



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, SEPTEMBER 8, 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, September 8, 2025, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the Monday, August 11, 2025, meeting of the Green Bay Plan Commission.

E. Regular Business.

- I. (CP 25-07) Consideration with possible action on a request to create a preliminary plat with 38 lots and 1 outlot (The Pines Subdivision) that includes public dedications at O Deuchert Street (Parcel 21-1229) submitted by Steven Bieda of Vierbicher Associates, Inc., on behalf of

Broadway Realty LLC, property owner (Ald. C. Stevens, District 5).

2. (ZP 25-23) Public Hearing on a request to amend a Conditional Use Permit at 700 East Walnut Street to increase capacity and operating times for **Women's Shelter**, submitted by St. John the Evangelist Homeless Shelter Inc, property owner (Ald. A. Proffitt, District 7).
3. (ZP 25-23) Consideration with possible action on a request to amend a Conditional Use Permit at 700 East Walnut Street to increase capacity and operating times for **Women's Shelter**, submitted by St. John the Evangelist Homeless Shelter Inc, property owner (Ald. A. Proffitt, District 7).
4. (ZP 25-24) Public Hearing on a request for a Conditional Use Permit at 643-645 S Jefferson Street to permit a two-family dwelling-duplex in an (R1) Low-Density Residential District, submitted by Steve Bieda of Vierbicher, Green Bay Holdings I LLC, property owner (Ald. B. Johnson, District 9).
5. (ZP 25-24) Consideration with possible action on a request for a Conditional Use Permit at 643-645 S Jefferson Street to permit a two-family dwelling-upper/lower duplex in an (R1) Low-Density Residential District, submitted by Steve Bieda of Vierbicher, Green Bay Holdings I LLC, property owner (Ald. B. Johnson, District 9).
6. (TA 25-05) Public Hearing on a request to amend Section 30-6, relating to exempt signs sign standards for Neighborhood Association signs submitted by the City of Green Bay Community and Economic Development Department.
7. (TA 25-05) Consideration with possible action on a request to amend Section 30-6, relating to exempt signs, sign standards for Neighborhood Association signs submitted by the City of Green Bay Community and Economic Development Department.

F. Informational.

1. Director's report.
2. Next Meeting: Monday, September 29, 2025.

G. Adjournment.

1. Adjournment of the Monday, September 8, 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

September 8, 2025

PREPARED BY

AGENDA ITEM # D.1

Approval of the minutes from the Monday, August 11, 2025, meeting of the Green Bay Plan Commission.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. GBPC Minutes 08.11.2025



MINUTES 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

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B. ROLL CALL.

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

Present: Lisa Hanson, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow

Excused: Jacob Miller

Absent: None

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, August 11, 2025, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve the agenda for the August 11, 2025, meeting of the Plan Commission.

Motion Passed.

Yes-Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

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

Moved by Ken Rovinski, seconded by Derius Daniels to approve the minutes for the July 28, 2025, meeting.

Motion Passed.

Yes-Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None.

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 (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).

Chair Lisa Hanson read into record the rules and procedures for the public hearing. Chair Lisa Hanson opened the floor for the public hearing.

Speakers:

David Buck

Chair Lisa Hanson asked staff and the public three (3) times if there was anyone else wishing to speak. Hearing/seeing no one else, the public hearing was closed.

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).

Moved by Derius Daniels, seconded by Ken Rovinski to approve a rezone of properties at 519 South Oneida St (Parcels 2-45 and 2-984) from General Commercial (CI) and General Industrial (GI) to Public Institutional (PI) as recommended by staff.

Motion Passed.

Yes-Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None.

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).

Chair Lisa Hanson read into record the rules and procedures for the public hearing. Chair Lisa Hanson opened the floor for the public hearing.

Speakers:
Sawyer Van Camp

Chair Lisa Hanson asked staff and the public three (3) times if there was anyone else wishing to speak. Hearing/seeing no one else, the public hearing was closed.

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).

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve a request to rezone property at 520 S Oakland from General Industrial (GI) to Public Institutional (PI) as recommended by staff.

Motion Passed.

Yes-Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None.

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).

Chair Lisa Hanson read into record the rules and procedures for the public hearing. Chair Lisa Hanson opened the floor for the public hearing.

Speakers:
Dena Mooney
Brian Coppock – 315 N Ashland Ave

Chair Lisa Hanson asked staff and the public three (3) times if there was anyone else wishing to speak. Hearing/seeing no one else, the public hearing was closed.

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).

Moved by Ken Rovinski, seconded by Kelsey Lutzow to approve a single-family home in the Office-Residential (OR) Zoning District at 315 N. Ashland Avenue 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.

Motion Passed.

Yes-Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None

F. INFORMATIONAL.

1. (PP 23-01) Comprehensive Plan Draft Review Update

– Principal Planner, David Buck, presented the Comprehensive Plan Update.

2. Director's report.

– Development Director, Cheryl Renier-Wigg, presented the 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.

Moved by Ken Rovinski, seconded by Derius Daniels to adjourn the meeting.

Motion Passed.

Yes-Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None.



Report to the Green Bay Plan Commission

MEETING DATE

September 8, 2025

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.1

(CP 25-07) Consideration with possible action on a request to create a preliminary plat with 38 lots and 1 outlot (The Pines Subdivision) that includes public dedications at 0 Deuchert Street (Parcel 21-1229) submitted by Steven Bieda of Vierbicher Associates, Inc., on behalf of Broadway Realty LLC, property owner (Ald. C. Stevens, District 5).

BACKGROUND

Reason for Request: To create a 38-lot and 1-outlot preliminary plat that includes the dedication of lands to the public for the development of 38 single-family lots, known as The Pines Subdivision.

Subject Parcel Zoning and Land Use:

Property is zoned Medium-Density Residential (R2). Parcel 21-1229 is undeveloped/vacant.

Surrounding Zoning and Land Uses:

North: Varied Density Residential (R3) | Utility Facility, Single-Family Residential

South: Varied Density Residential (R3) | Office-Residential (OR) | Multi-Family Residential, Office, Vacant

East: Varied Density Residential (R3) | Single-Family and Two-Family Residential

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

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Low Density Residential (4–8 Units per acre).

Report: The Pines Subdivision includes the development of 38 lots and 1 outlot. The development is intended to have 38 single-family homes and road dedications. Certified Survey Maps (CSM) and Final Plats that include dedications to the public, including street and parkland dedications, require approval and acceptance of the dedication by City Council.

The Pines Subdivision Preliminary Plat is being brought before the Plan Commission for review and recommendation. Once the preliminary plat is approved by the Plan Commission, a pre-final plat will be submitted to the City by the applicant. The pre-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(s):

- I.) The Pines Subdivision Preliminary Plat review comments from September 4, 2025, shall be addressed on The Pines Subdivision Pre-Final Plat.

