



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JULY 7, 2025, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:

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

Or call in by phone: +1 312 626 6799

Meeting ID: 841 3767 5822

Passcode: 483400

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

B. Roll Call.

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

C. Approval of the Agenda.

- I. Approval of the agenda for the Monday, July 7, 2025, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the June 16, 2025 meeting.

E. Regular Business.

- I. (CPA 25-04) Public Hearing a request to amend the Smart Growth 2022 Comprehensive Plan for 3520 and 3542 Finger Road from a combination of Low/Medium Density Residential, Parks and School future land-use to Medium Intensity Retail Office Housing (MIROH) land-use, submitted by Dean Dequaine MJMB Properties LLC., on behalf of Green Bay Area Public

Schools, property owner (Ald. J. Hutchison, District 2)

2. (CPA 25-04) Consideration with possible action a request to amend the Smart Growth 2022 Comprehensive Plan for 3520 and 3542 Finger Road from a combination of Low/Medium Density Residential, Parks and School future land-use to Medium Intensity Retail Office Housing (MIROH) land-use, submitted by Dean Dequaine MJMB Properties LLC., on behalf of Green Bay Area Public Schools, property owner (Ald. J. Hutchison, District 2)
3. (ZP 25-16) Public hearing on a request to rezone 3520 and 3542 Finger Road from Low-Density Residential (R1) to Office Residential (OR) zoning, submitted by Dean Dequaine MJMB Properties LLC., on behalf of Green Bay Area Public Schools, property owner (Ald. J. Hutchison, District 2)
4. (ZP 25-16) Consideration with possible action on a request to rezone 3520 and 3542 Finger Road from Low-Density Residential (R1) to Office-Residential (OR) zoning, submitted by Dean Dequaine MJMB Properties LLC., on behalf of Green Bay Area Public Schools, property owner (Ald. J. Hutchison, District 2)
5. (CP 25-04) Consideration with possible action on a request to create a 15-lot preliminary plat (Eaton Heights Third Addition) that includes public street dedication at 911 Spartan Road (Parcel 21-8371), submitted by Troy Hewitt of Robert E. Lee and Associates, on behalf of Bay Settlement Investments, LLC, property owners (Ald. Grant, District 1).

F. Informational.

1. Director's report.
2. Next Meeting: July 28, 2025

G. Adjournment.

1. Adjournment of the Monday, July 7, 2025, meeting of the Green Bay Plan Commission.

- 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

July 7, 2025

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the June 16, 2025 meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 7, 2025

PREPARED BY

AGENDA ITEM # E.I

(CPA 25-04) Public Hearing a request to amend the Smart Growth 2022 Comprehensive Plan for 3520 and 3542 Finger Road from a combination of Low/Medium Density Residential, Parks and School future land-use to Medium Intensity Retail Office Housing (MIROH) land-use, submitted by Dean Dequaine MJMB Properties LLC., on behalf of Green Bay Area Public Schools, property owner. (Ald. J. Hutchison, District 2)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 7, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(CPA 25-04) Consideration with possible action a request to amend the Smart Growth 2022 Comprehensive Plan for 3520 and 3542 Finger Road from a combination of Low/Medium Density Residential, Parks and School future land-use to Medium Intensity Retail Office Housing (MIROH) land-use, submitted by Dean Dequaine MJMB Properties LLC., on behalf of Green Bay Area Public Schools, property owner. (Ald. J. Hutchison, District 2)

BACKGROUND

Reason for Request: The proposed comprehensive plan amendment and forthcoming zone change request permit a pathway for redevelopment of the former school site for mixed-use purposes.

Surrounding Zoning and Land Uses:

Subject: Low Density Residential (RI) | Former school and vacant

North: Low Density Residential (RI) & General Commercial (CI) | Single-family residential and restaurant

South: Low Density Residential (RI) | Vacant

East: Planned Unit Development (PUD) | Assembly Hall

West: Varied Density Residential (R3) and Low Density Residential (RI) | Multi-family residential homes and cemetery

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends a mix of Low/Medium Density Residential, School and Parks uses for these parcels. This application seeks to change the classification to a singular Medium Intensity Retail, Office, or Housing (MIROH) future land use designation.

Report: The subject parcels have a total of 5.512 acres located on two parcels generally situated at the southeast corner of Finger and Erie Roads. The comprehensive plan amendment request area is two parcels, 3520 Finger Road and 3542 Finger Road. 3520 Finger is a vacant lot. 3542 Finger is the former Fridrich Froebel Garden of Early Learning facility. Both parcels are currently owned and offered for sale by the Green Bay Area Public Schools (GBAPS). The school district has made it clear the property is not to be repurposed for educational use.

The applicant is interested in redeveloping the existing building located at 3542 Finger. The single-story building has a mixture of larger assembly type rooms in the northern part of the building and former classrooms in the back of the building.

The applicant conceptually proposes redeveloping the former school as office space for a construction firm in the front/north part of the building, located closer to Finger Road. A second conceptual phase suggests redeveloping the existing rear of the building for either office/commercial suites or multi-family residential. The applicant seeks a zoning classification which could facilitate redevelopment of the existing school and vacant parcel. The current RI zoning is a common zoning for existing school sites located within predominantly single-family neighborhoods. With the change of uses occurring due to the discontinuation of

school use, a reexamination of the parcel is appropriate.

The mix of three different comprehensive plan classifications upon two parcels totaling 5.5 acres is challenging. As GBAPS sells the property, the District is requiring the site not to be used for educational purposes. This makes the school classification null. GBAPS and the City of Green Bay Parks and Recreation Department have had discussions regarding this site as well as many sites throughout the city during the school closure process which has occurred over the past year. The Parks Department has no objections to a move from the future land use of Park to MIROH. Parks have researched the parcels and have determined that it is not a desirable parcel from a Park perspective. The existing building and improvements are not compatible with lower-density housing.

Staff has reviewed potential options for future classification of the site. MIROH classification notes potential zoning districts include OR Office Residential, NC Neighborhood Center, CI General Commercial, or R3 Varied Density Residential.

Conditions surrounding the site and potential for future growth make a classification like MIROH appropriate on this site.

The property is surrounded by a mix of uses and zoning classifications. A cemetery, multi-family residential, single-family residential, restaurant/tavern, and assembly hall surround the parcels. The area has a mix of different zoning classifications of RI, CI, R3, and PUD.

The site is located at the intersection of Finger and Erie. Both streets are of a local nature at the moment, but have geographic qualities to potentially become collector streets in the future as development continues in the far east side. A corner node like the intersection of Finger and Erie warrants a classification to encourage for a medium intensity use which could help facilitate development to create retail office or housing uses to better serve the needs of existing and future residents of the far-east side.

Ald. Hutchison and neighbors within 400 feet have been notified of the meeting based on Plan Commission policy. A neighborhood meeting was held on June 18, 2025. Approximately 6 neighborhood residents attended. Developers, GBAPS staff, and Alder Hutchison also attended. Generally, the members of the public were supportive of redevelopment of the school, but some residents were hesitant about the possibility of multi-family residential as a use on the site.

