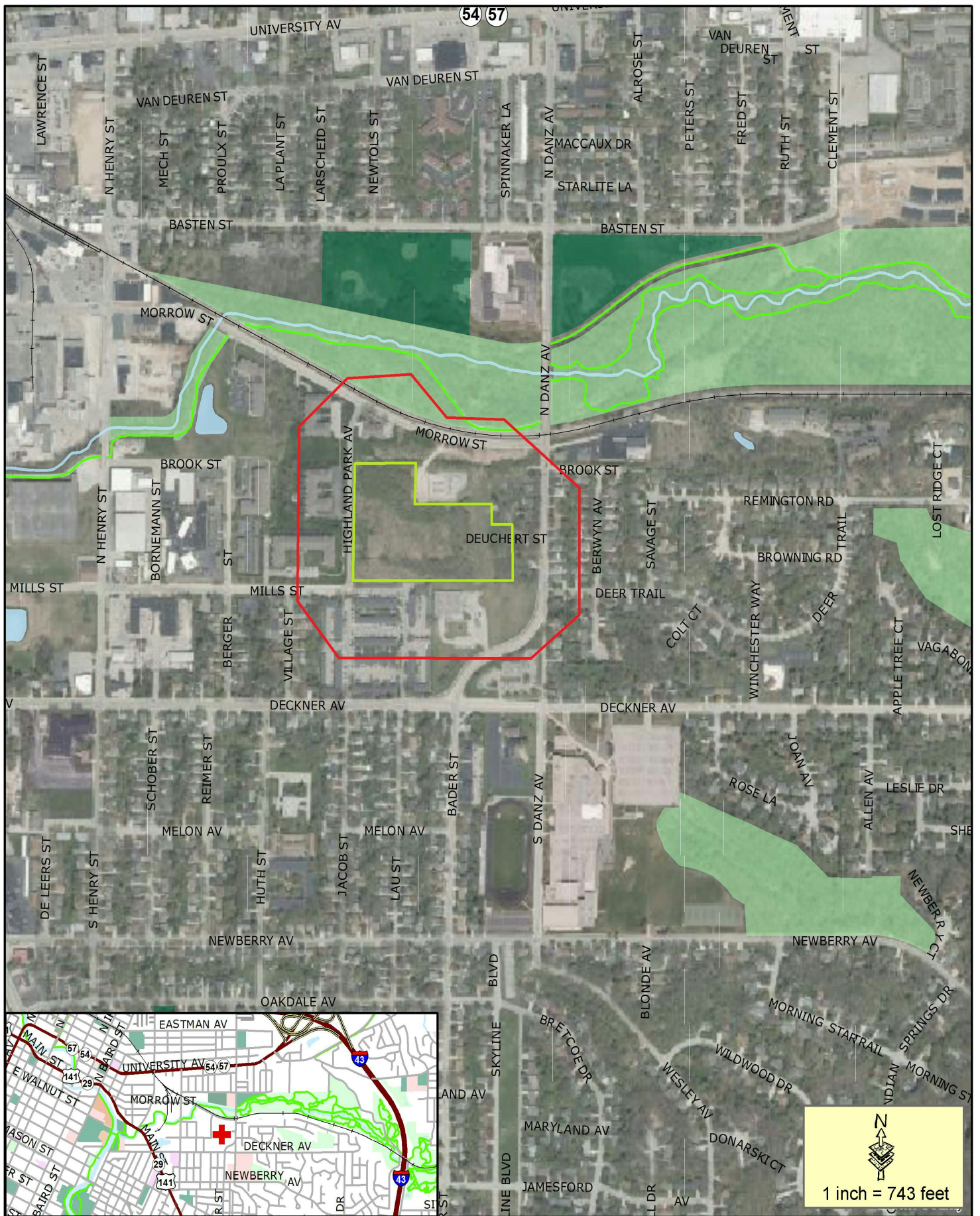
For office use only:

Review Fee: \$375
\$150
\$275

Receipt No.: _____

Zoning Petition No.: CPA 25-02

2P 25-14
VR 25-01
CPA 25-02



- Proposed Rezone and Comprehensive Plan Amendment Parcel
- 400' Property Owner Notice

Zoning Rezone Petition (ZP 25-14)
Comprehensive Plan Amendment (CPA 25-02)
2100 Block of Deuchert Street
Parcel 21-1229

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

Project Summary: The Pines Subdivision

The Pines Subdivision is a thoughtfully designed residential rental community tailored for individuals aged 55 and older, offering a simplified and comfortable lifestyle. Developed and maintained by Broadway Realty LLC, this neighborhood comprises 41 lots on dedicated public streets.

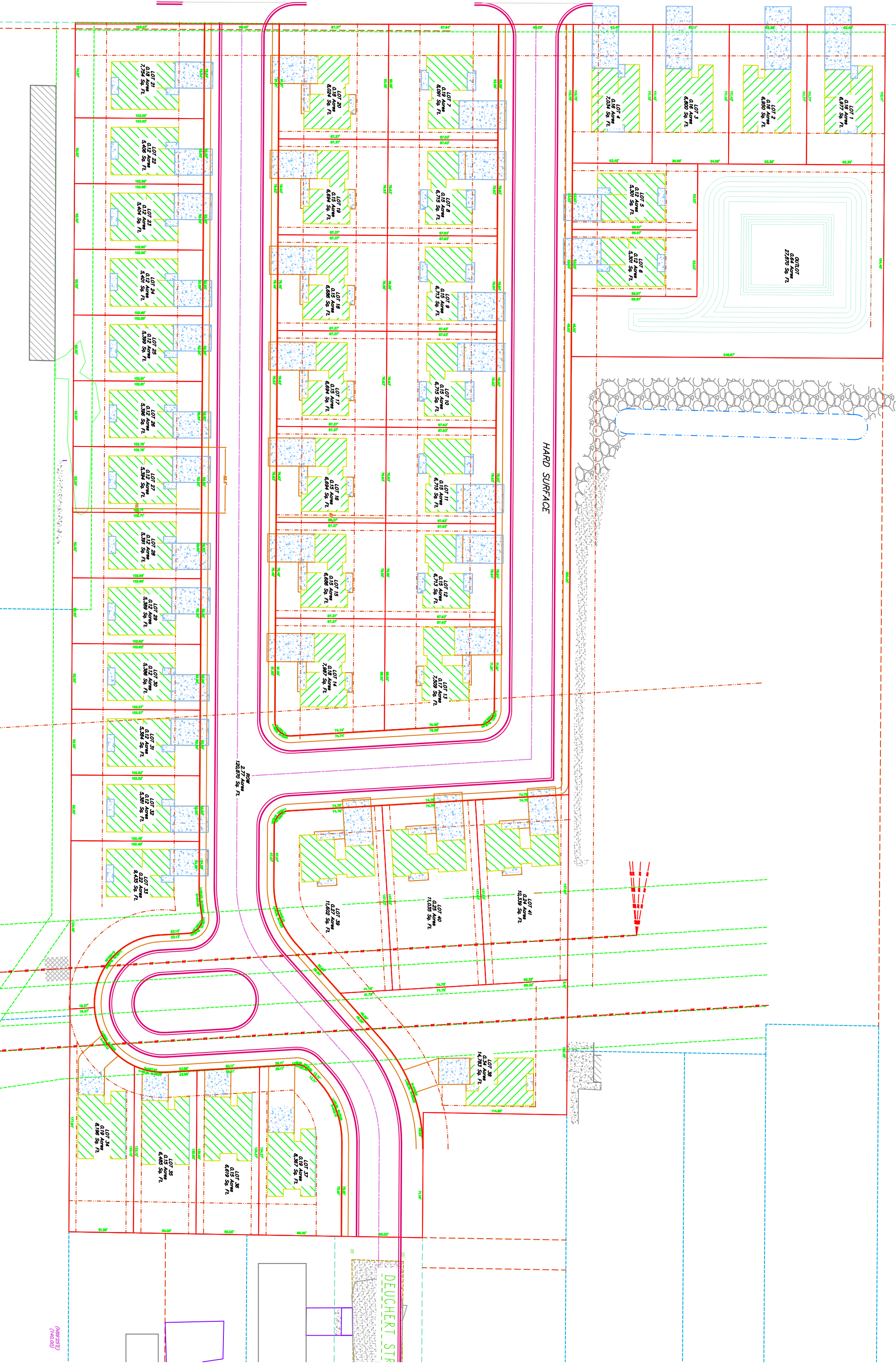
The subdivision will feature various lot sizes and two distinct home designs, both reflecting a charming cottage-style exterior. Each home will include:

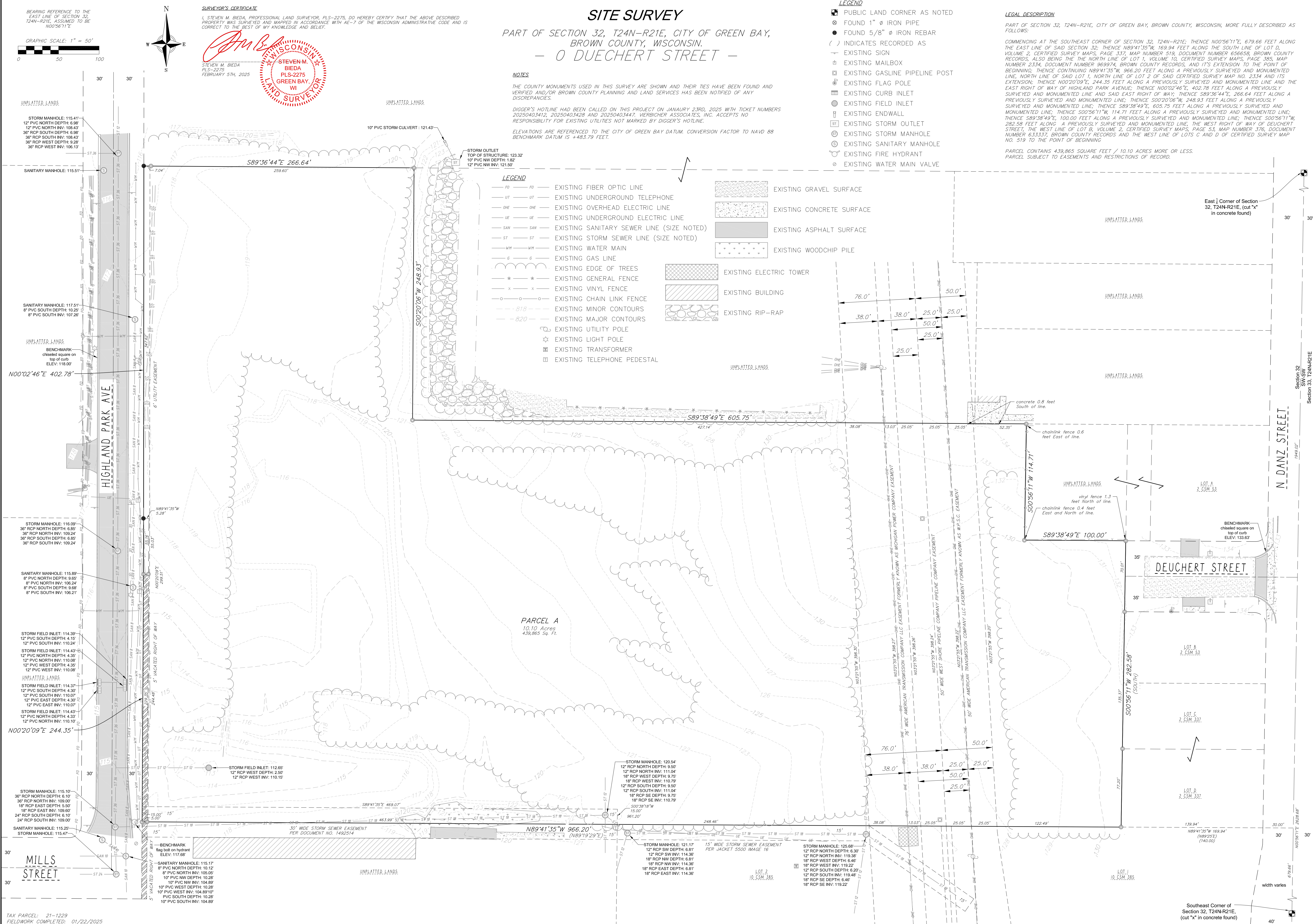
- **Lot sizes ranging from 5,300 to 15,000 sq. ft.**
- **Homes spanning 1,600 or 1,800 sq. ft.**
 - 2 bedrooms
 - 2 bathrooms
 - 2-stall garages