FISCAL IMPACT

ATTACHMENTS

1. CP 25-07 Application
2. CP 25-07 Map
3. CP 25-07 The Pines Prelim Plat
4. CP 25-07 Review Comments updated



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: 0 DEUCHERT ST

Parcel Number(s): 21-1229

Petitioner(s): VIERBICHER, STEVEN M BIEDA

Date: 8/8/2025

Email: vbie@vierbicher.com & jwol@VIERBICHER.COM

Phone Number: (920) 329-5581

Address: 400 SECURITY BLVD

City: GREEN BAY

State: WI

Zip: 54313

Property Owner: BROADWAY REALTY LLC

Phone Number: (920) 366-6236

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

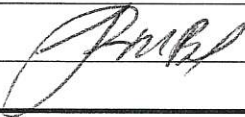
To: Honorable Mayor and Common Council, c/o City Clerk

I, STEVEN M BIEDA, 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: 8/8/2025

Petitioner Signature(s): 

8/8/25

Checklist of required attachments:

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

For office use only:

Review Fee: \$1515.00

Receipt No.: 2767978-27

Zoning Petition No.: CP 25-07



City of Green Bay
Department of Community and Economic Development

September 4, 2025

Steven Bieda
Vierbicher
400 Security Boulevard
Green Bay, WI 54313

Re: Conditional Preliminary Plat Approval- The Pines Subdivision

Dear Mr. Bieda:

Please be informed that Green Bay Plan Commission staff has recommended conditional approval of the Preliminary Plat for The Pines Subdivision, located at 0 Deuchert Street (Parcel 21-1229). 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 all building setback lines.
 - b. The Certificate of the City of Green Bay references Chapter 14. It should reference Chapter 36.
 - c. Because the plat involves public dedications, the preliminary plat will be forwarded to Plan Commission for action at their September 8, 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. Revise the Treasurer's Certificate – it currently references the City Treasurer for the City of Green Bay.
 - b. Ensure the related CSM is recorded first and the document number is reflected on the final plat.
 - c. See attached Cursory Review Form.

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 25-07
Ald. Stevens

100 North Jefferson Street, Room 608, Green Bay, Wisconsin 54301-5026
(p) 920.448.3400 (f) 920.448.3426 greenbaywi.gov

DEVELOPMENT AND PARKLAND FEE ASSESSMENT INVOICE

(CP 25-07)		Cash Bond	Cash Payment	Cash Equivalent
0 Deuchert Street				
DEPARTMENT OF PUBLIC WORKS: Pat Molski Interior Lot Drainage (Acct. 401-21108) \$ 25,000.00 Street Grading (Acct. 401-21108) \$ 25,000.00 Street Lights (Acct. 401500-48990) \$ 9,000.00 Sidewalks (Acct. 402500-46938) \$ 0.00 Adjacent Improvements: Pavement (Acct. 401500-46938) \$ 574,000.00 Sanitary Sewer (Acct. 403500-46938) \$ 327,000.00 Storm Sewer (Acct. 412500-46938) \$ 242,000.00 Extension Costs: Pavement (Acct. 401500-46938) \$ 0.00 Sanitary Sewer (Acct. 403500-46938) \$ 0.00 Storm Sewer (Acct. 412500-46938) \$ 0.00				
PUBLIC WORKS TOTAL	By: <u>✓</u> Date: <u>9/3/25</u>	\$ 50,000.00	\$ 9,000.00	\$ 1,143,000.00
PARKS DEPARTMENT: Brian Pelot/Kaurie Mihm Street Trees (Acct. 804600-46811) \$ 0.00 Parkland Fee (Acct. 803600-46811) \$ 0.00 PARKS TOTAL \$ 0.00 Street Trees By: _____ Date: _____ Parkland By: _____ Date: _____				
GREEN BAY WATER DEPARTMENT: Brian Powell Adjacent Improvements: Watermain (Acct. 501-25101) \$ 0.00 Extension Costs: Watermain (Acct. 501-25101) \$ 0.00 WATER TOTAL \$ 0.00 By: _____ Date: _____				
CITY CLERK: Celestine Jeffreys Pavement Assessments (Acct. 401-25153) \$ 0.00 Sanitary Sewer Assessments (Acct. 403-25152) \$ 0.00 Storm Sewer Assessments (Acct. 412-25155) \$ 0.00 Watermain Assessments (Acct. 408-25151) \$ 0.00 Sidewalks (Acct. 402-25154) \$ 0.00 Taxes \$ 0.00 CLERKS TOTAL \$ 0.00 By: _____ Date: _____				
TOTAL DUE AT PLAT SIGNING TO CLERKS OFFICE:				
PAYMENT ACCEPTED BY APPOINTMENT ONLY		\$50,000.00	\$9,000.00	
TOTAL DUE PRIOR TO CONSTRUCTION TO FINANCE:				\$1,143,000.00
TOTAL PROJECT COST:		\$1,202,000.00		
<i>For Internal Use</i>		Comments:		
Obligation Satisfied				
Date: _____				
Initial: _____				

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: _____
 Date: _____

Date Received:
 8/13/25

(0) DEUCHERT STREET PRELIMINARY PLAT (CP 25-07)

☒ Preliminary Plat

☐ Pre-Final Plat

☐ C.S.M.

SANITARY AND STORM SEWER

COMMENTS:

- | | | |
|---|--------------------------------------|---|
| 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 = \$25,000 |
| 4 | Stormwater Management Plan Required? | ☒ Yes ☐ No
☐ Fee in lieu of |

1. Yes, in Highland Ave.
2. See comments on CSM. Storm sewer easement should be widened.
3. Yes, a drainage and grading bond will be required.
4. Stormwater management plan is required at the time of a Site Plan.

Reviewed By: VAJ

Date: 8/17/25

STREET GRADES

COMMENTS:

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

Provide street name for roadway section between Brennan Way and Deuchert Street adjacent to Lots 10, 11, 37, and 36.

HORIZONTAL ALIGNMENT

Provide street name for culdesac adjacent to lots 31, 32, 33, and 34.

- | | | |
|---|--|--|
| 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 |

Deuchert Street from the culdesac to the existing Deuchert Street shall match the existing R/W Width (70').

N. ROW line in front of Lot 35 should match into the Southwest corner of the unplatted lands. S.E corner of Lot 35 should match up to the SW corner of adjacent easterly lot.

Reviewed By: CY

Date: 8/17/25

DO LOTS AND STREETS HAVE IMPROVEMENTS?

COMMENTS:

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

Reviewed By:

Date:

8 UTILITY EASEMENTS/STREET LIGHTS

COMMENTS:

8 9,000 Lumen LED streetlights needed. See PDF streetlighting for layout. East of lot 35, between lots 31 & 30, 28 & 29, 13 & 14, SE corner Deuchert and Highland, SE corner Brennan Way and Highland, 7 & 8, SW corner Brennan Way and ?

Reviewed By: TSS

Date: 08/13/2025

ADDITIONAL COMMENTS:



Report to the Green Bay Plan Commission

MEETING DATE

September 8, 2025

PREPARED BY

AGENDA ITEM # E.2

(ZP 25-23) Public Hearing on a request to amend a Conditional Use Permit at 700 East Walnut Street to increase capacity and operating times for **Women's Shelter**, submitted by St. John the Evangelist Homeless Shelter Inc, property owner (Ald. A. Proffitt, District 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

September 8, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.3

(ZP 25-23) Consideration with possible action on a request to amend a Conditional Use Permit at 700 East Walnut Street to increase capacity and operating times for **Women's Shelter**, submitted by St. John the Evangelist Homeless Shelter Inc, property owner (Ald. A. Proffitt, District 7).

BACKGROUND

Reason for Request: The proposed CUP amendment would allow for expansion of shelter capacity and operation time.