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. CPA 25-04 Request for City Action I
2. CPA 25-04 Narrative & Concepts
3. CPA 25-04 Map



REQUEST FOR CITY ACTION PLAN COMMISSION

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

Location of Property: 3542 Finger Road, Green Bay, WI

Parcel Number(s): 21-8069

Petitioner(s): Dean Dequaine - MJMB Properties, LLC

Date: 6/11/2025

Email: deandequaine@gmail.com

Phone Number: 920-609-7741

Address: 3078 W Tanager LN

City: Suamico

State: WI

Zip: 54313

Property Owner: Green Bay Area Public Schools

Phone Number: 920-448-7361

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, Dean Dequaine - MJMB Properties, LLC, 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: _____

Cate Kulezinski

Date: 5.20.25

Petitioner Signature(s): _____

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.: _____

June 11, 2025

Green Bay Planning and Zoning
100 N. Jefferson Street
Green Bay, WI 54301

Petition for Rezoning Narrative:

Property Location-3542 Finger Road, Green Bay, WI 54311

I am requesting a formal petition for rezoning parcel #21-8069 to repurpose the former Froebel Garden of Early Learning facility and property to be included in a Mixed-Use District with an NC and/or OR zoning.

Our intent for phase I is to repurpose approximately 4,000 square feet of the existing building with frontage on Finger Road into a commercial office suite for IC Construction Company which is currently located in New Franken. The repurpose development will include creating office space, a conference area, and a break area for our current 6 employees. The purpose of the relocation to this area is to bring our company into the City of Green Bay as we feel this will create increased retainage for our current staff and promote better future recruitment for job growth in the area by having this location and having other business services that we can utilize near our office. This phase I renovation will create space for 3-4 additional employees who we hope to recruit within the next 1-2 years of our relocation. We are a satellite office for IC Construction Company, and we will not have any outdoor storage for these business activities

This phase I renovation development will include subtle enhancement of the exterior main entrance to better define the entrance to the IC Construction Company office. The interior renovation will include the buildout of offices and rooms with commercial finishes. With exception to the main entrance, the exterior will remain untouched for this phase but routine maintenance to the facility and grounds will be performed to maintain an appealing property in the community.

For phase II of the repurposing of the facility we will continue to perform feasibility studies to better understand a use that will be successful for this property. Pending financial impacts, economic stability, and buildout costs based on the feasibility study our intent would be to move forward with a concept within the first or second year of taking ownership of the property.

Conceptually we have started the feasibility of phase II uses with ideas that will promote services and job growth for the community or create additional living space.

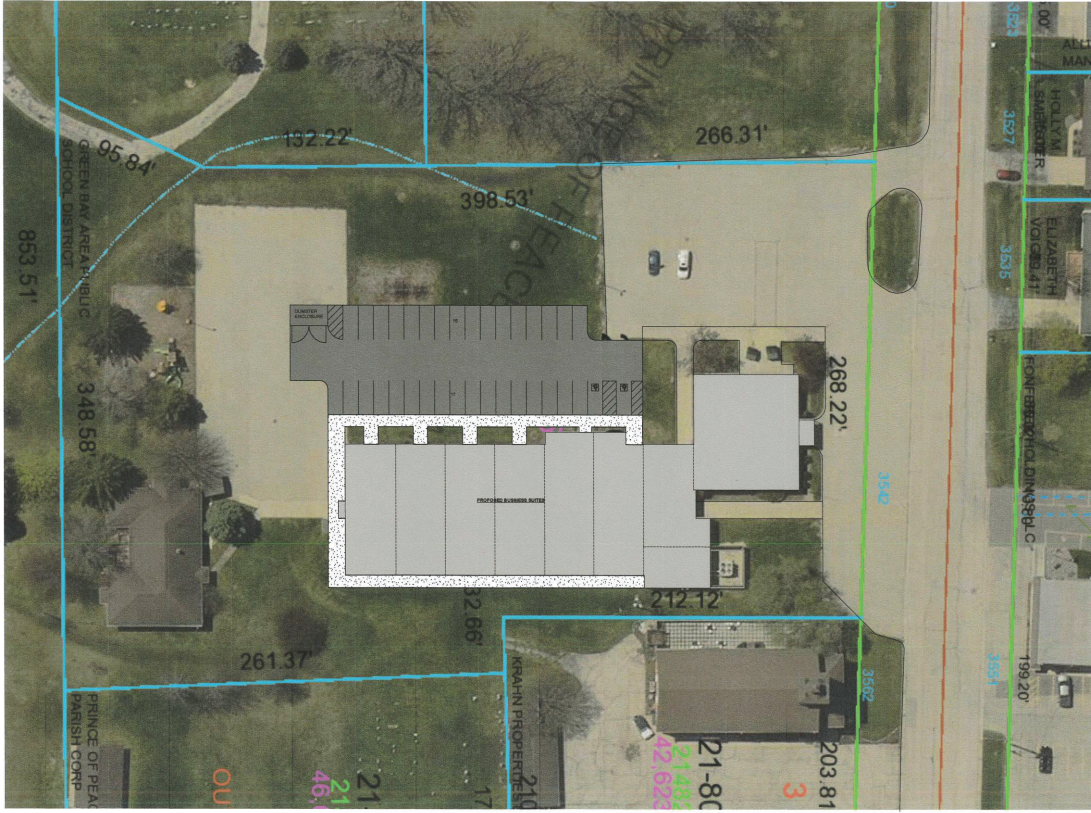
- Option #1 is to repurpose the remainder of the current building to commercial business suites such as insurance office, tax accountant, chiropractor, dance studio, interior pickle ball courts, other professional services.
- Option #2 is to convert the balance of the current building into affordable Active Lifestyle residential units (55 and older), which would include (10) units with access to a fitness area and multi-purpose room for residents' use. This would include the construction of a garage structure for residents to store their vehicles.

As we continue to explore opportunities for the parcel, we are seeking a zoning option that may be aligned with creating successful uses for repurposing the current facility and for future development of the property. Our intent is to enhance and promote community while preserving the school building where so many families have lasting memories. I appreciate your consideration for the petition for rezoning and look forward to your recommendation.

Thank you,

Dean Dequaine
MJMB Properties, LLC
920-609-7741
deandequaine@gmail.com

Exhibit D
Conceptual Options



→ SITE LAYOUT PLAN - OPTION 1

CONCEPTUAL PLANS 05-12-2025

DATE: 05/12/2025 SCALE: 1" = 100' PROJECT: C1.1	PROPOSED DEVELOPMENT FOR: MJMB Properties, LLC 25427 Pinner Road, Ocean View, VA 22131	IC CONSULTING COMPANY, LLC 25427 Pinner Road, Ocean View, VA 22131 Phone: 301-877-4715	IC CONSULTING COMPANY, LLC 25427 Pinner Road, Ocean View, VA 22131 Phone: 301-877-4715	PROPOSED DEVELOPMENT FOR: MJMB Properties, LLC 25427 Pinner Road, Ocean View, VA 22131	DATE: 05/12/2025 SCALE: 1" = 100' PROJECT: C1.1
--	--	---	---	--	--



FIRST FLOOR PLAN - OPTION 1

CONCEPTUAL PLANS 05-12-2025

IC Construction Concepts, LLC 3000 N. 10th St. Suite 100 Phoenix, AZ 85016 Phone: 318-857-8219 Fax: 318-857-8220 Email: info@icconstruction.com		PROPOSED DEVELOPMENT FOR: MJMB Properties, LLC 3601 Fridge Road Channahon, IL 61511	
IC CONSTRUCTION CONCEPTS, LLC 3000 N. 10th St. Suite 100 Phoenix, AZ 85016 Phone: 318-857-8219 Fax: 318-857-8220 Email: info@icconstruction.com		FIRST FLOOR PLAN - OPTION 1	
DATE: 05-12-2025 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]		SCALE: 1/8" = 1'-0"	
PROJECT: [Name]		1	



GRADE	SJK	GRID	DR
DATE	09/11/02	SCALE	1" = 20'
SHEET NO.			
C1.2			
PROJECT NO.	NO. XXX		REV.