Broadway Development LLC will retain ownership and oversee maintenance of all lots, ensuring consistent quality and upkeep throughout the community. Included amenities such as lawn care and snow removal will provide residents with added convenience.

The overall vision for The Pines is to create a welcoming and serene environment that seamlessly blends aesthetic appeal with functionality. This thoughtfully designed community offers comfort, convenience, and modern living in a cozy setting, perfectly suited for active older adults seeking a low-maintenance lifestyle.

HIGHLAND PARK AVE









Report to the Green Bay Plan Commission

MEETING DATE

June 16, 2025

PREPARED BY

AGENDA ITEM # E.8

(TA 25-03) Public Hearing on amendments to Section 44-1553(5) of the Green Bay Municipal Code, Chapter 44, related to Historic Preservation.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

June 16, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.9

(TA 25-03) Consideration with possible action on amendments to Section 44-1553(5) of the Green Bay Municipal Code, Chapter 44, related to Historic Preservation.

BACKGROUND

Reason for Request: The Zoning Ordinance text amendment is proposed to allow for an expansion of what Certificates of Appropriateness (COAs) can be approved at a staff level versus Landmarks Commission review level.

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan does not provide specific guidance regarding the proposed text amendment but is supportive of historic preservation efforts.

Report: The Department of Community and Economic Development (DCED) is proposing a text amendment to the zoning code related to historic preservation. More specifically, what projects can be approved at a staff level via Certificates of Appropriateness (COAs) versus Landmark's Commission level. Currently, the following projects require review at the monthly Landmarks Commission meeting:

- Unattached visible accessory structures
- New commercial signs
- Changes to commercial sign faces outside of the identical dimensions
- Installation of cell or utility towers
- Rooftop alterations or mechanicals not visible from public right-of-way
- Repair or replacement of decks, porches, or balconies not visible from the public right-of-way
- Installation of skylights on roofs

We are proposing these COAs be able to be reviewed and approved at the staff level. This is based on a review of over five years of COAs to determine which projects were not as complex and generally had the same or similar approvals and/or conditions but were slowed down by needing to go through the Landmarks Commission.

Additionally, there is language added and removed to clarify when the Landmarks Commission, Director of Community and Economic Development, and DCED Staff have the authority to review COAs. This text amendment has been vetted by the City's Law Department and the Landmarks Commission and their staff. They are supportive of the amendment as it is proposed.

RECOMMENDATION

Approve amendment to the Municipal Code, Section 44-1553(5), as proposed.

FISCAL IMPACT

ATTACHMENTS

- I. G.O. 10-25 Relating to Authority to Issue COA

GENERAL ORDINANCE NO. 10-25

**AN ORDINANCE AMENDING
SECTION 44-1553(5), GREEN BAY MUNICIPAL CODE,
RELATING TO AUTHORITY TO ISSUE CERTIFICATE OF APPROPRIATENESS**

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

SECTION 1. Section 44-1553(5), Green Bay Municipal Code, is hereby amended to read:

(5) *Authority to issue COA.* The LC and, in certain limited cases described below, the Director of Community and Economic Development, or their designee, may issue a COA in accordance with this section.