Subject Parcel Zoning and Land Use: Office Residential (OR) | Shelter Facility

Surrounding Zoning and Land Uses:

North: Office Residential (OR) | Shelter Facility & Multi-Family Home

South: Office Residential (OR) | Single-Family and Two-Family Homes, Office Building

East: Office Residential (OR) | Multi-Family Home & Office Building

West: Office Residential (OR) & Neighborhood Commercial (NC) | Single-Family and Two-Family Homes

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Medium-Intensity Retail, Office, or Housing uses for this parcel. This project is compatible with this recommendation.

Report: 700 E Walnut Street has an existing Conditional Use Permit (CUP) granted in 2021 to allow for a shelter facility. A women's shelter is currently operated at this location, along with supportive services through Wellspring. The existing CUP includes the following condition(s):

- a. A maximum residential capacity of 58 or as allowable under the International Building Code (IBC). The temporary shelter use will be permitted to operate from November 1 through April 30.
- b. If the shelter facility use at 700 East Walnut is discontinued, the operation is dissolved, or if St. John the Evangelist Homeless Shelter, Inc. no longer operates/manages the facility; its use shall terminate immediately. The use/operation shall not be renewed or reestablished without the Plan Commission and City Council review and approval.
- c. At the discretion of the Common Council, Plan Commission, or the Planning Director, a review may be required by the Plan Commission and Common Council to ensure compliance with this conditional use permit and identify any areas of concerns with the use, but not limited to:
 1. Police calls and other documented safety concerns.
 2. Inadequate facilities.
- d. Conformance with the submitted operating plan submitted by the applicant.
- e. Compliance with all other regulations of the Green Bay Municipal Code.
- f. A site plan be reviewed and approved by the Community Development Review Team (CDRT).

The applicant is requesting an amendment to Condition A to allow for the maximum capacity to be increased from 58 to 70 persons, and to remove the clause that states "the temporary shelter use will be

permitted to operate from November 1 through April 30.” The applicant has an attached narrative that details this request. Generally speaking, they are looking to increase the capacity due to the number of adults seeking shelter. This number has been steadily increasing, and they would like to be prepared to serve the needs of individuals seeking shelter. If the circumstance requires the sheltering of 59–70 women, St. John's will execute their “overflow plan”, which allows for mats on the floor versus the installation of more bunk beds.

The removal of the operation dates would allow more flexibility in planning for and responding to the needs of our homeless population, especially in emergency situations. This includes a possible expansion of a year-round program similar to their men’s shelter operations.

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

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

Staff believes the increased capacity and year-round operations meet the standards for CUP amendment approval. All other previously-approved conditions will remain in place. The City has not had issues with this shelter since the establishment of this CUP in 2021.

Alder Proffitt and property owners within 200’ have been notified of this request. We have not received any comments as of the drafting of this request. Two neighborhood meetings are being held after the drafting of this report; an update will be given at the Plan Commission meeting.

RECOMMENDATION

Approval of the amendment request, subject to compliance with all existing conditions of the Conditional Use Permit and all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. ZP 25-23 Map
2. ZP 25-23 Applicant Narrative
3. ZP 25-23 Application Online



(ZP 25-23) CUP Amendment for Shelter at 700 E Walnut Street

0 25 50 100 Feet



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. 19 Aug 2025 X:\Planning\Basemaps\template_8.5x11.mxd

- 700 E Walnut Street
- 200' Notification Area



August 8th, 2025

To members of the Plan Commission, and Honorable Mayor Genrich and Common Council,

St. John the Evangelist Homeless Shelter Inc's (also known as St. John's Ministries) current Conditional Use Permit for our Women's Shelter includes "a maximum residential capacity of 58 or as allowable under the International Building Code (IBC). The temporary shelter use will be permitted to operate from November 1 through April 30."

We respectfully request a Conditional Use Permit revision changing 58 to 70, and the removal of the November 1 to April 30 dates. This will allow our organization flexibility in planning for and responding to our community's homelessness crisis, including a possible expansion to year-round shelter programs like our Men's Shelter.

Our 19th season concluded on April 30th, and we experienced record-high numbers of adults presenting for emergency shelter per night (on average and on certain nights).

		Season <u>2024/25</u>	<u>2023/24</u>	<u>2022/23</u>
Average per night	Men	100	84	71
	Women	41	37	31
	Total	141	121	102

The gender breakdown of guests remained consistent with recent seasons:

- 2024–2025: 68% men, 32% women
- 2023–2024: 66% men, 34% women
- 2022–2023: 69% men, 31% women

During the third season operating our Women's Shelter, we came close to reaching the permitted limit of 58. During the evening of January 22nd, we sheltered 57 women. On sixteen occasions, we sheltered 50 or more women.

Although our hope is to not have more than 58 women needing emergency shelter, we wish to remain in compliance with our Conditional Use Permit and believe an increase of 12 will provide us sufficient flexibility.

If we do shelter 59 to 70 women, we will activate our overflow plans and place mats on the floor. We will not be installing more bunk beds. We have sufficient emergency exits throughout





our Women's Shelter. We also operate the adjoining Wellspring, a daytime resource center for women, also with sufficient emergency exits. Both facilities are monitored by security cameras.

Visits to Wellspring have increased significantly, going from 2,439 during the 2023-2024 season to 3,790 during the 2024-2025 season. Wellspring is at the heart of our case management services for women. Our dedicated staff help individuals focus on forward momentum and long-term stability.

To meet the growing needs of more women experiencing homelessness, we have increased the number of employees in shelter leadership, security, and case management.

St. John's Ministries is grateful for multiple collaborations with City of Green Bay government and all other community agencies and individuals dedicated to serving our brothers and sisters experiencing homelessness. Additionally, we have developed great working relationships with the city's two Homeless Outreach Case Coordinators, and various members of the Green Bay Police Department. They are always welcome at our facilities, as they provide critical links between our shelter and other providers and housing entities, and increase the overall safety of our neighborhood and city.

Please accept my appreciation for your consideration of amending our Conditional Use Permit.

Sincerely,

Jesse Brunette, Executive Director





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: 700 E. Walnut Street

Parcel Number(s): 14-333

Petitioner(s): St. John the Evangelist Homeless Shelter Inc Date: 8/ 8/2025

Email: johnm@stjohnsgreenbay.org

Phone Number: 920-617-8700

Address: 612 Stuart Street

City: Green Bay

State: WI

Zip: 54301

Property Owner: St. John the Evangelist Homeless Shelter Inc Phone Number: 920-617-8700 Ext. 104

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, Jesse Brunette (Executive Director), respectfully request that the City of Green Bay take the following action:

- ☐ Rezone Property (\$375.00 Review Fee)
- ☒ Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- ☐ PUD and PUD Amendments (\$425.00 Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- ☐ Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- ☐ Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
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- ☐ 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: Jesse Brunette Executive Director Date: 8/8/25

Petitioner Signature(s): John H. 8/8/25 Executive Director

Checklist of required attachments:

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

For office use only:

Review Fee: \$375

Receipt No.: 2767962-8

Zoning Petition No.: 25-23



August 8th, 2025

To members of the Plan Commission, and Honorable Mayor Genrich and Common Council,

St. John the Evangelist Homeless Shelter Inc's (also known as St. John's Ministries) current Conditional Use Permit for our Women's Shelter includes "a maximum residential capacity of 58 or as allowable under the International Building Code (IBC). The temporary shelter use will be permitted to operate from November 1 through April 30."

We respectfully request a Conditional Use Permit revision changing 58 to 70, and the removal of the November 1 to April 30 dates. This will allow our organization flexibility in planning for and responding to our community's homelessness crisis, including a possible expansion to year-round shelter programs like our Men's Shelter.