FIRST FLOOR PLAN - OPTION 2
SCALE: 1/8" = 1'-0"

CONCEPTUAL PLANS 05-12-2025

DATE: 05/12/2025 DRAWN BY: J. L. LEE CHECKED BY: J. L. LEE NO. 1	PROPOSED DEVELOPMENT FOR: MJMB Properties, LLC 3042 Phipps Road Ocean City, MD 21841	IC Construction Company, LLC 1000 N. 10th St. Suite 100 Ocean City, MD 21841 Phone: 410-827-4513 Fax: 410-827-4513	FIRST FLOOR PLAN - OPTION 2 A1.2 DATE: 05/12/2025
---	--	---	---



Proposed Rezone and Comprehensive Plan Amendment

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 JI.

Zoning Petition (ZP 25-16)
Comprehensive Plan Amendment Request (CPA 25-04)
3520 Finger Road
3542 Finger Road



Report to the Green Bay Plan Commission

MEETING DATE

July 7, 2025

PREPARED BY

AGENDA ITEM # E.3

(ZP 25-16) Public hearing on a request to rezone 3520 and 3542 Finger Road from Low-Density Residential (RI) to Office Residential (OR) zoning, submitted by Dean Dequaine MJMB Properties LLC., on behalf of Green Bay Area Public Schools, property owner. (Ald. J. Hutchison, District 2)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 7, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(ZP 25-16) Consideration with possible action on a request to rezone 3520 and 3542 Finger Road from Low-Density Residential (R1) to Office-Residential (OR) zoning, submitted by Dean Dequaine MJMB Properties LLC., on behalf of Green Bay Area Public Schools, property owner. (Ald. J. Hutchison, District 2)

BACKGROUND

Reason for Request: The proposed rezoning and proceeding comprehensive plan amendment permits a pathway for redevelopment of the former school site for mixed-use purposes.

Surrounding Zoning and Land Uses:

Subject: Low Density Residential (R1) | Former school and vacant

North: Low Density Residential (R1) & General Commercial (C1) | Single-family residential and restaurant

South: Low Density Residential (R1) | Vacant

East: Planned Unit Development (PUD) | Assembly Hall

West: Varied Density Residential (R3) and Low Density Residential (R1) | Multi-family residential homes and cemetery

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends a mix of Low/Medium Density Residential, School and Parks uses for these parcels. The associated application, CPA 25-04, requests a future land use of MIROH Medium Intensity Retail Office and Housing. Staff has recommended approval of CPA 25-04.

Report: The subject parcels have a total of 5.512 acres located on two parcels generally situated at the southeast corner of Finger and Erie Roads. The rezone request area is two parcels, 3520 Finger Road and 3542 Finger Road. 3520 Finger is a vacant lot. 3542 Finger is the former Fridrich Froebel Garden of Early Learning facility. Both parcels are currently owned and offered for sale by the Green Bay Area Public Schools. The school district has made it clear that a repurpose of the property is to not be used for educational use. The parcels are currently zoned (R1) Low Density Residential. R1 has been a typical zoning for many school sites.

The applicant is interested in redeveloping the existing building located at 3542 Finger. The single-story building has a mixture of larger assembly type rooms in the northern part of the building and former classrooms in the back of the building.

The applicant conceptually proposes redeveloping the former school as office space for a construction firm in the front/north side of the building, located closer to Finger Road. A second conceptual phase suggests redeveloping the existing rear of the building for either office/commercial suites or multi-family residential in the rear of the building. The applicant seeks a zoning classification which could facilitate redevelopment of the existing school and vacant parcel. The current R1 zoning is a common zoning for existing school sites located within predominantly single-family neighborhoods. However, R1 zoning is not feasible for the redevelopment of a former school building.

Staff feels the change to Office Residential (OR) zoning is appropriate for both the neighborhood and a potential redevelopment of the former school. The five-acre site is surrounded by a mixture of uses including restaurants/tavern, assembly hall, single-family residential, multi-family residential, and cemetery. The 5-plus-acre site is located at the corner of Finger and Erie. Both are currently local streets with potential to become a collector streets as both Finger and Erie connect through and past major arterial streets on the far east side.

Office-Residential zoning is distinguished as a transitional mixed-use district intended for segments of commercial corridors where there is some development pressure to convert residential uses to office. Small office and service establishments are permitted as-of-right in compliance with specific design standards, while larger or more intense office, service, or limited retail would be allowed by conditional use permit. Additional OR uses include single- and two-family homes as a conditional use. Multi-family dwellings are permitted, but in mixed-use buildings, residential use shall not be permitted on the ground floor fronting a primary public street.

Staff feels a mixed-use district is appropriate for the site. Office-Residential (OR) and Neighborhood Commercial (NC) zoning are similar categorizations for use. The primary use differences between the two different zoning designations allow for more permitted or conditionals uses in commercial recreation and entertainment or vehicle services within Neighborhood Commercial.

Additionally, the minimum/maximum floor area ratio is 0.3/1.0 in OR and 0.5/2.0 in NC. Given the context of the surrounding environment, staff believes a lower floor area ratio designation is appropriate for redevelopment of the parcels.

Ald. Hutchison and neighbors within 400 feet have been notified of the meeting based on Plan Commission policy. A neighborhood meeting was held on June 18, 2025. Approximately 6 neighborhood residents attended. Developers, Green Bay Area Public Schools staff, and Alder Hutchison also attended. Generally, the members of the public were supportive of redevelopment of the school, but some residents were hesitant about the possibility of multi-family residential as a use on the site.

RECOMMENDATION

Approval of the request for a change of zoning from Low-Density Residential (RI) to Office-Residential (OR) zoning.

FISCAL IMPACT

ATTACHMENTS

1. ZP 25-16 Request for City Action I
2. ZP 25-16 Narrative & Concepts
3. ZP 25-16 Map



REQUEST FOR CITY ACTION PLAN COMMISSION

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

Location of Property: 3542 Finger Road, Green Bay, WI

Parcel Number(s): 21-8069

Petitioner(s): Dean Dequaine - MJMB Properties, LLC

Date: 6/11/2025

Email: deandequaine@gmail.com

Phone Number: 920-609-7741

Address: 3078 W Tanager LN

City: Suamico

State: WI

Zip: 54313

Property Owner: Green Bay Area Public Schools

Phone Number: 920-448-7361

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, Dean Dequaine - MJMB Properties, LLC, 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: _____

Cate Kulezinski

Date: 5.20.25

Petitioner Signature(s): _____

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.: _____

June 11, 2025

Green Bay Planning and Zoning
100 N. Jefferson Street
Green Bay, WI 54301

Petition for Rezoning Narrative:

Property Location-3542 Finger Road, Green Bay, WI 54311

I am requesting a formal petition for rezoning parcel #21-8069 to repurpose the former Froebel Garden of Early Learning facility and property to be included in a Mixed-Use District with an NC and/or OR zoning.