(a) ~~The Director of Community and Economic Development,~~ or their designee, may issue a COA in the following cases:

- 1.** Roof repair/replacement.
- 2.** Gutter repair/replacement.
- 3.** Private sidewalk and driveway repair/replacement of the same dimensions and orientation.
- 4.** Chimney repair and tuckpointing according to the Secretary of the Interior Standards and in appropriate color and design.
- 5.** Installation of fences.
- 6.** Storm window or storm door repair or replacement.
- 7.** Installation of glass blocks in basement window openings.
- 8.** Painting of existing unpainted brick.
- 9.** Unattached ~~nonvisible~~ accessory structures.
- 10.** Replacement of **existing siding with** identical siding.
- 11.** Replacement or repair to porches identical to existing style and materials.
- 12.** Commercial sign **installation or** replacement of ~~identical dimensions.~~
- 13.** **Installation of cell or utility towers.**
- 14.** **Rooftop alterations or mechanicals not visible from the public right-of-way.**
- 15.** **Repair or replacement of decks, porches, or balconies not visible from the public right-of-way.**
- 16.** **Installation of skylights on the roof.**

(b) ~~The Director of Community and Economic Development,~~ or their designee, shall make this decision within 30 days of the filing of the application. If the

~~Director/designee is unable to make a decision within 30 days, approval of the COA shall be granted. If a COA~~ **cannot be approved administratively, it shall be** ~~is denied by the Director, or their~~ designee, This decision may be appealed to the LC.

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

SECTION 3. Effective date. This ordinance shall take effect on and after its passage and publication.

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

APPROVED:

Eric Genrich, Mayor

6/10/2025



Report to the Green Bay Plan Commission

MEETING DATE

June 16, 2025

PREPARED BY

AGENDA ITEM # E.10

(TA 25-04) Public Hearing on amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Mail Distribution Facilities.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

June 16, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.11

(TA 25-04) Consideration with possible action on amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Mail Distribution Facilities.

BACKGROUND

Reason for Request: The Zoning Ordinance text amendment is proposed to reflect the creation of a new land use definition, Mail Distribution Facilities.

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

Report: CED is proposing a text amendment to the zoning code related to the addition of a new land use designation, Mail Distribution Facilities. This type of use currently falls under the Wholesale and Distribution Facility definition, which is as follows: Wholesale and distribution facility means an establishment providing storage, movement, or sale of merchandise and bulk goods, including mail order and catalog sales, importing, wholesale or retail sales of goods received by the establishment but not sale of goods for individual consumption.

Staff believes a more specific definition is required for this use, considering there is not generally storage or wholesale related to mail distribution. Additionally, the existing wholesale and distribution uses are not allowed in any commercial districts. The impetus of this proposed text amendment was a zone change request related to a U.S.P.S. mail distribution facility on Guns Road (ZP 25-08). During the Plan Commission review of the request on April 7, 2025, the Plan Commission and planning staff agreed that mail distribution facilities were not adequately accounted for as a land-use within the zoning and the petition was held to allow staff the opportunity to determine suitable regulations and design standards for such use.

The proposed text amendments add a new land use definition: Mail Distribution Facility, which is defined as "an establishment designated for receiving, processing, and distributing mail and packages for the purposes of delivery". This land-use is proposed to be permitted in our Highway Commercial (C2), Light Industrial (LI), and Business Park (BP) zoning districts as of right and in the General Industrial District as a Conditional Use.

Land-use development standards have been added for all districts, with the commercial development standards being slightly more restrictive than the industrial based on the potential negative impacts the use could have on current and future surrounding land-uses. These are detailed in the attached draft ordinance. To note, there are limitations on the location of loading docks and service areas, as well as screening requirements for both.

RECOMMENDATION

Approve amendments to various sections of the Municipal Code, as proposed.