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Please accept my appreciation for your consideration of amending our Conditional Use Permit.

Sincerely,

Jesse Brunette, Executive Director



**RESOLUTION AUTHORIZING CONDITIONAL USE
PERMIT AT 700 EAST WALNUT STREET
(ZP 21-36)**

December 21, 2021

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 21-36 and the recommendation of the Plan Commission on December 13, 2021, the City of Green Bay does to authorize a Conditional Use Permit (CUP) for a shelter use in an Office/Residential (OR) District at 700 East Walnut Street, submitted by Rob Frazier, St. John Evangelist Homeless Shelter, Inc., property owner:

PLAT OF NAVARINO N 134 FT OF LOT 845 & N 164 FT OF LOTS 843 &
844, 0.564 AC M/L

Tax Parcel No. 14-333

Said conditional-use permit shall be granted subject to:

- a. A maximum residential capacity of 58 or as allowable under the International Building Code (IBC). The temporary shelter use will be permitted to operate from November 1 through April 30.
- b. If the shelter facility use at 700 East Walnut is discontinued, the operation is dissolved, or if St. John the Evangelist Homeless Shelter, Inc. no longer operates/manages the facility, the use shall terminate immediately. The use/operation shall not be renewed or reestablished without the Plan Commission and City Council review and approval.
- c. At the discretion of the Common Council, Plan Commission, or the Planning Director a review may be required by the Plan Commission and Common Council to ensure compliance with this conditional use permit and identify any areas of concerns with the use but not limited to:
 1. Police calls and other documented safety concerns.
 2. Inadequate facilities.
- d. Conformance with the submitted operating plan submitted by the applicant.
- e. Compliance with all other regulations of the Green Bay Municipal Code.
- f. A site plan be reviewed and approved by the Community Development Review Team (CDRT).

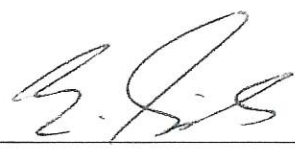
Adopted December 21, 2021

Approved December 22, 2021

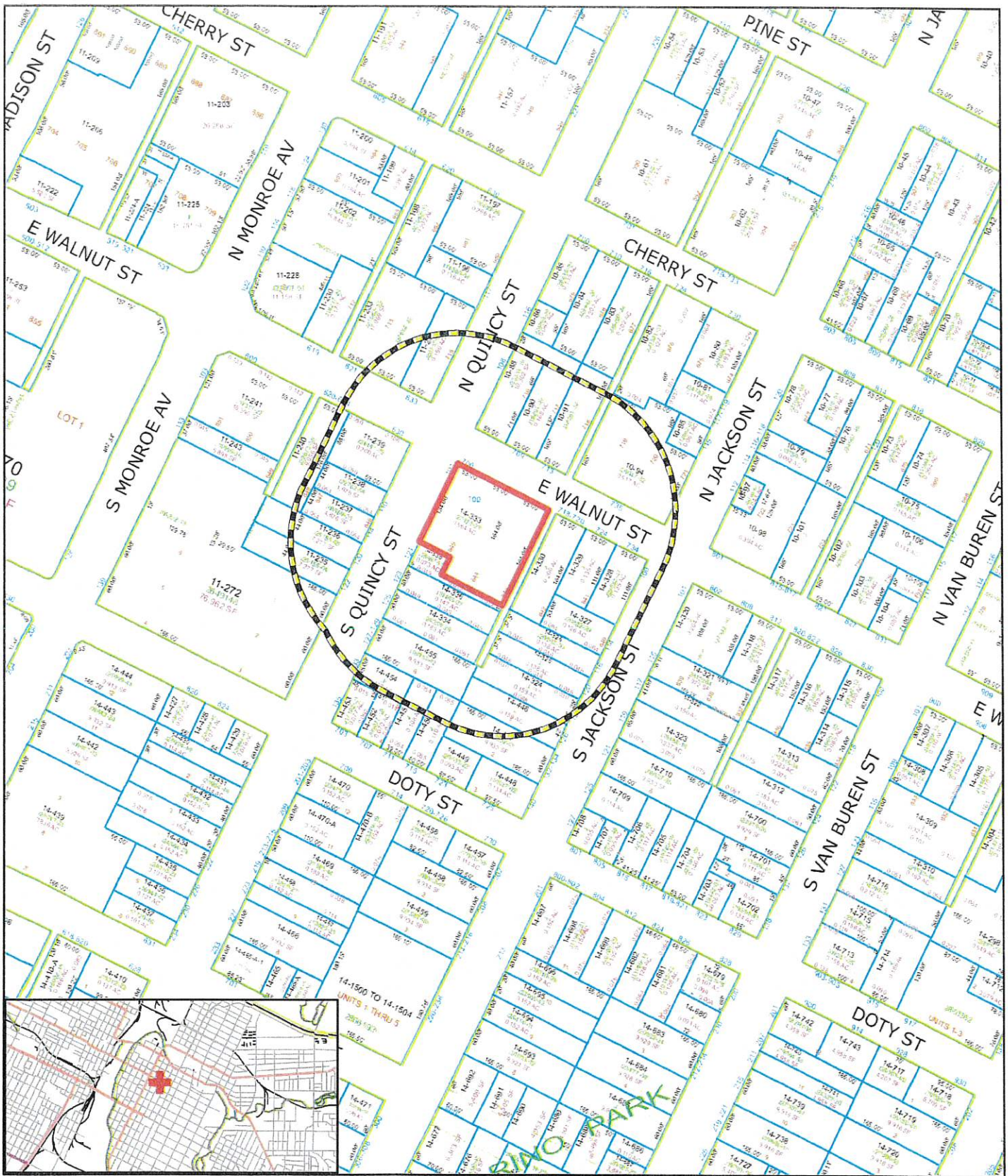
Clerk

Pn

Attachment – Map

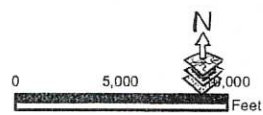


Mayor



Zoning Petition (ZP 21-36)
Proposed Conditional Use Permit (CUP)
700 East Walnut Street

- Subject Area
- 200' Property Owner Notice



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



Show search results for 700 E ...

44.51152955 -88.00897095 Dearrees

RESEARCH AND CONFERENCE

Parcel# 14-333

Parcel address

700 E WALNUT ST, CITY OF GREEN BAY

Owner(s) & mailing address

ST JOHN THE EVANGELIST HOMELESS SHELTER INC

1825 RIVERSIDE DR GREEN BAY WI 54301

Deeded acres: **0.564**

Legal description

0.564 AC M/L PLAT OF NAVARINO N 134 FT OF LOT 845 & N 164 FT OF LOTS 843 & 844



Report to the Green Bay Plan Commission

MEETING DATE

September 8, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(ZP 25-24) Public Hearing on a request for a Conditional Use Permit at 643-645 S Jefferson Street to permit a two-family dwelling-duplex in an (RI) Low-Density Residential District, submitted by Steve Bieda of Vierbicher, Green Bay Holdings I LLC, property owner (Ald. B. Johnson, District 9).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

September 8, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.5

(ZP 25-24) Consideration with possible action on a request for a Conditional Use Permit at 643-645 S Jefferson Street to permit a two-family dwelling-upper/lower duplex in an (RI) Low-Density Residential District, submitted by Steve Bieda of Vierbicher, Green Bay Holdings I LLC, property owner (Ald. B. Johnson, District 9).