Our intent for phase I is to repurpose approximately 4,000 square feet of the existing building with frontage on Finger Road into a commercial office suite for IC Construction Company which is currently located in New Franken. The repurpose development will include creating office space, a conference area, and a break area for our current 6 employees. The purpose of the relocation to this area is to bring our company into the City of Green Bay as we feel this will create increased retainage for our current staff and promote better future recruitment for job growth in the area by having this location and having other business services that we can utilize near our office. This phase I renovation will create space for 3-4 additional employees who we hope to recruit within the next 1-2 years of our relocation. We are a satellite office for IC Construction Company, and we will not have any outdoor storage for these business activities

This phase I renovation development will include subtle enhancement of the exterior main entrance to better define the entrance to the IC Construction Company office. The interior renovation will include the buildout of offices and rooms with commercial finishes. With exception to the main entrance, the exterior will remain untouched for this phase but routine maintenance to the facility and grounds will be performed to maintain an appealing property in the community.

For phase II of the repurposing of the facility we will continue to perform feasibility studies to better understand a use that will be successful for this property. Pending financial impacts, economic stability, and buildout costs based on the feasibility study our intent would be to move forward with a concept within the first or second year of taking ownership of the property.

Conceptually we have started the feasibility of phase II uses with ideas that will promote services and job growth for the community or create additional living space.

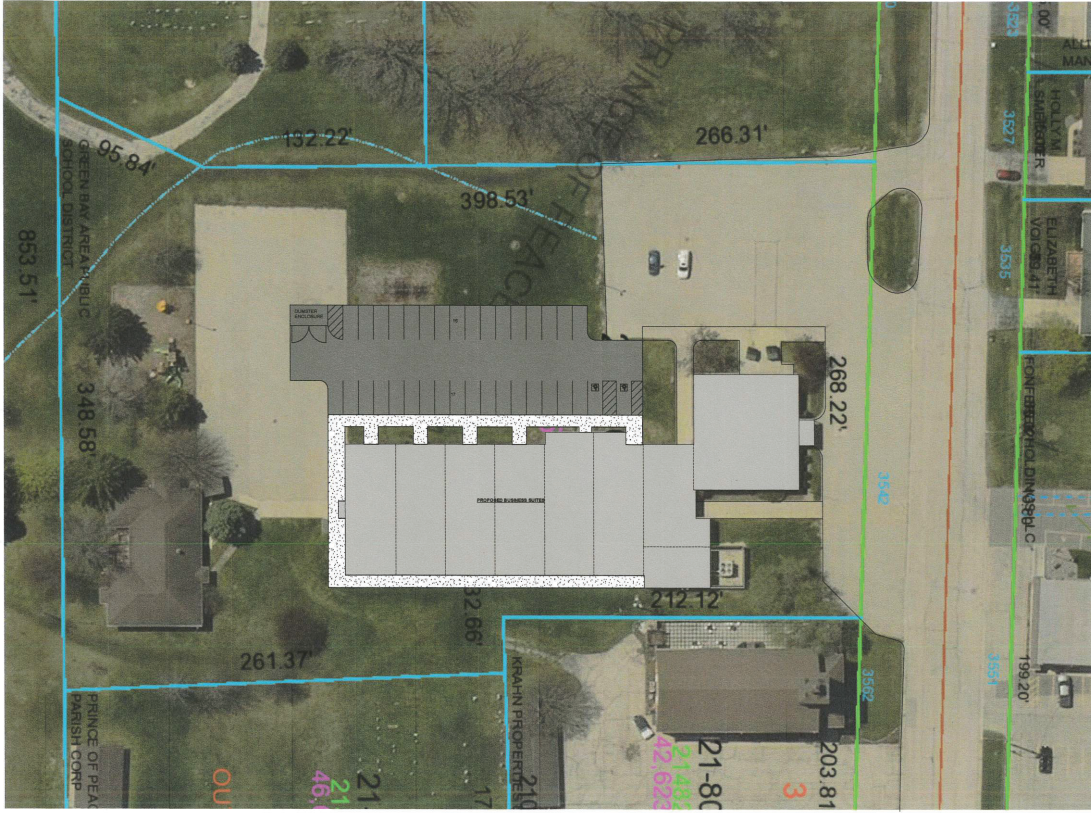
- Option #1 is to repurpose the remainder of the current building to commercial business suites such as insurance office, tax accountant, chiropractor, dance studio, interior pickle ball courts, other professional services.
- Option #2 is to convert the balance of the current building into affordable Active Lifestyle residential units (55 and older), which would include (10) units with access to a fitness area and multi-purpose room for residents' use. This would include the construction of a garage structure for residents to store their vehicles.

As we continue to explore opportunities for the parcel, we are seeking a zoning option that may be aligned with creating successful uses for repurposing the current facility and for future development of the property. Our intent is to enhance and promote community while preserving the school building where so many families have lasting memories. I appreciate your consideration for the petition for rezoning and look forward to your recommendation.

Thank you,

Dean Dequaine
MJMB Properties, LLC
920-609-7741
deandequaine@gmail.com

Exhibit D
Conceptual Options



→ SITE LAYOUT PLAN - OPTION 1

CONCEPTUAL PLANS 05-12-2025

DATE: 05/12/2025 SCALE: 1" = 100' PROJECT: C1.1	PROPOSED DEVELOPMENT FOR: MJMB Properties, LLC 25427 Pinner Road, Ocean View, VA 22131	IC CONSULTING COMPANY, LLC 25427 Pinner Road, Ocean View, VA 22131 Phone: 301-877-4715	IC CONSULTING COMPANY, LLC 25427 Pinner Road, Ocean View, VA 22131 Phone: 301-877-4715	PROPOSED DEVELOPMENT FOR: MJMB Properties, LLC 25427 Pinner Road, Ocean View, VA 22131	DATE: 05/12/2025 SCALE: 1" = 100' PROJECT: C1.1
--	--	---	---	--	--



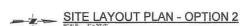
IC Construction Company, LLC
2021 120th St. NW
Seattle, WA 98138
Phone: 319-857-4019

IC Construction Company, LLC
2526 N. New Franklin Road
New Franken, WI 54229
Phone: 319-857-4019



6542 Finger Road Green Bay, WI 54311

[illegible]

[illegible]



FIRST FLOOR PLAN - OPTION 2
SCALE: 1/8" = 1'-0"

CONCEPTUAL PLANS 05-12-2025

IC Construction Company, LLC 1000 N. 10th St., Suite 100 Reno, NV 89509 Phone: 775-857-4513		PROPOSED DEVELOPMENT FOR: MJMB Properties, LLC 3042 Prager Road, Suite 100, NV 89411	
FIRST FLOOR PLAN - OPTION 2		DATE: 05/12/2025	
A1.2		DATE: 05/12/2025	



Proposed Rezone and Comprehensive Plan Amendment

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 JI.

