



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, AUGUST 11, 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, August 11, 2025, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the Monday, July 28, 2025, meeting.

E. Regular Business.

- I. (ZP 25-22) Public Hearing for a request to rezone properties at 519 South Oneida St (Parcels 2-45 and 2-984) from General Commercial (C1) and General Industrial (GI) to Public Institutional (PI), submitted by City of Green Bay Department of Public Works, property owner (Ald. B. Johnson, District 9).

2. (ZP 25-22) Consideration with possible action on a request to rezone properties at 519 South Oneida St (Parcels 2-45 and 2-984) from General Commercial (CI) and General Industrial (GI) to Public Institutional (PI), submitted by City of Green Bay Department of Public Works, property owner (Ald. B. Johnson, District 9).
3. (ZP 25-20) Public Hearing for a request to rezone property at 520 S Oakland from General Industrial (GI) to Public Institutional (PI), submitted by Jerry Bader of Samaritan's Heart, Inc, property owner and applicant (Ald. B. Johnson, District 9).
4. (ZP 25-20) Consideration with possible action on a request to rezone property at 520 S Oakland from General Industrial (GI) to Public Institutional (PI), submitted by Jerry Bader of Samaritan's Heart, Inc, property owner and applicant (Ald. B. Johnson, District 9).
5. (ZP 25-21) Public Hearing on a request for a Conditional Use Permit to allow a single-family home in the Office-Residential (OR) Zoning District at 315 N. Ashland Avenue (Parcel 5-615), submitted by Brian Coppock, property owner (Ald. A. Proffitt, District 7).
6. (ZP 25-21) Consideration with possible action on a request for a Conditional Use Permit to allow a single-family home in the Office-Residential (OR) Zoning District at 315 N. Ashland Avenue (Parcel 5-615), submitted by Brian Coppock, property owner (Ald. A. Proffitt, District 7).

F. Informational.

1. (PP 23-01) Comprehensive Plan Draft Review Update
2. Director's report.
3. Special Meeting for Comprehensive Plan: September 4, 2025
Next Regular Meeting: September 8, 2025.

G. Adjournment.

1. Adjournment of the Monday, August 11, 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

August 11, 2025

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the Monday, July 28, 2025, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 11, 2025

PREPARED BY

AGENDA ITEM # E.1

(ZP 25-22) Public Hearing for a request to rezone properties at 519 South Oneida St (Parcels 2-45 and 2-984) from General Commercial (CI) and General Industrial (GI) to Public Institutional (PI), submitted by City of Green Bay Department of Public Works, property owner (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 11, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2

(ZP 25-22) Consideration with possible action on a request to rezone properties at 519 South Oneida St (Parcels 2-45 and 2-984) from General Commercial (CI) and General Industrial (GI) to Public Institutional (PI), submitted by City of Green Bay Department of Public Works, property owner (Ald. B. Johnson, District 9).

BACKGROUND

Reason for Request: The proposed rezoning will best match the existing land use and allow for the combination of the 10 parcels associated with this address.

Subject Parcel Zoning and Land Use

Parcel 2-984: General Commercial (CI) | West Side Municipal Garage

Parcel 2-45: General Commercial (CI), General Industrial (GI), & Public Institutional (PI) | West Side Municipal Garage

Surrounding Zoning and Land Uses:

North: Public Institutional (PI) | West Side Municipal Garage

South: General Commercial (CI) | Office and Commercial Uses

East: General Industrial (GI) | LaForce

West: Public Institutional (PI) | West Side Municipal Garage

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Public and Commercial uses for this parcel. This rezoning is not entirely consistent with this recommendation. However, pursuant to Section 44-857 of the Green Bay Municipal Code, if land zoned Public Institutional (PI) is transferred from any public or quasi-public use, it must be rezoned to match with the 2022 Smart Growth Green Bay Comprehensive Plan.

Report: The West Side Municipal Garage located at 519 S Oneida Street is currently made up of 10 parcels. The City would like to combine these parcels. To do so, all parcels must be zoned the same. While most are already zoned Public Institutional (PI), which is the accurate zoning designation for this government use, some are not. Parcel 2-984 is zoned General Commercial (CI) and Parcel 2-45 has split zoning of CI, PI, and General Industrial (GI). We are recommending all parcels be zoned PI.

Ald. Ridderbush and neighbors within 200 feet have been notified of the meeting based on Plan Commission policy. One inquiry for more information was made, but no other comments have been made as of the drafting of this report.