BACKGROUND

Reason for Request: To allow a two-family home (upper-lower duplex) in an RI Low Density Residential District.

Subject Parcel Zoning and Land Use: Low-Density Residential (RI) | Single Family Home

Surrounding Zoning and Land Uses:

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

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

East: Low-Density Residential (RI) | Two-Family Residential

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

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends low density residential uses (4–8 units per acre) for this parcel. This conditional use permit request is consistent with this recommendation.

Report: The subject request is located at the northeast corner of South Jefferson Street and Cass Street. The existing structure is listed as two addresses (643 and 645 S. Jefferson Street). The property owner, Green Bay I Holdings LLC, is requesting to convert the home from a single-family residence to a two-family (duplex) residence. In the RI district, a two-family (upper-lower) 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 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 property owner has started a conversion of the existing structure and received citations in 2024 for non-permitted construction work to create three units within the existing building. A three-unit building is not permitted in an R1 district. The property owner submitted preliminary documents to request a Conditional Use Permit to convert the existing structure into a two-family residential property, upper-lower duplex. Historic documents indicate the property was a two-family upper-lower residence for much of its history and was converted from a two-family to a single-family residential use in 2012.

The basic plans submitted show the addition of an enclosed two-stall garage and the addition of pavement leading to said garage. These elements are required for compliance associated with a change of use to a two-family home. The site has sufficient space to meet bulk requirements for the required improvements. The proposed changes would meet the typical historic use of the property and add needed updates to the site with the garage construction and paving of the driveway.

As a condition of this CUP approval, staff has included a condition that the property owner must obtain all necessary building permits, which will include the technical data needed for items like ingress/egress, fire separation, and electrical permitting. These permits are needed for any home conversion and staff is only highlighting or emphasizing the requirements for permitting through a technical inspection lens because of the actions of the property owner to convert the home to a three-family home in the recent past without permits.

The property is located in the Astor Historic District. The property owner must submit plans to the Landmarks Commission for their consideration in issuing a Certificate of Appropriateness for construction work planned for the parcel and structure.

Ald. Johnson and neighbors within 200 feet were notified of the meeting based on Plan Commission policy. Inquiries for more information were made, but no other comments have been provided as of the drafting of this report.

RECOMMENDATION

Approval of the request subject to the following conditions:

1. All necessary building permits for the conversion of a single-family dwelling to a two-family dwelling must be obtained and approved.
2. All actions required regarding the necessary building permits must be completed and maintained as of June 16, 2026, or the Conditional Use Permit shall be revoked.
3. All necessary Certificates of Appropriateness related to the Landmarks Commission must be obtained and approved.

FISCAL IMPACT

ATTACHMENTS

1. 25-24 Application Redacted Contact Info
2. 25-24 Submitted Info DB-SLS
3. 25-24 Existing and Proposed Site Plan resized
4. 25-24 643 Jefferson Garage Plan SLS-DB
5. ZP 25-24 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: 643-645 S Jefferson St, Green Bay, WI 54301

Parcel Number(s): 15-91

Petitioner(s): Steve Bieda

Date: _____

Email: _____

Phone Number: _____

Address: 400 Security Blvd. Ste 1

City: Green Bay

State: WI

Zip: 54313

Property Owner: GREEN BAY HOLDINGS I LLC

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, Mike Coppen's, 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)
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- ☐ Development District Map Amendment (\$200.00 Administration Fee)
- ☐ Official 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: 06/04/25

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 4th, 2025

RE: Conditional Use and CUP Amendment for Green Bay Holdings I LLC
643-645 S Jefferson Street, Green Bay, WI, 54301
Tax Parcel No.: 15-91

Green Bay Holdings I LLC has submitted a request for a Conditional Use Permit and a Conditional Use Permit Amendment. This request includes the development of Single Lot Duplexes on parcel 15-91.

We would like to clarify that there are no proposed physical changes to the existing dwelling on the property. The purpose of this request is to transition the current legal non-conforming lot status to a legal conforming lot status. This change would allow the existing dwelling to legally accommodate two units.

Thank you for your time and consideration of this matter.

LEGAL DESCRIPTION OF PARCEL 15-91

The West 105 feet of Lot 9, Block 20 Plat of Astor, City of Green Bay, Brown County,
Wisconsin.