FISCAL IMPACT

ATTACHMENTS

- I. DRAFT G.O. 16-25 Relating to Mail Distribution Facilities

GENERAL ORDINANCE NO. 16-25

AN ORDINANCE AMENDING VARIOUS SECTIONS OF CHAPTER 44, GREEN BAY MUNICIPAL CODE, RELATING TO MAIL DISTRIBUTION FACILITIES

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

SECTION 1. Section 44-250(12), Green Bay Municipal Code, is hereby amended as follows:

(12) *Transportation uses.*

Ground transportation service means an establishment that stores, maintains, or dispatches public transit vehicles, human service vehicles used for the transportation of elderly or handicapped persons, school buses, taxis, or tow trucks.

Mail Distribution Facility means an establishment designated for receiving, processing, and distributing mail and packages for the purposes of delivery.

Motor freight terminal means a facility for truck-based freight service and operations, including, but not limited to, local pick-up, local sorting and terminal operations, line-haul loading and unloading, destination sorting, terminal operations, and local delivery.

Package delivery service means a facility which transports individual packages for expedited delivery in single rear axle straight trucks or smaller vehicles where no single item weighs over 150 pounds.

Railroad switching yard and freight terminal means a facility for the operation of a line-haul or short-line freight railroad.

Ship terminal or docking facility means a facility for the docking, loading, or unloading of ships, barges, or boats that primarily transport freight.

SECTION 2. Section 44-681, Table 44-8, Green Bay Municipal Code, is hereby amended as follows:

Table 44-8. Principal Uses in the Commercial Districts

Use	C1	C2	C3	Dev.Stds.
Vehicle Services				
Automobile rental	-	P	C	X
Automobile sales – used or new	-	P	C	X

Carwash	-	P	C	X
Convenience Store	-	P	C	
Fuel/gas/service station	-	P	C	X
<u>Mail Distribution Facility</u>	<u>-</u>	<u>P</u>	<u>-</u>	<u>X</u>
Motor vehicle repair, major		P	C	X
Motor vehicle repair, minor	C	P	C	X
Parking structure (principal use)	C	C	P	
Surface parking (principal use)	C	C	C	
Drive-through facility	P	P	P	X

SECTION 3. Section 44-769, Table 44-11, Green Bay Municipal Code, is hereby amended as follows:

Table 44-11. Principal Uses in the Industrial Districts

Use	LI	GI	BP	Dev.Stds.
Transportation Uses				
Ground transportation service	P	P	-	
<u>Mail Distribution Facility</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>X</u>
Motor freight terminal	P	P	C	X
Package delivery service	P	P	P	
Railroad switching yards and freight terminal	-	P	-	
Ship terminal or docking facility	P	P	-	

SECTION 4. Section 44-1584, Green Bay Municipal Code, is hereby amended as follows:

(rm) Mail Distribution Facility in commercial districts.

(1) This use should be approved only where more typical commercial uses are not expected to compete for the same space.

(2) The intent for this use allowance is to have little to no external impacts and that the use and building are found to be compatible with the commercial environment. Such uses shall only be approved if they are found to have adequate parking and loading areas and to not have negative impacts on surrounding properties in terms of traffic, noise, odor, vibration, heat, glare,

and the like. Impacts on any nearby residential uses will be considered, in particular.

(3) Such uses shall fit with their surrounding context in terms of intensity and scale of the use, functional character, and architectural character. Such uses shall have a positive image from the street frontage.

(4) Loading docks shall not be located on a building façade facing a public right-of-way. Loading docks shall be screened so as to minimize the visibility from any street.

(5) Service areas shall be screened with an approved combination of berms, landscaping, and walls or fences architecturally complementary to the principal building.

(6) Warehousing areas accessory to mail distribution shall be limited to 20 percent of gross floor area.

(7) Retail areas accessory to mail distribution shall be limited to 40 percent of gross floor area.

(8) Building size shall be limited to 20,000 square feet.

(9) In addition to the required landscaping and buffering (Article 19, Division 5), fencing or a wall is also required on any rear or side yard and shall be 100% opaque and 6-8' in height.

(10) No outdoor storage shall be allowed.

