



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, NOVEMBER 3, 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, November 3, 2025, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the October 13, 2025, meeting.

E. Regular Business.

- I. ***ITEM HAS BEEN POSTPONED TO NOVEMBER 17, 2025, MEETING OF THE PLAN COMMISSION AT THE REQUEST OF THE APPLICANT.***
(ZP 25-29) Public Hearing on a request to rezone 1109 S Taylor Street from Low-Density Residential (RI) to General Commercial (CI), submitted by Brad Rymer of Vierbicher on

behalf of Dung Nguyen, property owner (Ald. M. Eck, District 11).

2. *****ITEM HAS BEEN POSTPONED TO NOVEMBER 17, 2025, MEETING OF THE PLAN COMMISSION AT THE REQUEST OF THE APPLICANT.*****
(CPA 25-05) Public Hearing on a request to amend the Smart Growth 2022 Comprehensive Plan future land use map at 1109 S Taylor Street from Low Density Residential to Commercial land uses, submitted by Brad Ryer of Vierbicher on behalf of Dung Nguyen, property owner (Ald. M. Eck, District 11).
3. *****ITEM HAS BEEN POSTPONED TO NOVEMBER 17, 2025, MEETING OF THE PLAN COMMISSION AT THE REQUEST OF THE APPLICANT.*****
(ZP 25-31) Public Hearing on a request for a Conditional Use Permit at 1087 W Mason Street and 1101 W Mason Street, seeking to create off-street parking exceeding more than two times a developments use minimum required stalls, submitted by Brad Rymer of Vierbicher, applicant; KTS Investment West LLC, property owner (Ald. J. Ridderbush, District 8).
4. Communication on the request by Alder Hinkfuss (District 12) and Alder Prestley (District 6) to amend the ordinance for short-term rentals (PC-25-03).
5. (ZP 25-30) Public hearing on a request for a Conditional Use Permit at 1201 N. Webster Avenue (Parcel 20-92) for the addition of a second accessory garage exceeding 150 square feet in the Varied-Density Residential (R-3) Zoning District, submitted by Duane Peterson, applicant; Michael Delaney, property owner (Ald. J. Prestley, District 6).
6. (ZP 25-30) Consideration with possible action on a request for a Conditional Use Permit at 1201 N. Webster Avenue (Parcel 20-92) for the addition of a second accessory garage exceeding 150 square feet in the Varied-Density Residential (R-3) Zoning District, submitted by Duane Peterson, applicant; Michael Delaney, property owner (Ald. J. Prestley, District 6).
7. (ZP 25-32) Public Hearing on a request for a Conditional Use Permit at 1806 Bond Street, seeking other public or semi-public facility uses such as community theater and nonprofits office use within a PI Public Institutional District, submitted by Michael Ajango of Evergreen Theater, Inc, applicant; Green Bay Area Public Schools, property owner (Ald. B. Delie, District 10).
8. (ZP 25-32) Consideration with possible action on a request for a Conditional Use Permit at 1806 Bond Street, seeking other public or semi-public facility uses such as community theater and nonprofits office use within a PI Public Institutional District, submitted by Michael Ajango of Evergreen Theater, Inc, applicant; Green Bay Area Public Schools, property owner (Ald. B. Delie, District 10).
9. (CP 25-04) Consideration with possible action on a request to create a 15-lot final plat (Eaton Heights Third Addition) that includes public street dedication at 911 Spartan Road (Parcel 21-8371), submitted by Troy Hewitt of Robert E. Lee and Associates, on behalf of Bay Settlement Investments, LLC, property owners (Ald. Grant, District 1).

F. Informational.

1. Director's report.

2. Next Meeting: November 17, 2025.

G. Adjournment.

1. Adjournment of the Monday, November 3, 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

November 3, 2025

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the October 13, 2025, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. GBPC Minutes 10.13.2025



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, OCTOBER 13, 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=L2EyVlpDSIZGZlFjcmlpWnZIOEVnUT09>

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: Jacob Miller, Lisa Hanson, Ken Rovinski, Jim Hutchison, Kelsey Lutzow

Excused: Derius Daniels, Emma Fulwilder

Absent: None

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, October 13, 2025, meeting of the Green Bay Plan Commission.