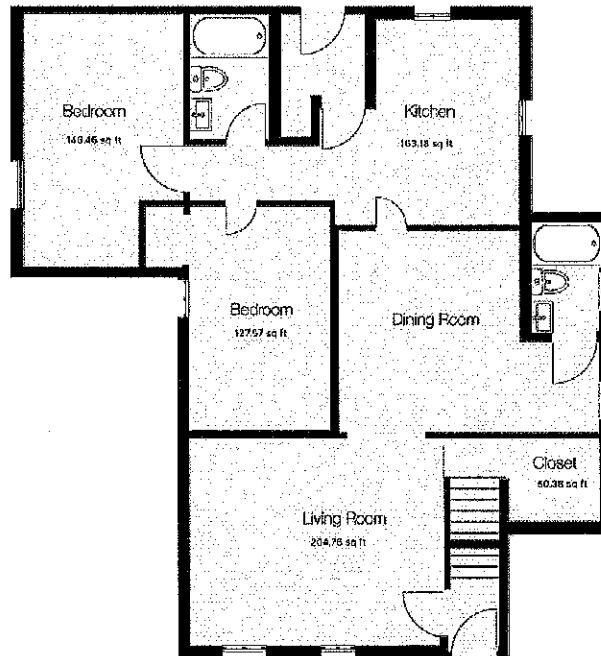
Unit Floor Plans

Advanced Management LLC

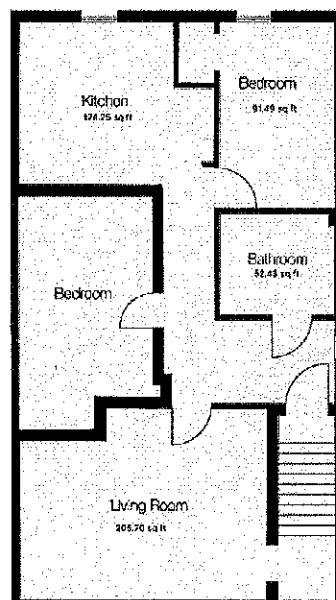


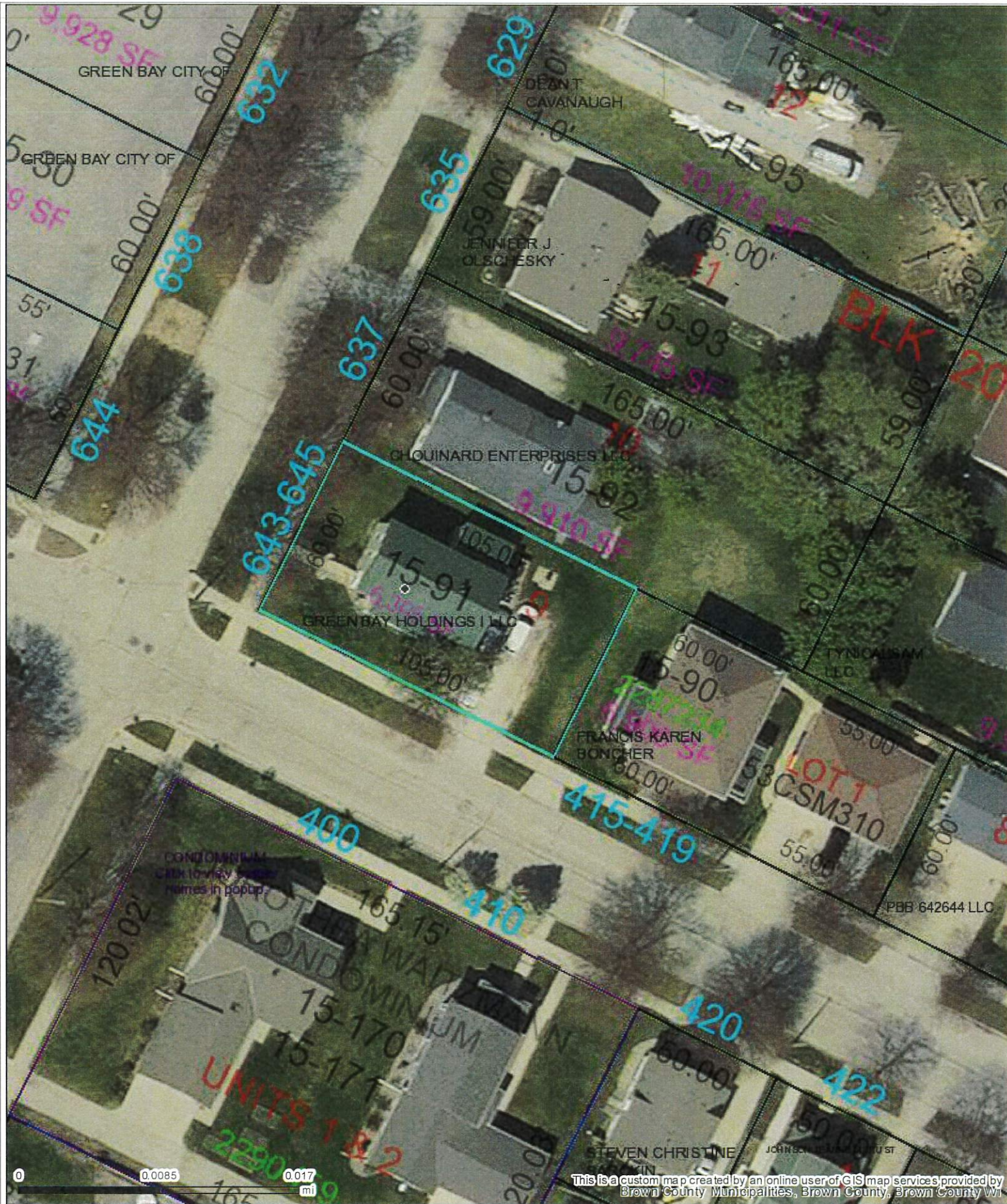
643 Jefferson St
Green Bay, WI

First Floor Unit 2 Bed / 2 Bath



Second Floor Unit 2 Bed / 1 Bath





Part of Brown County WI

Map printed on 6/4/2025

1:480
1 inch = 40 feet*
1 inch = 0.00758 miles*
*original page size: 8.5"x11"
Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap
- Meander line
- Historic Parcel Line
- Vacated Right of Way

'hooks' indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

This is a custom map created by an online user of GIS map services provided by Brown County Municipalities, Brown County, Brown County WI

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend

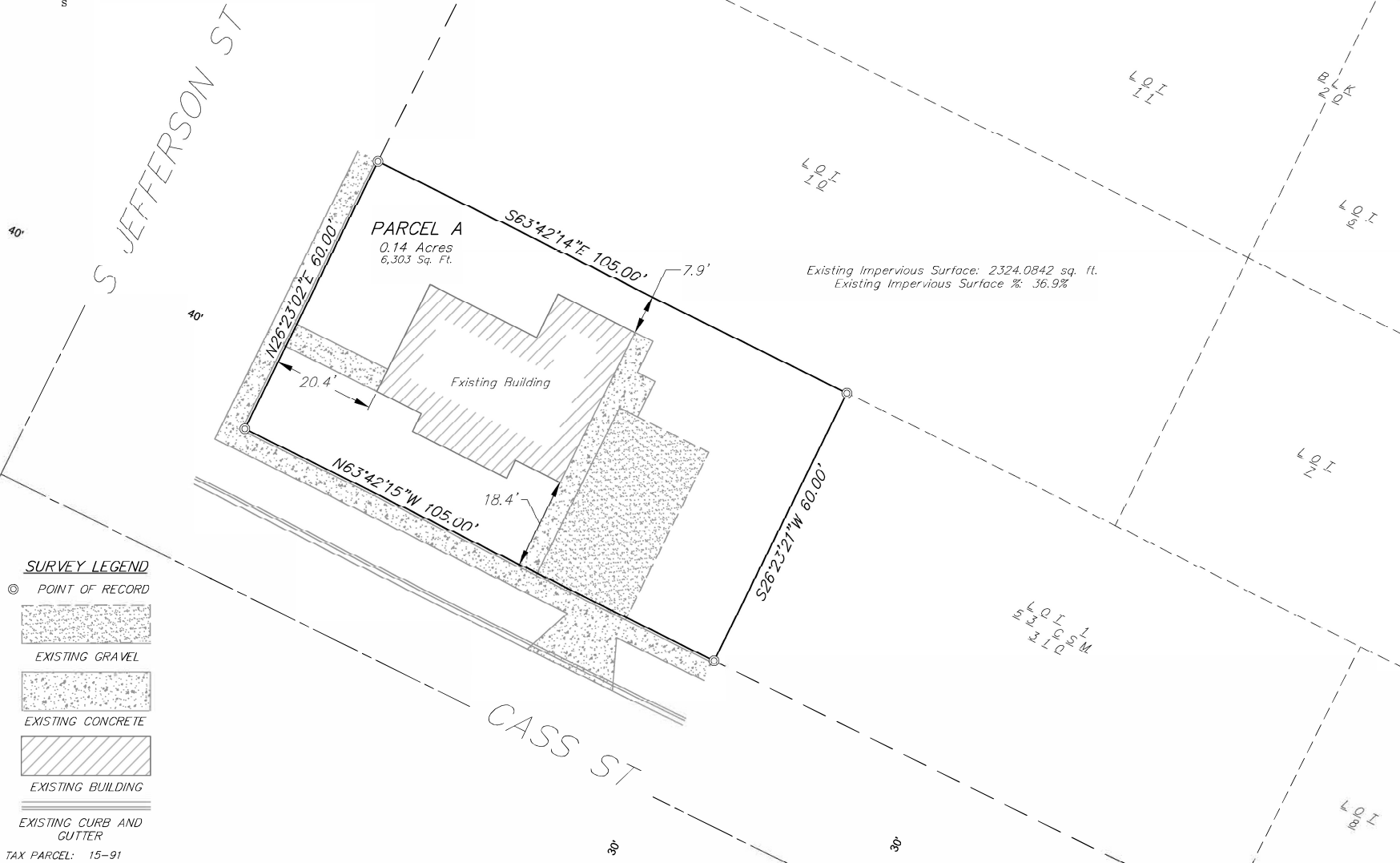


(920) 448-6480
www.browncountywi.gov



BEARINGS REFERENCED TO SOUTH LINE
OF LOT 8, BLOCK 20 OF RECORDED
PLAT "PLAT OF ASTOR", (VOLUME 1,
PLATS, PAGE 12, DOCUMENT NO. 1P12,
BROWN COUNTY RECORDS), ASSUMED
TO BE N63°42'15"W.