RECOMMENDATION

Approval of the Request.

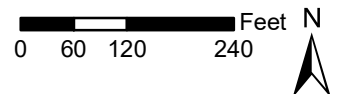
FISCAL IMPACT

ATTACHMENTS

1. ZP 25-22 Map
2. ZP 25-22 Zoning Exhibit

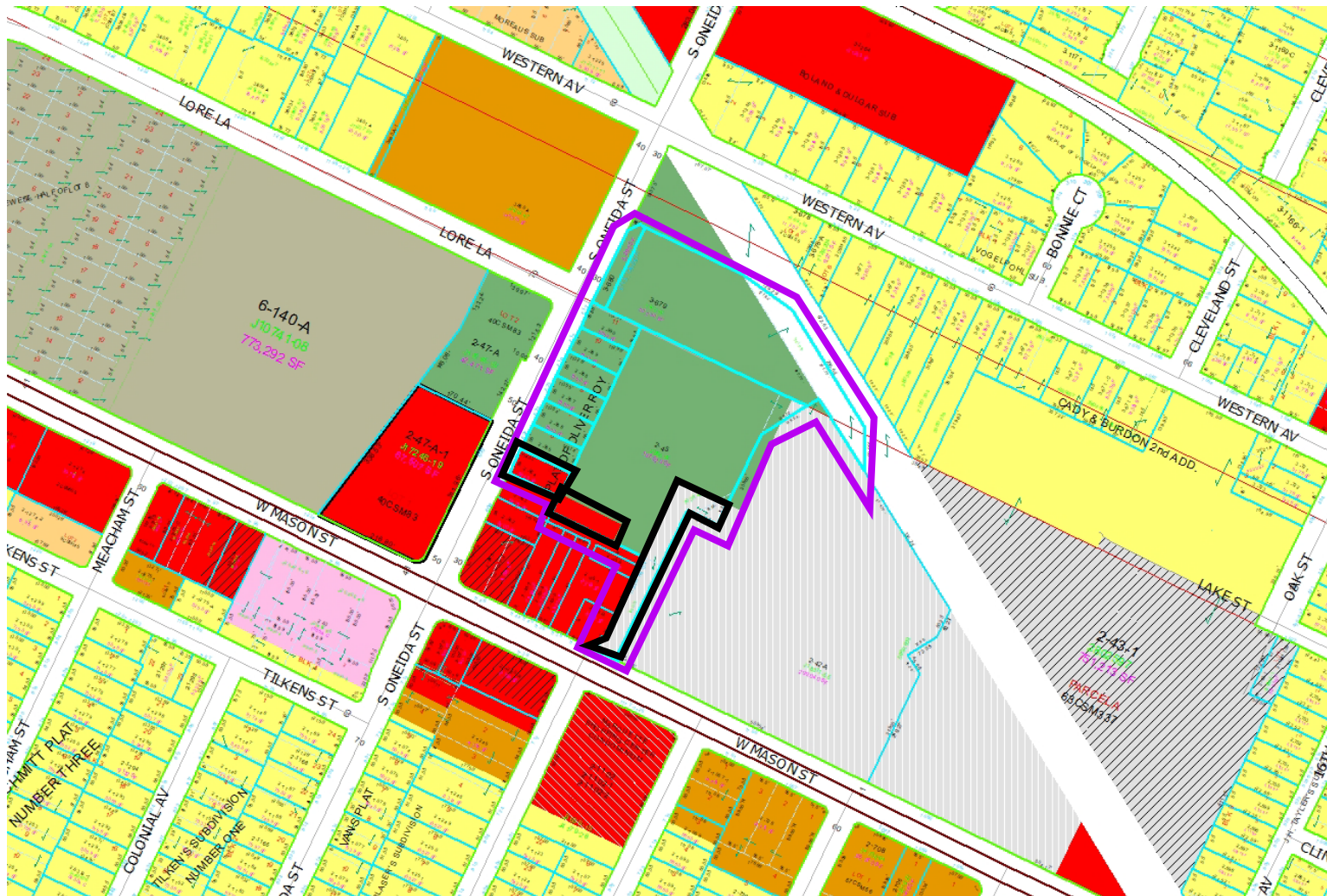


(ZP 25-22) Rezone 519 S Oneida to Public Institutional (PI)



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 28 Jul 2025 X:\Planning\Basemaps\template_8.5x11.mxd

- 519 S Oneida Street
- 200' Notification Area



Outline of 10 parcels that make up 519 S Oneida Street (West Side Municipal Garage)