Moved by Ald. Jim Hutchison, seconded by Jacob Miller to approve the agenda moving Regular Business items 1 and 2 to items 5 and 6.

Motion Passed.

Yes-Jacob Miller, Lisa Hanson, Ken Rovinski, Jim Hutchison, Kelsey Lutzow, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the Monday, September 29, 2025, meeting.

Moved by Ken Rovinski, seconded by Jacob Miller to approve the minutes.

Motion Passed.

Yes-Jacob Miller, Lisa Hanson, Ken Rovinski, Jim Hutchison, Kelsey Lutzow, No-None, Abstain-None.approve

E. REGULAR BUSINESS.

- I. (TA 24-02) Public hearing on a request to amend multiple sections of Chapter 44-Zoning and Chapter 36-Subdivisions, Green Bay Municipal Code adjusting regulations and removing land-use barriers to housing affordability, submitted by the City of Green Bay Department of Community and Economic Development.

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:

Jon LeRoy

Pam Kaster – 2170 Velp Ave

Jesse Wellins – 1084 Dousman St. – Fisk Edition Neighborhood Association

Frank Torres – 617

Alder Johnson – 516 Hubbard St

Alder Prestley – 837 Liebman Ct – Equal Rights Commission

Alder Proffitt – 1262 Cherry Street

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. (TA 24-02) Consideration with possible action on the request to amend multiple sections of Chapter 44-Zoning and Chapter 36-Subdivisions, Green Bay Municipal Code adjusting regulations and removing land-use barriers to housing affordability, submitted by the City of Green Bay Department of Community and Economic Development.

3. Consideration with possible action on the request by Downtown Green Bay, Inc. (DGBI) Business Improvement District (BID) to approve their 2026 Operating Plan.

Moved by Commissioner Jacob Miller, seconded by Ken Rovinski to approve Downtown Green Bay, Inc., (DGBI) to approve their 2025 Business Improvement District (BID) Operation Plan.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Ken Rovinski, Jim Hutchison, Kelsey Lutzow, No-None, Abstain-None.

4. Consideration with possible action on the request by Olde Main Street Inc. (OMS) Business Improvement District (BID) to approve their 2026 Operating Plan.

Moved by Commissioner Jacob Miller, seconded by Ken Rovinski to approve the request by Olde Main Street Inc., (OMS) to approve their 2025 Business Improvement District (BID) Operating Plan.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Ken Rovinski, Jim Hutchison, Kelsey Lutzow, No-None, Abstain-None.

5. Consideration with possible action on the request by the Broadway Business Improvement District (BID) to approve their 2026 Operating Plan.

Moved by Commissioner Jacob Miller, seconded by Ken Rovinski to approve the request by On Broadway Inc., (OBI) to approve their 2025 Business Improvement District Operating Plan.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Ken Rovinski, Jim Hutchison, Kelsey Lutzow, No-None, Abstain-None.

6. Consideration with possible action on the request by Military Avenue Inc. (MAI) Business Improvement District (BID) to approve their 2026 Operating Plan.

Moved by Commissioner Jacob Miller, seconded by Ken Rovinski to approve the request by Military Avenue Inc., (MAI) to approve their 2025 Business Improvement District (BID) Operating Plan.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Ken Rovinski, Jim Hutchison, Kelsey Lutzow, No-None, Abstain-None.

F. INFORMATIONAL.

1. Director's report.

- a. Development Tracking

- Development Director, Cheryl Renier-Wigg, presented the Director's Report.

2. Next Meeting: Monday, November 3, 2025

G. ADJOURNMENT.

1. Adjournment of the Monday, October 13, 2025, meeting of the Green Bay Plan Commission.



Report to the
Green Bay Plan Commission

MEETING DATE

November 3, 2025

PREPARED BY

AGENDA ITEM # E.1

ITEM HAS BEEN POSTPONED TO NOVEMBER 17, 2025, MEETING OF THE PLAN COMMISSION AT THE REQUEST OF THE APPLICANT.
(ZP 25-29) Public Hearing on a request to rezone 1109 S Taylor Street from Low-Density Residential (RI) to General Commercial (CI), submitted by Brad Rymer of Vierbicher on behalf of Dung Nguyen, property owner (Ald. M. Eck, District 11).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Green Bay Plan Commission

MEETING DATE

November 3, 2025

PREPARED BY

AGENDA ITEM # E.2

ITEM HAS BEEN POSTPONED TO NOVEMBER 17, 2025, MEETING OF THE PLAN COMMISSION AT THE REQUEST OF THE APPLICANT.