Site Plan - Existing Conditions
PART OF LOT 9, BLOCK 20 OF RECORDED PLAT "PLAT OF ASTOR", (VOLUME 1, PLATS, PAGE
12, DOCUMENT NO. 1P12, BROWN COUNTY RECORDS), BEING LOCATED IN PART OF PRIVATE
CLAIM 5, EAST SIDE OF THE FOX RIVER, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.



SURVEY LEGEND

- POINT OF RECORD
- EXISTING GRAVEL
- EXISTING CONCRETE
- EXISTING BUILDING
- EXISTING CURB AND GUTTER

TAX PARCEL: 15-91

vier**bicher**
planners | engineers | advisors

SHEET
1 OF 2

DATE: 07/07/25
REV: 02/15/25
DRAWN BY: NDK
CHECKED BY: MPA

SURVEYED FOR:
GREEN BAY HOLDINGS
I LLC
414 E WALNUT ST
GREEN BAY, WI 54301
DRAWING NO. X-2189

DATE: 07/07/25
REV: 02/15/25
DRAWN BY: NDK
CHECKED BY: MPA

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

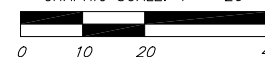


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PLATS, PAGE 12, DOCUMENT NO. 1P12,
BROWN COUNTY RECORDS), ASSUMED
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Site Plan - Proposed Conditions

PART OF LOT 9, BLOCK 20 OF RECORDED PLAT "PLAT OF ASTOR", (VOLUME 1, PLATS, PAGE 12, DOCUMENT NO. 1P12, BROWN COUNTY RECORDS), BEING LOCATED IN PART OF PRIVATE CLAIM 5, EAST SIDE OF THE FOX RIVER, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

GRAPHIC SCALE: 1" = 20'



SHEET
2 OF 2

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

SURVEYED FOR:
GREEN BAY HOLDINGS
I LLC
414 E WALNUT ST
GREEN BAY WI 54301

Job #: 250549
Date: 07/07/25
Rev: 08/15/25
Drafted By: NDK



planners | engineers | advisors
vierbicher

SURVEY LEGEND

© POINT OF RECORD



EXISTING GRAVEL



EXISTING CONCRETE



EXISTING BUILDING



EXISTING CURB AND
GUTTER



PROPOSED ASPHALT



PROPOSED CONCRETE



PROPOSED BUILDING

TAX PARCEL: 15-91

Date: 8/11/2025 - 4:42 PM
Design ID: 312359641109
Estimated Price: \$9,022.64
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Design & Buy™

GARAGE

How to recall and purchase your design at home:



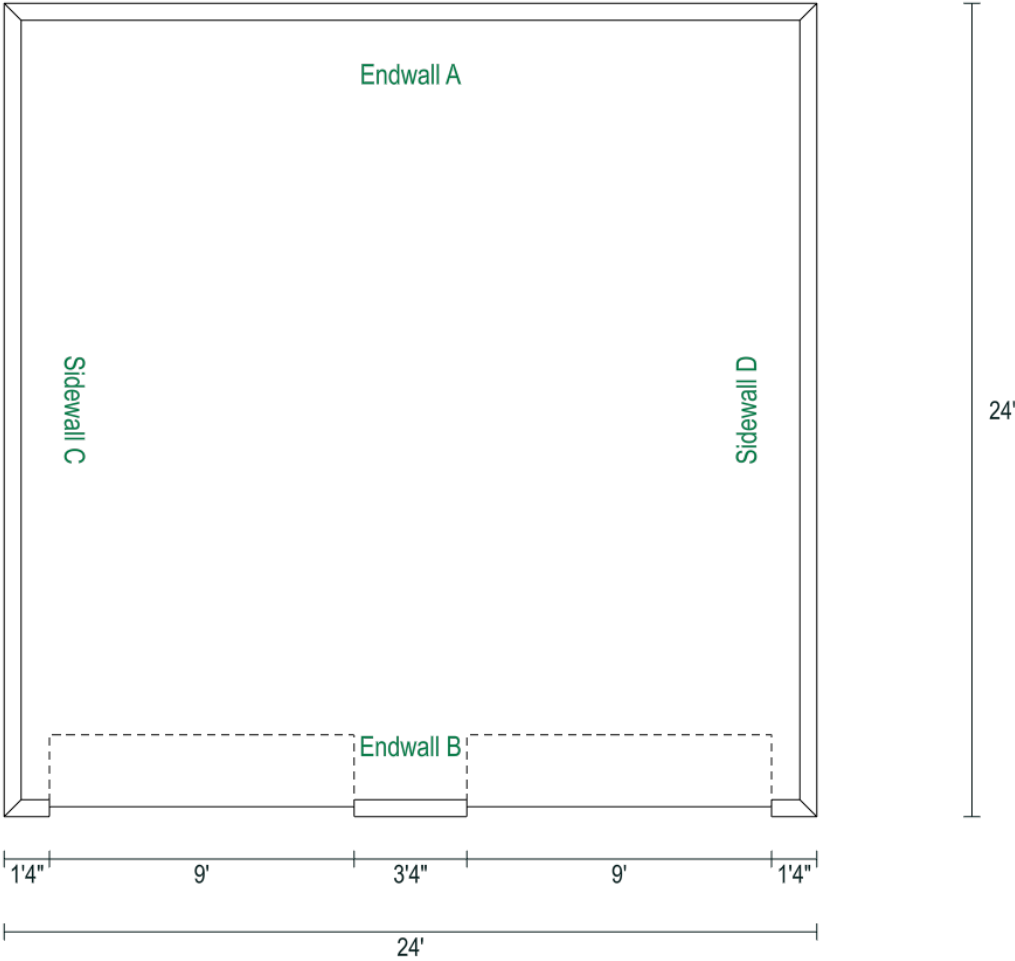
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Garage Designer
3. Recall your design by entering Design ID: 312359641109
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 312359641109 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions

Garage Image



For other design systems search "Design & Buy" on Menards.com

Page 1 of 12

Date: 8/11/2025 - 4:42 PM
Design ID: 312359641109
Estimated Price: \$9,022.64

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the customer and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

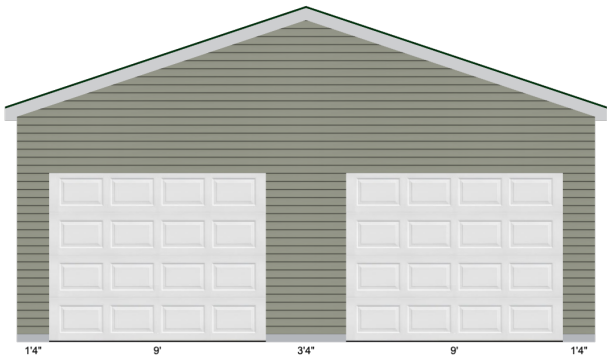
Date: 8/11/2025 - 4:42 PM
Design ID: 312359641109
Estimated Price: \$9,022.64
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Dimensions