(11) The maximum driveway width at the property and setback line shall not exceed 30-feet. The maximum width of the driveway at curb or pavement line shall not exceed 40-feet.

(12) Off-street loading spaces or zones shall be at least 50 feet from the property line when adjacent to residentially zoned property or property used for residential purposes.

SECTION 5. Section 44-1585, Green Bay Municipal Code, is hereby amended to read:

(e) Mail Distribution Facility in industrial districts.

(1) Such uses shall fit with their surrounding context in terms of intensity and scale of the use, functional character, and architectural character. Such uses shall have a positive image from the street frontage.

(2) Loading docks shall be screened so as to minimize the visibility from any street.

(3) Service areas shall be screened with an approved combination of berms, landscaping, and walls or fences architecturally complementary to the principal building.

(4) Warehousing areas accessory to mail distribution shall be limited to 40 percent of gross floor area.

(5) Retail areas accessory to mail distribution shall be limited to 20 percent of gross floor area.

SECTION 6. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 7. Effective date. This ordinance shall take effect on and after its passage and publication.

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

APPROVED:

Eric Genrich, Mayor



Report to the Green Bay Plan Commission

MEETING DATE

June 16, 2025

PREPARED BY

AGENDA ITEM # F.I

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking 20250610

City of Green Bay Development Tracker (Large Scale) - June 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	Development agreement amended in April	Total #	Under 80%	\$9,600,000.00
						66	0	
2	1116 Hobart Drive	Moski Corp	1116 Hobart Drive	Market multifamily	Development agreement approved in April	Total #	Under 80%	\$3,000,000.00
						30	0	
3	Merge @ Shipyard	Merge LLC	239 Arndt Street	Market multi-family rental, retail	Building plans to be submitted in June for 2025 construction start	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	Design and due diligence underway	Total #	Under 80%	tbd
						tbd		
5	Gorman @ JBS	Gorman & Co.	0 Lime Kiln Rd	Workforce multi-family	Development Agreement terms 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	Development Agreement terms under negotiation. \$3.5M ERA funding approved in April.	Total #	Under 80%	\$19,000,000.00
						85	85	
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	Development agreement amendment terms under negotiation	Total #	Under 80%	\$10,500,000.00
						71	0	
9	One Astor	Spark Development	100 E. Mason	Market rate multi-family rental	Development agreement approved in April. Construction start anticipated in 2025.	Total #	Under 80%	\$15,500,000.00
						125	0	
Single-family								
10	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	
11	Southwest Woods	Garritt Bader	Hinkle S. of Mason	Single family housing with new roads	Development agreement approved. Construction planned this year.	Total #	Under 80%	\$8,000,000.00
						29	0	

12	The Pines	DC	0 Deuchert Street	Single family housing with new roads	Development agreement under negotiation.	Total #	Under 80%	
						41	0	
\$10,000,000.00								
Commercial								
13	Green Bay Plaza	ICAP Development	155 W. Mason	Commercial	Development agreement approved. Construction underway.	Total #	Under 80%	
						0	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 in March. Rehab work planned to start this quarter.	Total #	Under 80%	
						1	0	
\$1,500,000.00								
15	Fire Station One	MOWGS LLC	501 S. Washington	Fire station rehab conversion to commercial uses	Development Agreement negotiations underway	Total #	Under 80%	
						0	0	
\$1,000,000.00								
Industrial								
16	Pulliam Redevelopment	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	County approved agreement with C. Reiss in June 2025. Negotiations underway for City funding.	Total #	Under 80%	
						0	0	
\$0.00								
17	Green Bay Drop Forge Cleveland Hardware	Hoban Real Estate	1341 State Street	Industrial	Development Agreement approved in March. Construction underway.	Total #	Under 80%	
						0	0	
\$10,500,000.00								
Park/Public								
18	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 early 2026.	Total #	Under 80%	
						0	0	
\$0.00								

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

	Units	Under 80%	Value
TOTALS	1,050	108	\$164,525,000.00