Outline of areas that need rezoning to Public Institutional (PI) zoning



Report to the Green Bay Plan Commission

MEETING DATE

August 11, 2025

PREPARED BY

AGENDA ITEM # E.3

(ZP 25-20) Public Hearing for a request to rezone property at 520 S Oakland from General Industrial (GI) to Public Institutional (PI), submitted by Jerry Bader of Samaritan's Heart, Inc, property owner and applicant (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 11, 2025

PREPARED BY

Sawyer Van Camp

AGENDA ITEM # E.4

(ZP 25-20) Consideration with possible action on a request to rezone property at 520 S Oakland from General Industrial (GI) to Public Institutional (PI), submitted by Jerry Bader of Samaritan's Heart, Inc, property owner and applicant (Ald. B. Johnson, District 9).

BACKGROUND

Reason for Request: The proposed rezoning will best match the existing land use. This action serves as a zoning cleanup action to accurately reflect the institutional nature of the church, as opposed to its current designation as General Industrial (GI) zoning.

Surrounding Zoning and Land Uses:

Subject: General Industrial (GI) | Religious Institution

North: General Industrial (GI) | Vacant Industrial Land

South: Low-Density Residential (RI) | Single-Family Homes

East: Office Residential (OR) | Single- & Multi-Family Homes

West: General Industrial (GI) | Vacant Industrial Land

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Medium/High-Density Residential uses for this parcel. This rezoning is not consistent with this recommendation. However, pursuant to Section 44-857 of the Green Bay Municipal Code, if land zoned Public Institutional (PI) is transferred from any public or quasi-public use, it must be rezoned to match with the 2022 Smart Growth Green Bay Comprehensive Plan.

Report: 520 S. Oakland Avenue is a 14,984-square-foot lot with a religious institution on the parcel. However, it is currently zoned as General Industrial (GI). This existing zoning does not accurately reflect the current land use of the property.

Rezoning this parcel to Public Institutional (PI) is the most appropriate action because of the institutional nature of the church. This zoning better aligns with the property's existing use and serves as a zoning cleanup action to ensure consistency between zoning and actual land use.

Ald. Johnson and neighbors within 200 feet have been notified of the meeting based on Plan Commission policy. No comments have been made as of the drafting of this report.