(CPA 25-05) Public Hearing on a request to amend the Smart Growth 2022 Comprehensive Plan future land use map at 1109 S Taylor Street from Low Density Residential to Commercial land uses, submitted by Brad Ryer of Vierbicher on behalf of Dung Nguyen, property owner (Ald. M. Eck, District 11).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Green Bay Plan Commission

MEETING DATE

November 3, 2025

PREPARED BY

AGENDA ITEM # E.3

ITEM HAS BEEN POSTPONED TO NOVEMBER 17, 2025, MEETING OF THE PLAN COMMISSION AT THE REQUEST OF THE APPLICANT.

(ZP 25-31) Public Hearing on a request for a Conditional Use Permit at 1087 W Mason Street and 1101 W Mason Street, seeking to create off-street parking exceeding more than two times a developments use minimum required stalls, submitted by Brad Rymer of Vierbicher, applicant; KTS Investment West LLC, property owner (Ald. J. Ridderbush, District 8).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Green Bay Plan Commission

MEETING DATE

November 3, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.4

Communication on the request by Alder Hinkfuss (District 12) and Alder Prestley (District 6) to amend the ordinance for short-term rentals (PC-25-03).

BACKGROUND

See Attached.

RECOMMENDATION

Refer to staff.

FISCAL IMPACT

ATTACHMENTS

- I. Amendment to Ordinance for Short-Term Rentals (STRs) - Alder Hinkfuss and Alder Prestley

To: Green Bay City Council
From: Kathy A. Hinkfuss Alder of District 12 (Co-Sponsor)
Joey Prestley Alder of District 6 (Co-Sponsor)
Date: 10/21/2025
Subject: Amendment to Ordinance for Short-Term Rentals (STRs)

Purpose

This memo provides background on the growth of short-term rentals (STRs) in Green Bay, outlines key neighborhood concerns, and recommends policy actions the City Council can adopt to responsibly regulate STRs while balancing the needs of residents, property owners, and the tourism economy.

Background

- **State Law (2017):** The Wisconsin Legislature permitted short-term rentals statewide, defining them as *residential dwellings* (single-family homes, condominiums, or apartments).
- **Local Authority:** Municipalities cannot prohibit STRs. Municipalities may regulate STRs through zoning, as they are classified as residential dwellings. STRs are allowed in all zoning districts, including Residential Districts. Occupancy limits are governed by building, fire, and safety codes—not zoning ordinances.
- **Green Bay Trends (July 1 through June 30):**
 - 2023-2024: 260
 - 2024-2025: 501 (NFL Draft cycle, and a ~92% increase from previous year)
 - 2025-2026 (to date): 433

This rapid growth raises concerns about neighborhood stability, housing availability, and the city's ability to regulate STR operations.

Key Concerns

1. **Neighborhood Impact:** Increased traffic, noise, and disruption from transient visitors.
 2. **Housing Availability:** Conversion of long-term housing stock into STRs, driving up rents and limiting housing options for local families and students.
 3. **Community Character:** High turnover undermines cohesion in residential neighborhoods.
 4. **Safety and Oversight:** Difficulty ensuring consistent compliance with safety, insurance, and maintenance standards.
-

Policy Options Available Under State Law

While cities cannot prohibit STRs, state law allows municipalities to regulate:

- **Maximum number of days rented per year.**
 - **Minimum rental period length.**
-