Zoning Petition (ZP 25-16)
Comprehensive Plan Amendment Request (CPA 25-04)
3520 Finger Road
3542 Finger Road



Report to the Green Bay Plan Commission

MEETING DATE

July 7, 2025

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.5

(CP 25-04) Consideration with possible action on a request to create a 15-lot preliminary plat (Eaton Heights Third Addition) that includes public street dedication at 911 Spartan Road (Parcel 21-8371), submitted by Troy Hewitt of Robert E. Lee and Associates, on behalf of Bay Settlement Investments, LLC, property owners. (Ald. Grant, District 1)

BACKGROUND

Reason for Request: To create a 15-lot preliminary plat, known as Eaton Heights Third Addition. The proposed plat includes the dedication of right-of-way for the development of 14 single-family home lots and 1 two-family, semi-detached home lot.

Subject Parcel Zoning and Land Use: Subject property is zoned Planned Unit Development (PUD) and is undeveloped/vacant land.

Surrounding Zoning and Land Uses:

North: Planned Unit Development (PUD) | Single-Family Residential, Vacant

South: Planned Unit Development (PUD) | Single and Two-Family Residential

East: Low Density Residential (R-1) | Vacant

West: Planned Unit Development (PUD) | Single-Family Residential

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Low/Medium Density Housing.

Report: The Eaton Heights Third Addition Subdivision includes the development of 15 lots (for 14 single-family homes and 1 two-family) and the extension of Mendota Drive. The extension of Mendota Drive has previously been included within the City's Official Map. Certified Survey Maps (CSM) and Final Plats that include a dedication to the public, including street dedications, require approval by City Council as such approval shall constitute acceptance of the dedication.

The Eaton Heights Third Addition Preliminary Plat is being forwarded to the Plan Commission for review and action. Once the preliminary plat is approved by the Plan Commission, a pre-final plat will be submitted to the City by the applicant. re-final plat will then come before the Plan Commission and City Council for final approval and road acceptance.

Planning staff has forwarded the preliminary plat to the land division review team for review. All comments received have been forwarded to the surveyor.

RECOMMENDATION

Staff is recommending approval of the request subject to the following condition:

- I. The Eaton Heights Third Addition Preliminary Plat review comments from June 19, 2025, shall be addressed on the Eaton Heights Third Addition Pre-Final Plat.

FISCAL IMPACT

ATTACHMENTS

1. CP 25-04 Application
2. CP 25-04 Eaton Heights Third Addition Preliminary Plat
3. 061925 Eaton Heights Third Addition PP Review Comments



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: 911 SPARTAN ROAD, GB WI 54311

Parcel Number(s): 21-8371

Petitioner(s): TROY HEWITT, REL & ASSOC. INC. Date: 5/13/2025

Email: thewitt@releeinc.com Phone Number: 920-662-9641

Address: 1250 Centennial Centre Blvd City: Hobart State: WI Zip: 54313

Property Owner: BAY SETTLEMENT INVESTMENTS, LLC Phone Number: (920) 498-3299

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, TROY HEWITT, 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: 5-14-25

Petitioner Signature(s): Troy E. Hewitt

Digitally signed by Troy E. Hewitt
DN: cn=Troy E. Hewitt, o=City of Green Bay, ou=City of Green Bay, email=thewitt@releeinc.com, c=US
Date: 2025.05.13 11:31:18 -0400

Checklist of required attachments:

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

For office use only:

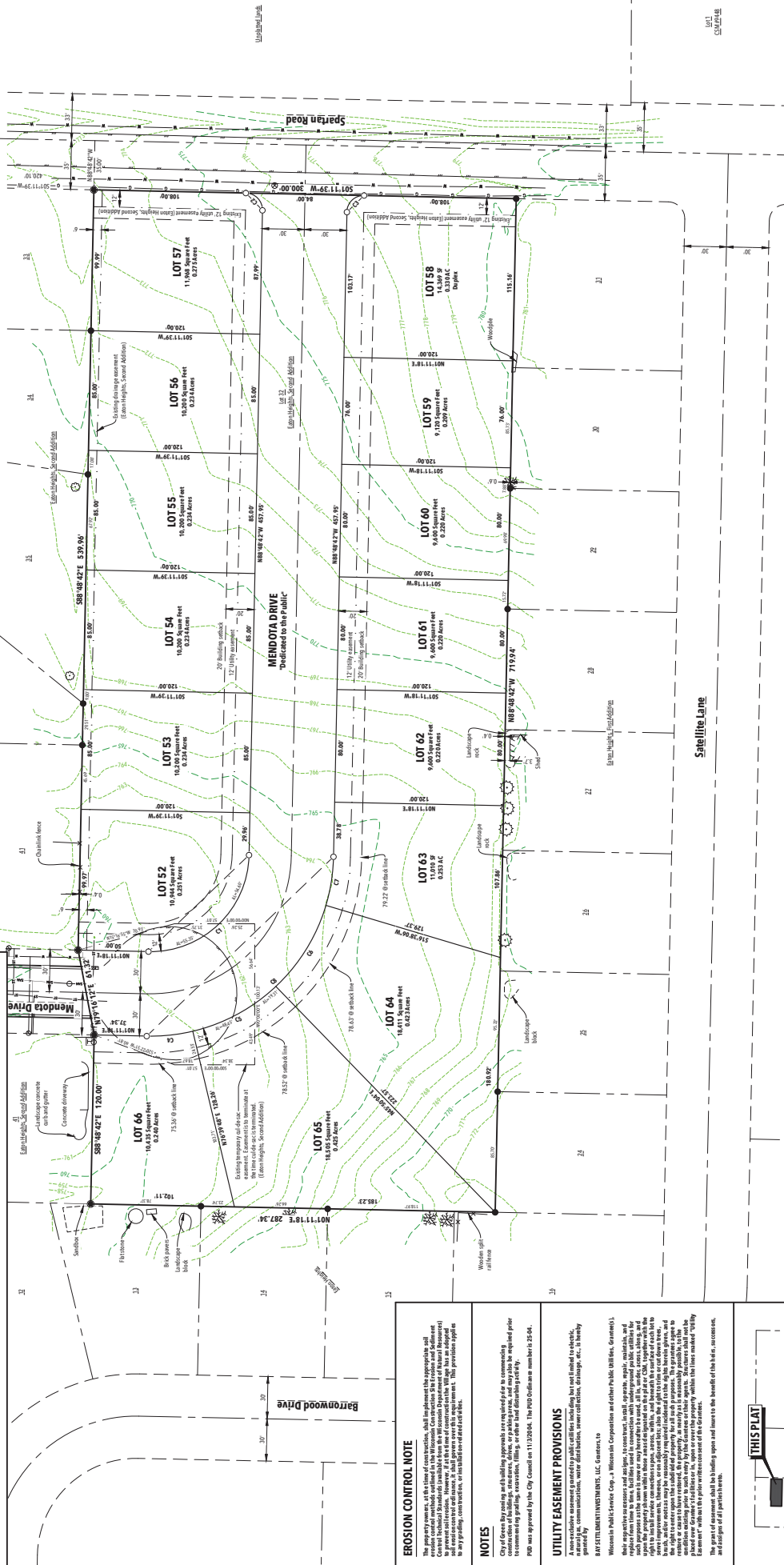
Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____