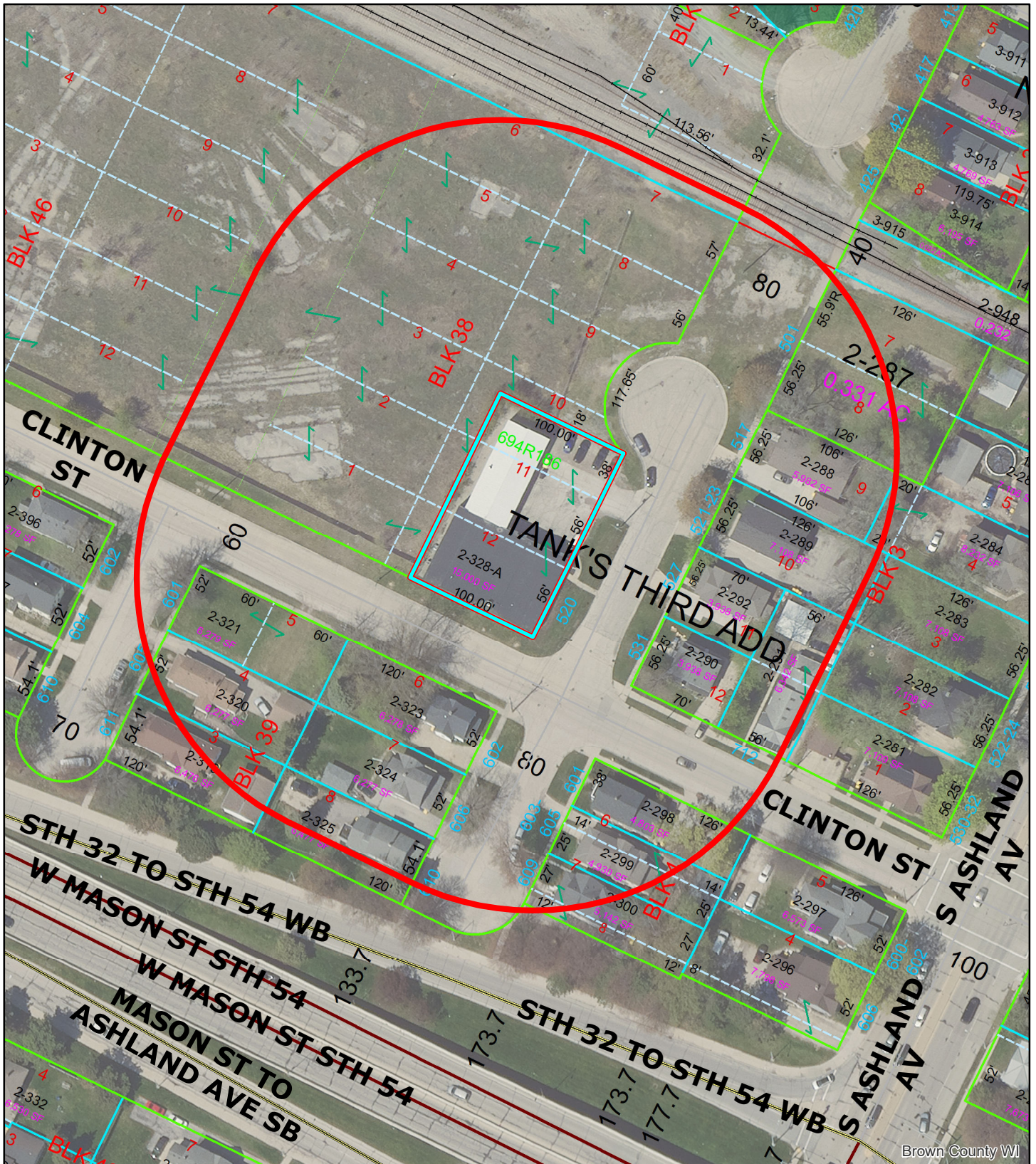
RECOMMENDATION

Approval of the Request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 25-20 Map
2. ZP 25-20 Application and Narrative



Brown County WI



(ZP 25-20) Rezone from GI to PI at 520 S Oakland Avenue

0 25 50 100 Feet



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- 520 S Oakland Avenue
- 200' Notification Area



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: 520 S. Oakland Avenue

Parcel Number(s): 2316

Petitioner(s): Pastor Jerry Bader

Date: 07 03 25

Email: contact@samaritansheartgb.org

Phone Number: 920-412-7004

Address: PO Box 28584

City: Green Bay State: WI Zip: 54324

Property Owner: Samaritan's Heart Inc.

Phone Number: 920-412-7004

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, Pastor Jerry Bader, respectfully request that the City of Green Bay take the following action:

- ☒ Rezone Property (\$375.00 Review Fee)
- ☐ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- ☐ PUD and PUD Amendments (\$425.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
- ☐ 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: Jerome L Bader

Date: 7/3/25

Petitioner Signature(s): Jerome L Bader

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.: _____

Applicant Narrative Describing Project

Samaritan's Heart Inc, owner of the parcel at 520 So. Oakland Avenue, and operating as Samaritan's Heart Mission Church, seeks a zoning change from General Industrial to Public Institutional for this parcel.

Samaritan's Heart Mission Church conducts services on Wednesday evenings and Sunday mornings, along with a Monday night Bible study. We predominantly minister to and serve the unhoused, those in recovery from addiction and those reentering from incarceration.

Several recovery support groups also meet in the church building, including Heroin Anonymous and Narcotics Anonymous. The church is also the host site for the West Side Fridge, an outdoor refrigerator and pantry to serve the neighborhood. We believe Public Institutional is a more appropriate zoning designation for this building and the purposes it serves.

Submitted by Pastor Jerry Bader

Samaritan's Heart Mission Church



Report to the Green Bay Plan Commission

MEETING DATE

August 11, 2025

PREPARED BY

AGENDA ITEM # E.5

(ZP 25-21) Public Hearing on a request for a Conditional Use Permit to allow a single-family home in the Office-Residential (OR) Zoning District at 315 N. Ashland Avenue (Parcel 5-615), submitted by Brian Coppock, property owner (Ald. A. Proffitt, District 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 11, 2025

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.6

(ZP 25-21) Consideration with possible action on a request for a Conditional Use Permit to allow a single-family home in the Office-Residential (OR) Zoning District at 315 N. Ashland Avenue (Parcel 5-615), submitted by Brian Coppock, property owner (Ald. A. Proffitt, District 7).

BACKGROUND

Reason for Request: To allow a single-family home in the Office-Residential (OR) District.