Recommended changes for Sec. 44-1582((j), GBMC

1. **Limit Rentals to 180 Days Per Year**
 - Preserves residential properties for long-term housing.
 - Reduces commercialization of neighborhoods.
 - Aligns with the intent of keeping homes primarily for local families.
 2. **Establish a Minimum 6-Night Stay Requirement**
 - Does not apply to owner occupied dwelling units.
 - Prevents “party houses” and discourages high guest turnover.
 - Promotes neighborhood stability and predictability.
 - Reduces strain on parking, infrastructure, and city services.
 3. **Effective date of July 1, 2026**
 - This coincides with the start of the next permitting cycle.
 - Provides time for the public to adjust to updated requirements.
-

Rationale for Action

- **Preserve Housing for Residents:** Ensure that Green Bay families, students, and workers have access to affordable housing.
 - **Protect Community Character:** Maintain quiet, stable, and safe residential neighborhoods.
 - **Support Local Economy Responsibly:** Allow tourism benefits to continue without undermining housing security.
 - **Enhance Safety and Security:** Improve oversight and accountability for STR operators.
-

Conclusion

The City Council has the authority to adopt common-sense regulations that balance tourism, economic growth, and neighborhood stability. Limiting STRs to 180 rental days per year and requiring a 6-night minimum stay will help preserve housing stock, protect community character, and support responsible growth.

We recommend the Council adopt these measures to ensure Green Bay remains a vibrant, livable city for residents and visitors alike.



Report to the Green Bay Plan Commission

MEETING DATE

November 3, 2025

PREPARED BY

AGENDA ITEM # E.5

(ZP 25-30) Public hearing on a request for a Conditional Use Permit at 1201 N. Webster Avenue (Parcel 20-92) for the addition of a second accessory garage exceeding 150 square feet in the Varied-Density Residential (R-3) Zoning District, submitted by Duane Peterson, applicant; Michael Delaney, property owner (Ald. J. Prestley, District 6).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

November 3, 2025

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.6

(ZP 25-30) Consideration with possible action on a request for a Conditional Use Permit at 1201 N. Webster Avenue (Parcel 20-92) for the addition of a second accessory garage exceeding 150 square feet in the Varied-Density Residential (R-3) Zoning District, submitted by Duane Peterson, applicant; Michael Delaney, property owner (Ald. J. Prestley, District 6).

BACKGROUND

Reason for Request: The proposed conditional use permit (CUP) would allow for a second accessory garage exceeding 150 square feet.

Subject Parcel Zoning and Land Use: Subject property is zoned Varied Density Residential (R-3) and is a two-family dwelling (duplex).

Surrounding Zoning and Land Uses:

North: Varied Density Residential (R-3) | Two-Family Residential

South: Varied Density Residential (R-3) | Vacant, Single-Family Residential

East: Low Density Residential (R-1) | Right-of-Way, Single-Family Residential

West: Varied Density Residential (R-3) | Two-Family Residential

Comprehensive Plan: The 2050 Go Big Green Bay Comprehensive Plan currently recommends Mixed Residential. A two-family home (upper/lower duplex) is on the property, which is compatible with the Comprehensive Plan land use recommendations.

Report: The applicant, Duane Peterson, is requesting to add a second accessory garage exceeding 150 square feet to property owned by Michael Delaney at 1201 N. Webster Avenue. The property currently has a 576 square foot, two-stall detached garage on it. Mr. Peterson would like to add a second accessory building that is 240 square feet. Sec. 44-590 (c) allows two detached accessory buildings, not to exceed the first floor area of the principal structure (approx. 896 square feet). Furthermore, the second accessory structure cannot exceed 150 square feet unless a conditional use permit (CUP) is approved.

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.

It should be noted that Mr. Peterson has started construction of the accessory building already. The placement of the building does not comply with city code bulk requirements for corner yard setbacks. The Plan Commission does not have the ability through the CUP process to vary the setback standards and if the CUP is approved, a variance will be needed from the Board of Appeals for the garage to remain in its current spot. As far as granting the CUP relative to the use, staff believes that allowing a second accessory garage over 150 square feet (240 square feet) is appropriate for the two-family use on this lot. Staff believes the requested structure meets the standards for CUP approval.

Ald. Prestley and adjacent property owners within 200 ft. of the subject area have been notified of the request. There have been no inquiries regarding this request as of the drafting of this report.