PRELIMINARY PLAT
EATON HEIGHTS, THIRD ADDITION
LOT 32, EATON HEIGHTS, SECOND ADDITION, VOLUME 24, PAGES 114-115, DOCUMENT NUMBER 28649420, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 24 NORTH, RANGE 21 EAST, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

LOT 32, EATON HEIGHTS, SECOND ADDITION, VOLUME 24, PAGES 114-115, DOCUMENT NUMBER 2869420, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 24 NORTH, RANGE 21 EAST, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

[illegible]



City of Green Bay
Department of Community and Economic Development

June 19, 2025

Troy Hewitt
Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd
Hobart, WI 54155

Re: Conditional Preliminary Plat Approval- Eaton Heights Third Addition

Dear Mr. Hewitt:

Please be informed that Green Bay Plan Commission staff has recommended conditional approval of the Preliminary Plat for Eaton Heights Third Addition, located at 911 Spartan Road. Approval is subject to the following:

1. Comply with all standards and easements as required by Chapter 36, Subdivision & Platting, Green Bay Municipal Code.
2. City of Green Bay Planning Department Comments
 - a. Remove 20' building setback line.
 - b. Because the plat involves a public road dedication, the preliminary plat will be forwarded to Plan Commission for action at their July 7, 2025 meeting. The pre-final plat will be reviewed and approved by City Council.
3. City of Green Bay Department of Public Works Comments:
 - a. See attached comment sheet.
4. Brown County Comments:
 - a. The erosion control note references the village in the fourth line, and should be the city.
 - b. See attached marked up preliminary plat.

This preliminary plat has been conditionally approved as of the date of this letter and is subject to the above-mentioned conditions. All comments and conditions of approval must be addressed and/or corrected before any final plat approval can occur. If an acceptable final plat is not submitted for review within thirty-six (36) months of the date of this approval letter, this preliminary plat will be considered expired per Green Bay Municipal Code 36-176.

Sincerely,
Dena Mooney
Planner I

DAM:
Attachments
cc: File CP 25-04
Ald. Grant

CITY OF GREEN BAY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
100 N. Jefferson Street, Room 300
Green Bay, WI 54301
Tel (920) 448-3100
Fax (920) 448-3102

**SUBDIVISION AND
CERTIFIED SURVEY MAP
CHECKLIST & COMMENTS**

Approved By: *DMB*
Date: *6/19/25*

Eaton Heights Third Addition (CP 25-04)

Date Received:
5/28/2025

☒ Preliminary Plat

☐ Pre-Final Plat

☐ C.S.M.

SANITARY AND STORM SEWER

- | | | |
|---|--------------------------------------|---|
| 1 | Sanitary Sewer Service Available? | ☒ Yes ☐ No
☐ Can be made available |
| 2 | Sewer Easement(s) Required? | ☐ Yes ☒ No |
| 3 | Backyard Drainage Required? | ☒ Yes ☐ No
Amount of Drainage Bond = \$10,000 |
| 4 | Stormwater Management Plan Required? | ☒ Yes ☐ No
☐ Fee in lieu of |

Reviewed By: VAJ

Date: 6/2/2025

COMMENTS:

1. 8" sanitary sewer located in Mendota Drive.
2. Sewer easements would depend on what is to be done for stormwater management.
3. Interior lot drainage bond required per ordinance.
4. Stormwater management will be required. Original design plans for Eaton Heights subdivision show a future pond to be constructed within this parcel. There is an existing pond in Outlot 1 that serves prior phases. The engineer could model the existing pond to determine if there is additional capacity, but based on the plans it appears they anticipated a second pond for this phase of development. In the event modeling showed the existing pond could be used, fee in lieu of would be determined during the site plan review.

STREET GRADES

- | | | |
|---|---------------------------|---|
| 5 | Contours Required? | ☒ Yes ☐ No |
| | Grading Required? | ☒ Yes ☐ No |
| | Amount of Bond = \$25,000 | |

HORIZONTAL ALIGNMENT

- | | | |
|---|--|--|
| 6 | R/W Widths | ☒ OK ☐ See Comments |
| | Curves | ☒ OK ☐ See Comments |
| | Intersections | ☒ OK ☐ See Comments |
| | Meet alignment of streets in adjoining plats | ☒ OK ☐ See Comments |
| | Street Names | ☒ OK ☐ See Comments |
| | Sidewalks Note Required? | ☒ Yes ☐ No |

Reviewed By: CY

Date: 6/18/2025

COMMENTS:

Sidewalk restrictive covenant to read:
Concrete sidewalks shall be installed on both side(s) of Mendota Drive and on the west side of Spartan Road. Sidewalks shall be installed in front of lots abutting Mendota Drive and Spartan Road at the time the lots are developed and prior to receiving an occupancy permit or as directed by the Common Council of the City of Green Bay.

DO LOTS AND STREETS HAVE IMPROVEMENTS?

- | | | |
|---|-------------------|---|
| 7 | Sanitary Laterals | ☒ Yes ☐ No |
| | Storm Laterals | ☒ Yes ☐ No |
| | Pavement | ☒ Yes ☐ No |
| | Curb & Gutter | ☒ Yes ☐ No |

Reviewed By: MMA

Date: 6/17/2025

COMMENTS:

8 UTILITY EASEMENTS/STREET LIGHTS

COMMENTS: *Street lights will be needed.*

Reviewed By: *JMP*

Date: *6/19/25*

Reviewed By: RLD, Date: 6/12/2025.

CURSORY REVIEW FORM FOR CITY REVIEWS

Surveyor: Troy Hewitt Municipality: City of Green Bay
Plat Name: Preliminary Plat of Eaton Heights, Third Addition
1/4-1/4/Lot/Gov't Lot, Sec/Tn/Rg or other land system: Part of the SW-SW Sec 36-24-21
PARCEL #'s: 21-8371
TID District No TID #: N/A Proposed property line cross a TID boundary: N/A

☐ **(IF CHECKED) THIS MAP MUST BE RESUBMITTED TO THE PROPERTY LISTING DEPT. BEFORE IT CAN BE REVIEWED.**

- ☐ Name(s) of Owners of Record are not listed or incorrect
- ☐ The overall boundary does not close
- ☐ The overall boundary does not match the title (eg. underlying title for r/w?)
- ☐ The survey does not agree with our parcel mapping
- ☐ The survey does not agree with the county's PLSS protraction
- ☐ Government corner information is incorrect/missing
- ☐ Caption is missing necessary information or incorrect
- ☒ Certificate(s) missing or necessary information is incorrect
- ☐ Document number(s) missing or incorrect
- ☐ Dedication notes intent not clear
- ☒ The map is not a permanent nonfading black image
- ☐ Click or tap here to enter text.