Surrounding Zoning and Land Uses:

Subject: Office-Residential (OR) | Two-Family Residential

North: Office-Residential (OR), Low-Density Residential (RI) | Single and Two-Family Residential

South: Office-Residential (OR) | Multi-Family Residential

East: Office-Residential (OR) | Single-Family Residential

West: Low-Density Residential (RI) | Single-Family Residential

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

Report: The subject request is located at 315 N. Ashland Avenue between Kellogg and Dousman Streets. The applicant and property owner, Brian Coppock, is requesting to convert the home from a two-family residence (duplex) into a single-family residence. In the OR district, a single-family residence is allowed with a Conditional Use Permit (CUP).

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 OR District is a transitional mixed-use district intended for the edges of downtown or segments of

commercial corridors where there is some development pressure to convert residential uses to offices. In this district, small office and service establishments are permitted as of right in compliance with specific design standards with low-density residential and larger or more intense office, service, or limited retail allowed by a conditional use permit. This particular area is primarily residential, so the continuation of residential fits at this location. After reviewing the request with the seven standards above, staff has determined that the use does comply.

The property owner has already started the conversion. As a condition of this CUP approval, staff has included a condition that the property owner obtain all necessary building permits.

Ald. Proffitt, the Fort Howard Neighborhood Association, and adjacent property owners within 200 ft. of the subject area have been notified of the request. There have been no inquiries or objections made regarding this request as of the drafting of this report.

RECOMMENDATION

Approval of the request is subject to the following conditions:

1. All necessary building permits for the conversion of a two-family dwelling to a single-family dwelling must be obtained by the property owner.
2. Compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. ZP 25-21 Application
2. ZP 25-21 Narrative
3. ZP 25-21 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: 315 N. Ashland Ave. Green Bay, WI 54303

Parcel Number(s): 5-615

Petitioner(s): Brian Coppock

Date: 7/9/2025

Email: briancoppock1@gmail.com

Phone Number: (920) 562-8400

Address: 315 N. Ashland Ave

City: Green Bay

State: WI

Zip: 54303

Property Owner: Brian Coppock

Phone Number: (920) 562-8400

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, Brian Coppock, 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)
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- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
- ☐ Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
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- ☐ Development District Map Amendment (\$200.00 Administration Fee)
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- ☐ Street Name Change (\$200.00 Administration Fee)
- ☐ Declare City Property "City Surplus" (\$200.00 Administration Fee)
- ☐ Vacate a Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- ☐ Comprehensive Plan Amendments (\$275.00 Review Fee)
- ☐ Other (\$200.00 Administration Fee): _____

Owner Signature: _____

Date: 7/8/25

Petitioner Signature(s): _____

Checklist of required attachments:

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

For office use only:

Review Fee: 375.00

Receipt No.: 2767782-11

Zoning Petition No.: ZP 25-21

To: City of Green Bay Community and Economic Development Department

Fr: Brian Coppock Property owner 315 N. Ashland Ave. Green Bay

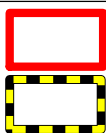
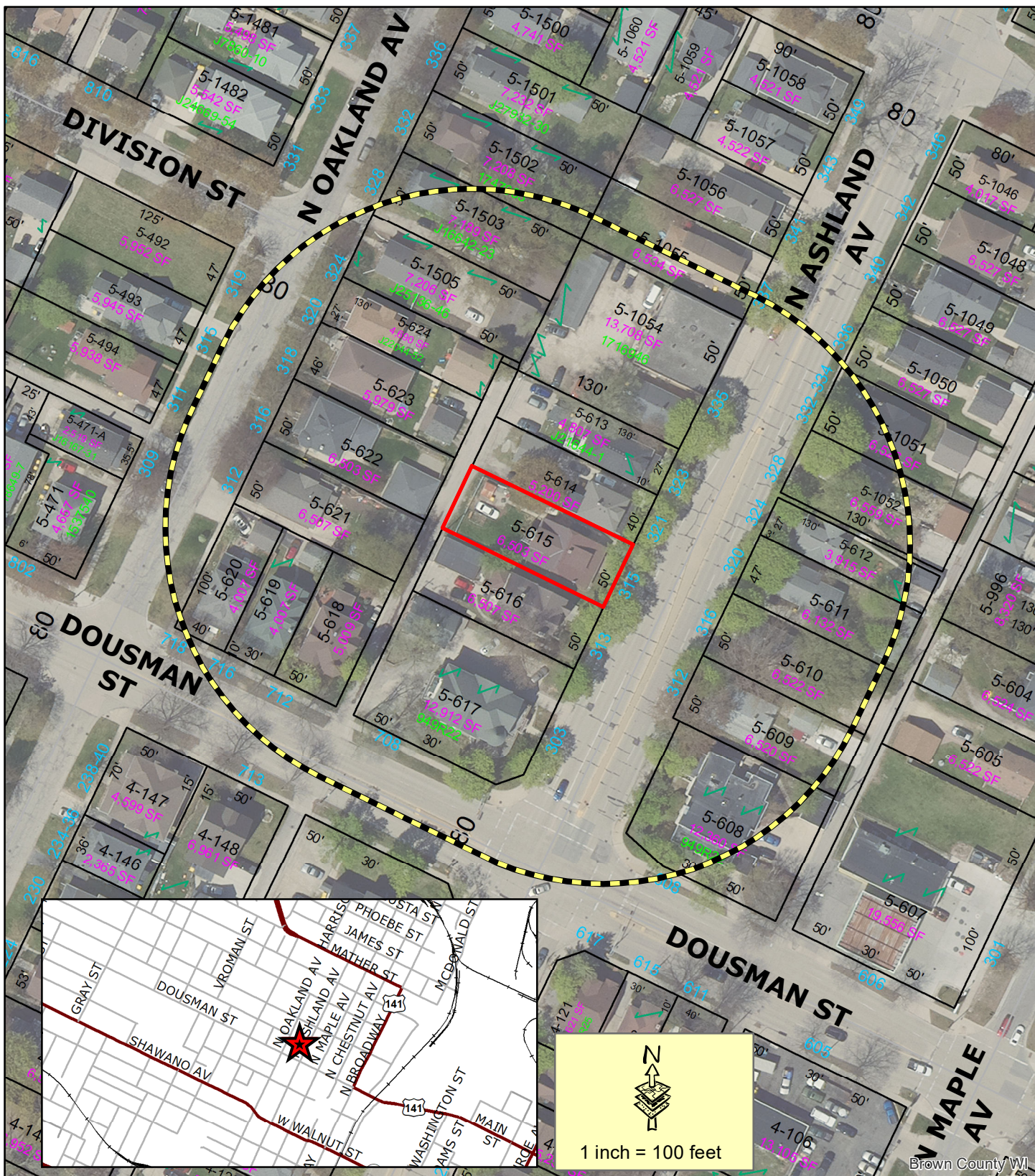
Re: Conditional Use Permit

I am the sole property owner of what is currently listed as 315 N. Ashland Ave. and 315 ½ N. Ashland Ave. a multi-family property. I have removed the separating materials from the two living areas (a staircase that was converted into 2 closets) and remodeled the upstairs kitchen into a bedroom at the back of the house. I intend to have an electrician combine the breaker boxes and have WPS remove the upstairs electrical meter to once again make this a single family home.

Please advise if you need further clarification to change this designation.

Thank you

Brian Coppock



Subject Area

200' Property Owner Notice

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**Zoning Petition (ZP 25-21)
Conditional Use Permit Request
at 315 N. Ashland Ave
Single-Family Home in Office-
Residential (OR) District**





Report to the
Green Bay Plan Commission

MEETING DATE

August 11, 2025

PREPARED BY

AGENDA ITEM # F.I

(PP 23-01) Comprehensive Plan Draft Review Update

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 11, 2025

PREPARED BY

AGENDA ITEM # F.2

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking 20250807

City of Green Bay Development Tracker (Large Scale) - August 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	2025 construction start anticipated	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	tbd	
5	Gorman @ JBS	Gorman & Co.	0 Lime Kiln Rd	Workforce multi-family	DA approved. Construction planned this year.	Total #	Under 80%	\$11,000,000.00
						95	0	
6	Former Badger Sheet Metal	General Capital	420 S. Broadway/419 S. Maple	Multi-family rental, retail, Fire Station/Admin, greenway	DA terms under negotiation.	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	DA 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	DA approved in April. 2025 construction start anticipated	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	DA approved. Construction planned this year.	Total # 29	Under 80% 0	\$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	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
14	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
15	C. Reiss Relocation	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
Industrial								
16	WE Hoban Co.	Hoban Real Estate	Finger Rd at Northview Rd	Industrial	DA approved in March. Construction underway.	Total # 0	Under 80% 0	\$10,500,000.00
Park								
17	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	\$161,525,000.00