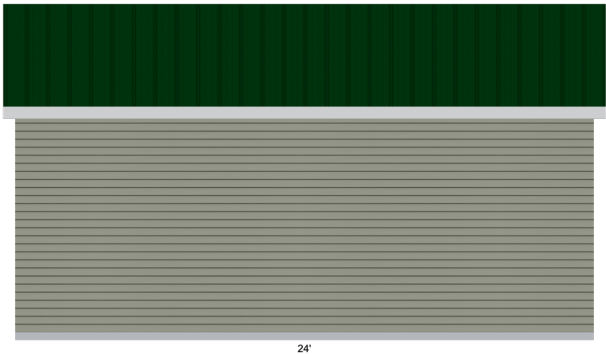
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B

- 9X7 White Raised Panel EZ Set Torsion Spring (R-Value 6.3)
- 9X7 White Raised Panel EZ Set Torsion Spring (R-Value 6.3)



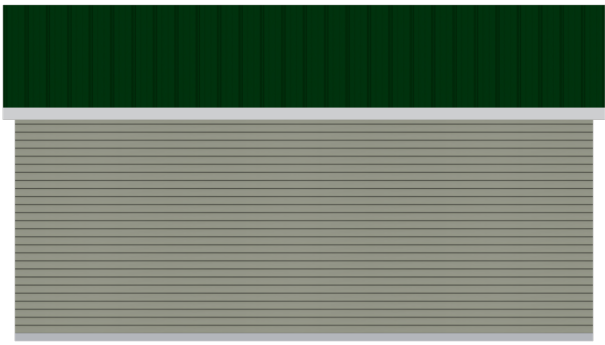
SIDEWALL D

Date: 8/11/2025 - 4:42 PM
Design ID: 312359641109
Estimated Price: \$9,022.64
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

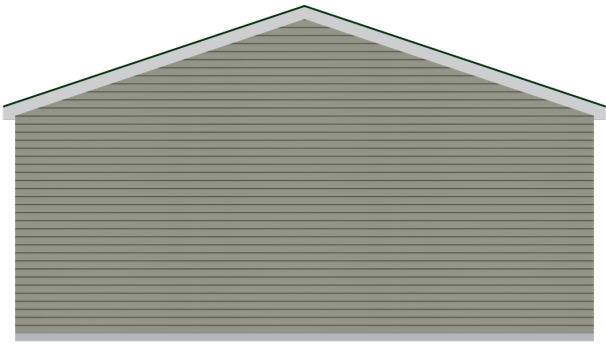
MENARDS®

Design & Buy™

GARAGE



SIDEWALL C



ENDWALL A

For other design systems search "Design & Buy" on Menards.com

Page 4 of 12



- Proposed CUP
- 200' Property Owner Notice

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

Zoning Petition (ZP 25-24)
643-645 S Jefferson Street
Conditional Use Permit (CUP)
Proposal for Two-Family Residential Use



Report to the Green Bay Plan Commission

MEETING DATE

September 8, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.6

(TA 25-05) Public Hearing on a request to amend Section 30-6, relating to exempt signs sign standards for Neighborhood Association signs submitted by the City of Green Bay Community and Economic Development Department.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

September 8, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.7

(TA 25-05) Consideration with possible action on a request to amend Section 30-6, relating to exempt signs, sign standards for Neighborhood Association signs submitted by the City of Green Bay Community and Economic Development Department.

BACKGROUND

Reason for Request: The Zoning Ordinance text amendment is proposed to give a definition of exempt signage for Neighborhood Association Identification signage.

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan, Neighborhood and District Chapter, includes the goal of:

"Strengthening the City's Neighborhoods to play an active role in improving their physical environments and quality of life."

The first objective of this goal is:

"Neighborhood Identity – Accentuate the sense that Green Bay is composed of identifiable districts and neighborhoods."

Objective strategies include:

"Incorporate distinctive landscaped entry or gateway signs or markers at key access points to each major neighborhood or district."

The text amendment supports this objective and is consistent with the Comprehensive Plan.

Report: The Community & Economic Development (CED) Department is proposing a text amendment to Chapter 30 of the Green Bay Municipal Code – Signage. The proposed text amendment adds another form of signage: *neighborhood association identification signs*, to exempt signage permitted within the city. Currently, the sign code allows for fourteen types of exempt signs, which do not require a permit and are allowed across multiple zoning districts. These signs are exempt from the design standard characteristics typically required for signage within individual zoning districts.

While neighborhood association identity signs have been placed throughout the city over the past 20 years, there have been no specific regulations associated with them. Staff believes a more specific definition is required for neighborhood association identification use as the existing signage interpretation relies on exempt sign standard, (10) public signs. Staff believes this classification is vague and does not offer a specific enough design definition.

Many neighborhood associations throughout the city have existing signage and plan on adding signage in the future. The proposed exemption defines application, locations, sizing, materials, and application of external features onto signage. This draft establishes specifications consistent with existing neighborhood signage currently in place, thereby avoiding the creation of any non-conformities. Additionally, this update allows for a new element to the neighborhood identity signs. It will allow secondary changeable copy signage to be added to a neighborhood identification sign structure. However, it prohibits adding physical features to a neighborhood association identification sign.

RECOMMENDATION

Approve amendments to Section 30-6 of the Green Bay Municipal Code, as drafted.

FISCAL IMPACT

ATTACHMENTS

- I. G.O. xx-25 Relating to Neighborhood Identification Exempt Signs

GENERAL ORDINANCE NO. xx-25

**AN ORDINANCE AMENDING
SECTION 30-6, GREEN BAY MUNICIPAL CODE,
RELATING TO EXEMPT SIGNS**

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

SECTION 1. Section 30-6, Green Bay Municipal Code, is hereby amended to read:

(15.) Neighborhood Association Identification Signs:

1. *Applicability:* Recognized neighborhood associations are permitted up to two (2) identification signs within a neighborhood boundary.

2. *Location:*

a. Each sign may be placed on parcels. It may also encroach into the right of way, subject to approval from the Department of Public Works.

b. Signage may be placed within a front or rear yard setback for a specific zoning district, but must abide by specific side yard setbacks for a given zoning district.

c. Signage shall not encroach into a vision triangle, as prescribed by Ch. 44-359.

3. *Sizing:*

a. The overall height of the sign structure shall not exceed 6 feet in height. The overall width of the signage structure shall not exceed 4.5 feet in width.

b. The signage may contain up to 2 components

1. Neighborhood Identity Signage. The signage shall include the name of a neighborhood and may include an artwork image. Any neighborhood association identification sign shall include neighborhood identity signage. Said component shall be a maximum of 4.5 feet in width and 3 feet in height.

2. Changeable Copy/Readerboard. An additional which displays a changeable messageboard may be located on the sign structure. Said messageboard does not need to be permanently affixed. The maximum size of the messageboard shall be a maximum of 4.5 feet in width and 2 feet in height.

4. *Materials*

a. All new signage shall have a neighborhood identity signage component made of aluminum panel or treated wood construction.

b. Changeable copy/readerboard component must either match the material of the neighborhood identity signage component or vinyl banner.

5. *Lighting*

- a. No internal lighting is allowed for any component of signage.
- b. No lighting shall be added directly to any component of signage
- c. Lighting of signage may occur from an external source.

6. *External features*

- a. No additional physical features shall be attached directly to signage.

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

10/7//2025



Report to the Green Bay Plan Commission

MEETING DATE

September 8, 2025

PREPARED BY

AGENDA ITEM # F.I

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