BOUNDARY CLOSURE CHECK

OK All boundaries shall close to a tolerance of 1 part in 20,000, and no closures shall be greater than 0.03 feet.
Boundary: 1/157 K, Distance: 0.0129 ft

Comments: **BE SURE TO HAVE NONFADING BLACK ON FINAL PLAT. NEED TO HAVE NECESSARY CERTIFICATES.**

BE SURE TO HAVE NONFADING BLACK ON FINAL PLAT
NEED TO HAVE NECESSARY CERTIFICATES

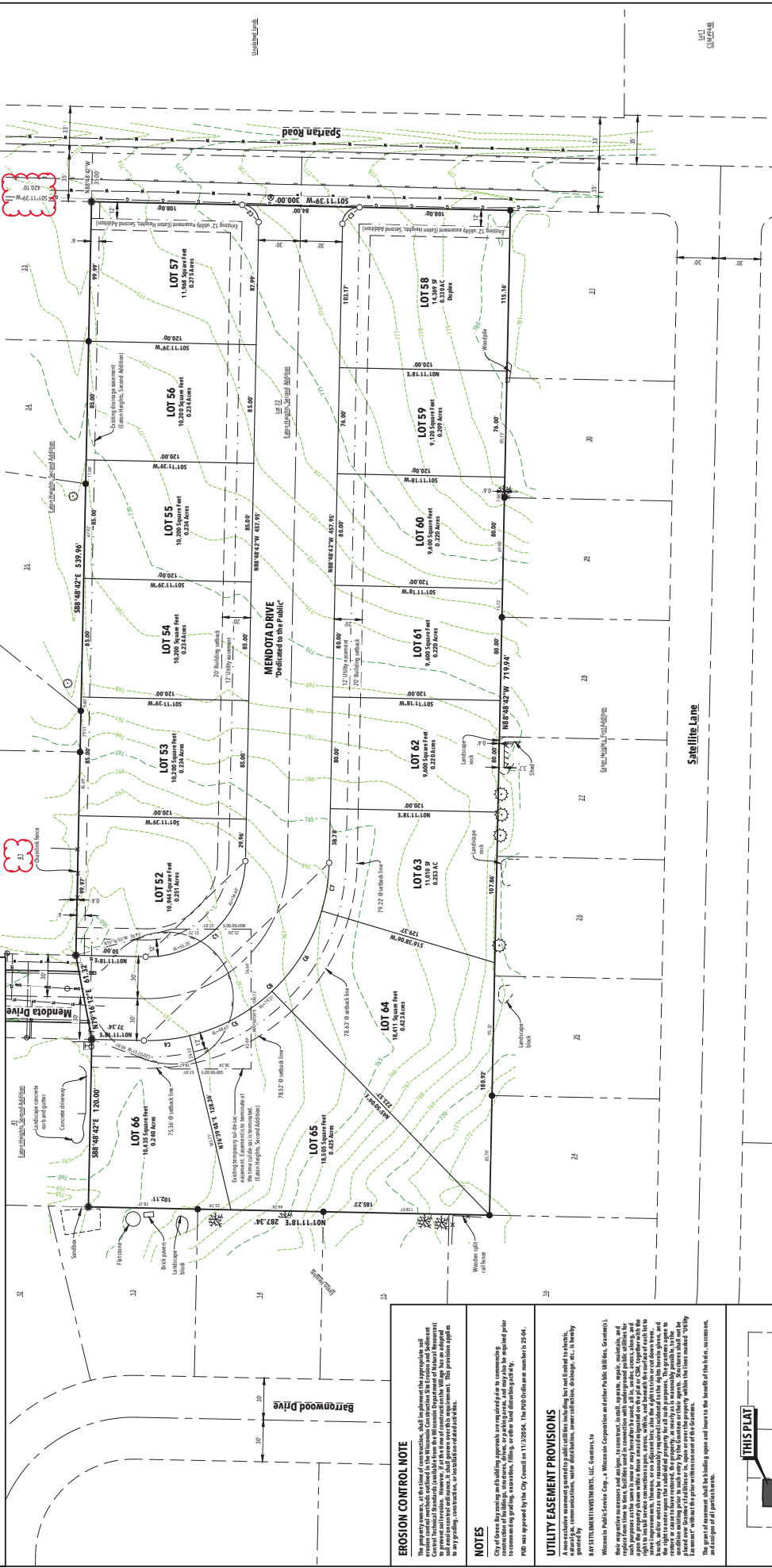
PRELIMINARY

PRELIMINARY PLAT
EATON HEIGHTS, THIRD ADDITION

LOT 32, EATON HEIGHTS, SECOND ADDITION, VOLUME 24, PAGES 114-115, DOCUMENT NUMBER 2869420, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 24 NORTH, RANGE 21 EAST, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

MAY WANT TO MOVE CLOSER TO THE LEAD-IN LINE

CHECK NUMBER



EROSION CONTROL NOTE

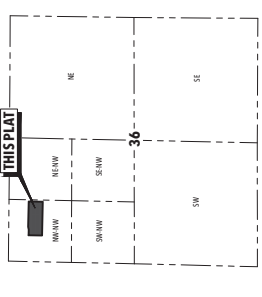
The property owner, at the time of construction, shall implement the appropriate soil erosion control measures to prevent erosion and sedimentation from the construction site. The property owner shall be responsible for obtaining and installing any necessary erosion control measures. The property owner shall be responsible for maintaining the erosion control measures until the construction is complete. The property owner shall be responsible for removing the erosion control measures after the construction is complete. The property owner shall be responsible for restoring the land to its original condition after the construction is complete.

NOTES

City of Green Bay planning and building departments are required prior to commencing construction of any building, structure, or other land disturbing activity. The property owner shall be responsible for obtaining and installing any necessary erosion control measures. The property owner shall be responsible for maintaining the erosion control measures until the construction is complete. The property owner shall be responsible for removing the erosion control measures after the construction is complete. The property owner shall be responsible for restoring the land to its original condition after the construction is complete.

UTILITY EASEMENT PROVISIONS

A new easement is hereby granted to the City of Green Bay for the purpose of installing and maintaining water, sewer, gas, and other utility lines. The easement is granted for a term of years, and the City of Green Bay shall have the right to use the easement for the purpose of installing and maintaining the utility lines. The property owner shall be responsible for maintaining the easement and for restoring the land to its original condition after the construction is complete.



LEGEND

- Set 2.37' wide easement x 20' deep, with 3.00 ft. R.
- Existing 1" iron pipe
- Existing 2" iron pipe
- PLS comment on easement
- Sanitary Manhole
- Inlet
- Hydrogen Pedestal
- CMP 6000 Master Post
- Water Valve
- Redwood Tree
- Coniferous Tree



Scale 1" = 40'

All linear measurements have been made to the center of the line or to the nearest foot and are rounded to the nearest three seconds and are computed to the nearest foot.

Curve #	Delta	Radius	Length	Chord	Bearing	Second
C1	90°00'	70.00'	100.00'	50.00'	S89°48'42"E	S89°48'42"E
C2	90°00'	12.00'	16.97'	16.97'	S89°48'42"E	S89°48'42"E
C3	90°00'	12.00'	16.97'	16.97'	S89°48'42"E	S89°48'42"E
C4	90°00'	12.00'	16.97'	16.97'	S89°48'42"E	S89°48'42"E
C5	90°00'	12.00'	16.97'	16.97'	S89°48'42"E	S89°48'42"E
C6	90°00'	12.00'	16.97'	16.97'	S89°48'42"E	S89°48'42"E
C7	90°00'	12.00'	16.97'	16.97'	S89°48'42"E	S89°48'42"E
C8	90°00'	12.00'	16.97'	16.97'	S89°48'42"E	S89°48'42"E

Curve #	Delta	Radius	Length	Chord	Bearing	Second
C1	90°00'	70.00'	100.00'	50.00'	S89°48'42"E	S89°48'42"E
C2	90°00'	12.00'	16.97'	16.97'	S89°48'42"E	S89°48'42"E
C3	90°00'	12.00'	16.97'	16.97'	S89°48'42"E	S89°48'42"E
C4	90°00'	12.00'	16.97'	16.97'	S89°48'42"E	S89°48'42"E
C5	90°00'	12.00'	16.97'	16.97'	S89°48'42"E	S89°48'42"E
C6	90°00'	12.00'	16.97'	16.97'	S89°48'42"E	S89°48'42"E
C7	90°00'	12.00'	16.97'	16.97'	S89°48'42"E	S89°48'42"E
C8	90°00'	12.00'	16.97'	16.97'	S89°48'42"E	S89°48'42"E



ZONING
Minimum Lot Area as Platted
9,100 sq. ft.
0.207 Acres

NUMBER OF LOTS
15 Lots

APPROVING & OBJECTING AUTHORITIES
City of Green Bay
Brown County

PARCEL ID
210371

OWNER
MAX STELLMAN INVESTMENTS, LLC
1200 Commercial Center Blvd.
Green Bay, WI 54311
920-809-9020

SURVEYOR
Troy E. Lee, PLS
1200 Commercial Center Blvd.
Green Bay, WI 54311
920-809-9020

PLATTED AREA DEDICATED TO THE PUBLIC
40,384 Square Feet
0.925 Acres

PLATTED AREA
4,915 Square Feet
0.112 Acres

DATE
5-5-2025

DRAWN
Troy E. Lee

CHECKED
Troy E. Lee

DATE
5-5-2025

JOE NO.
6537901

SHEET NO.
1 of 1

LEGAL DESCRIPTION
Lot 32, Eaton Heights, Second Addition, Volume 24, Pages 114-115, Document Number 2869420, located in part of the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 24 North, Range 21 East, City of Green Bay, Brown County, Wisconsin.

APPROVING & OBJECTING AUTHORITIES
City of Green Bay
Brown County

PARCEL ID
210371

OWNER
MAX STELLMAN INVESTMENTS, LLC
1200 Commercial Center Blvd.
Green Bay, WI 54311
920-809-9020

SURVEYOR
Troy E. Lee, PLS
1200 Commercial Center Blvd.
Green Bay, WI 54311
920-809-9020

PLATTED AREA DEDICATED TO THE PUBLIC
40,384 Square Feet
0.925 Acres

PLATTED AREA
4,915 Square Feet
0.112 Acres

APPROVING & OBJECTING AUTHORITIES
City of Green Bay
Brown County

PARCEL ID
210371

OWNER
MAX STELLMAN INVESTMENTS, LLC
1200 Commercial Center Blvd.
Green Bay, WI 54311
920-809-9020

SURVEYOR
Troy E. Lee, PLS
1200 Commercial Center Blvd.
Green Bay, WI 54311
920-809-9020

PLATTED AREA DEDICATED TO THE PUBLIC
40,384 Square Feet
0.925 Acres

PLATTED AREA
4,915 Square Feet
0.112 Acres

APPROVING & OBJECTING AUTHORITIES
City of Green Bay
Brown County

PARCEL ID
210371

OWNER
MAX STELLMAN INVESTMENTS, LLC
1200 Commercial Center Blvd.
Green Bay, WI 54311
920-809-9020

SURVEYOR
Troy E. Lee, PLS
1200 Commercial Center Blvd.
Green Bay, WI 54311
920-809-9020



Report to the Green Bay Plan Commission

MEETING DATE

July 7, 2025

PREPARED BY

AGENDA ITEM # F.I

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking 20250703

City of Green Bay Development Tracker (Large Scale) - July 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%	
						66	0	
								\$9,600,000.00
2	1116 Hobart Drive	Moski Corp	1116 Hobart Drive	Market multifamily	Development agreement approved in April	Total #	Under 80%	
						30	0	
								\$3,000,000.00
3	Merge @ Shipyard	Merge LLC	239 Arndt Street	Market multi-family rental, retail	2025 construction start anticipated	Total #	Under 80%	
						225	0	
								\$21,000,000.00
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	
								tbd
5	Gorman @ JBS	Gorman & Co.	0 Lime Kiln Rd	Workforce multi-family	DA considered at July RDA	Total #	Under 80%	
						95	0	
								\$11,000,000.00
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	Total #	Under 80%	
						85	85	
								\$19,000,000.00
7	New Land 221 Cherry	New Land Enterprises	221 Cherry	Market rate multi-family rental, retail	Construction underway	Total #	Under 80%	
						268	0	
								\$38,000,000.00
8	222 Cherry St LLC	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	DA amendment terms under negotiation	Total #	Under 80%	
						71	0	
								\$10,500,000.00
9	One Astor	Spark Development	100 E. Mason	Market rate multi-family rental	DA approved in April. 2025 construction start anticipated	Total #	Under 80%	
						125	0	
								\$15,500,000.00
Single-family								
10	Habitat Homestead	Habitat for Humanity	0 Richmond St	Affordable single-family owner occupied detached and townhomes	Construction underway	Total #	Under 80%	
						14	14	
								\$2,925,000.00
11	Southwest	Garritt Rader	Hinkle S. of Mason	Single family housing	DA approved. Construction	Total #	Under 80%	
						29	0	

11	Woods	Garrett Bader	THINKS OF MASON	with new roads	Construction planned this year.			\$8,000,000.00
12	The Pines	Broadway Realty	0 Deuchert Street	Single family housing with new roads	DA approved in May. 2025 construction start anticipated.	Total # 41	Under 80% 0	\$10,000,000.00
Commercial								
13	Green Bay Plaza	ICAP Development	155 W. Mason	Commercial	DA approved. Construction 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	Construction underway	Total # 1	Under 80% 0	\$1,500,000.00
15	Fire Station One	MOWGS LLC	501 S. Washington	Fire station rehab conversion to commercial uses	DA approved in May. 2025 construction start anticipated.	Total # 0	Under 80% 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 in June 2025.	Total # 0	Under 80% 0	TBD
17	WE Hoban Co.	Hoban Real Estate	1341 State Street	Industrial	DA approved in March. Construction underway.	Total # 0	Under 80% 0	\$10,500,000.00
Park/Public								
18	Shipyard Phase 2	City/RDA	100 W. Mason	Event lawn, dog park, urban beach, splash pad, playground, restrooms	Construction planned to start in early 2026.	Total # 0	Under 80% 0	\$0.00

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

	Units	Under 80%	Value
TOTALS	1,050	108	\$165,525,000.00