RECOMMENDATION

Approval of the request, subject to the following conditions:

- (1) Site plan approval by the Office of Community and Economic Development.
- (2) Compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. ZP 25-30 Application REDACTED
2. ZP 25-30 Map
3. ZP 25-30 Narrative
4. ZP 25-30 Site Plan



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: 1201 N. Webster Ave Green Bay, WI 54302
Parcel Number(s): # 20-92
Petitioner(s): Duane Peterson/Mike Delaney Date: 10-7-25
Ema _____ Phone Number: _____
Address: 1201 N. Webster Ave City: Green Bay State: WI Zip: 54302
Property Owner: Mike Delaney 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

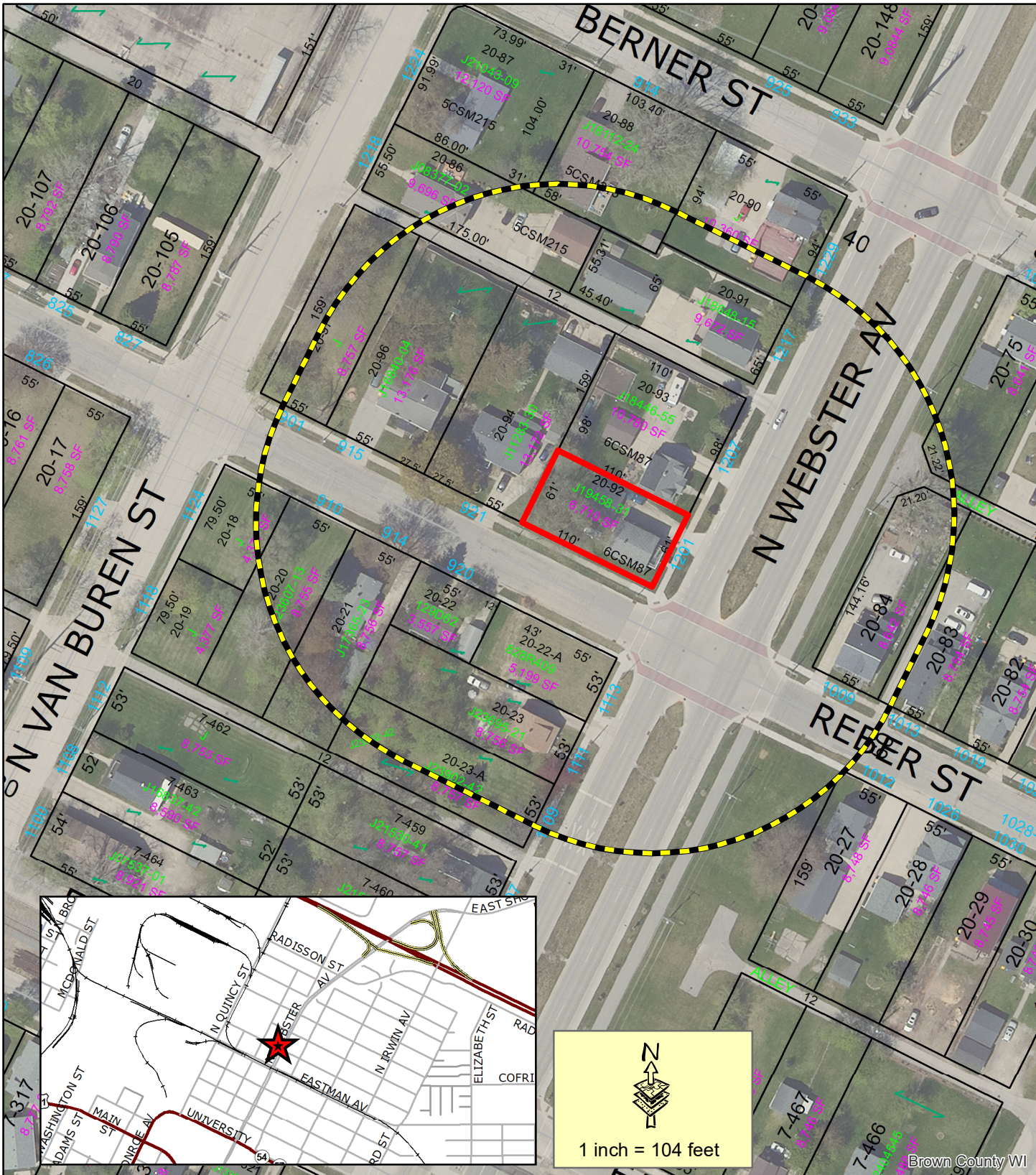
I, Duane Peterson, respectfully request that the City of Green Bay take the following action:

- Rezone Property (\$375.00 Review Fee)
- Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee) + 125.00 (44,4590)
- 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: Mike Delaney Date: 10/9/25
Petitioner Signature(s): Duane B Peterson Duane B Peterson

- 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.: 25-30



Brown County WI



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 DM.

Zoning Petition (ZP 25-30)
Conditional Use Permit Request
at 1201 N. Webster Ave
Second Accessory Building
Exceeding 150 sq ft



10-8-25

regarding property at 1201 N. Webster Ave.
Green Bay, Wis. 54302

I, Duane Peterson, want to put up a shed, 12'x20', next to existing garage, for my personal things, snowblower, lawnmower, moto-cycle, other toys, & tools, Sharing a garage with someone is very hard, things come up missing, broken, can't pinpoint who or what did it, But if its under lock & key, only I can access it.

Shed, will be 12'x20', Grey Vinyl Siding, white corners, with a dark Grey/black metal roof, white soffit, + fascia, all matching the existing buildings on property.

Self

X
X

Duane B Peterson.

Duane B Peterson

10-8-25

owner

X Mike Delaney
X Mike Delaney

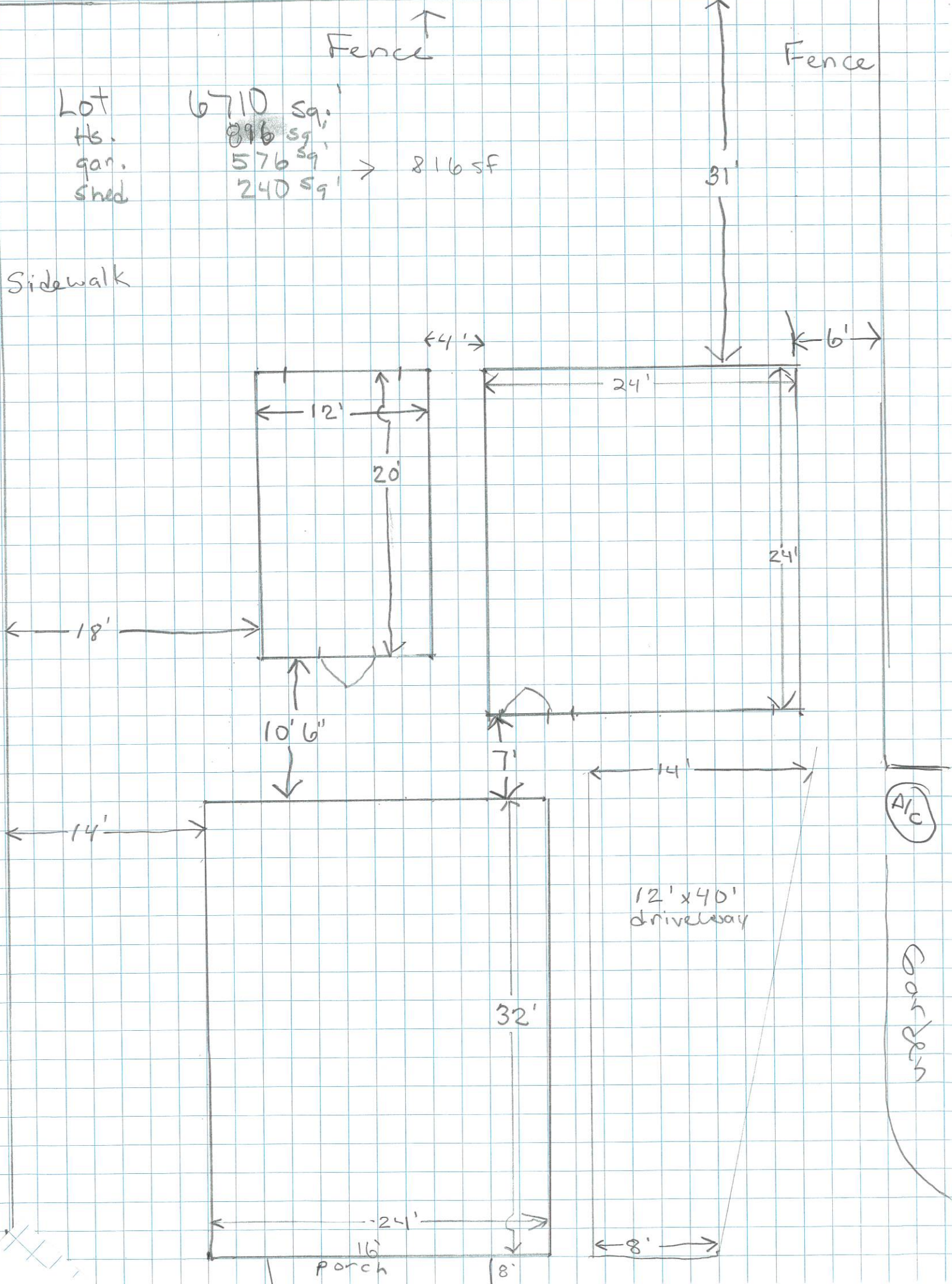
Lot
Hs.
gar.
shed

6710 Sq.
816 sq.
576 sq. → 816 sf
240 sq.

Fence ↑

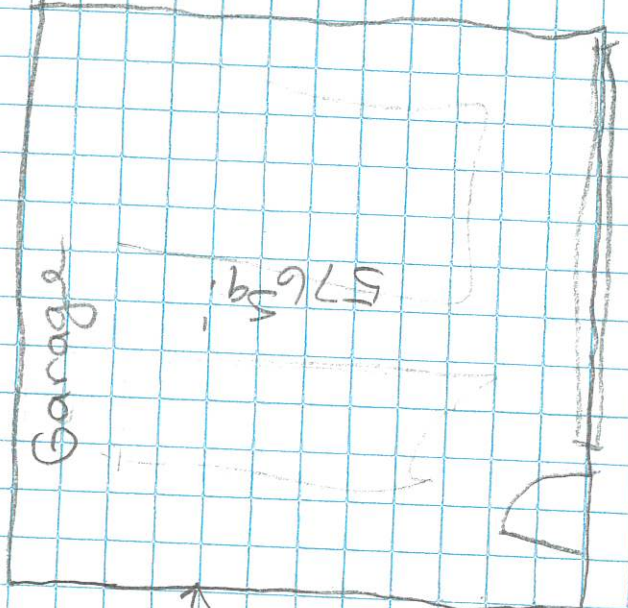
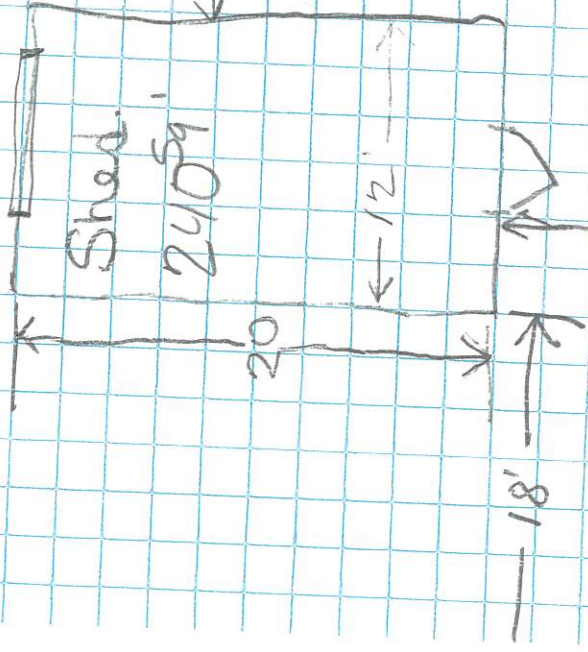
Fence

Sidewalk

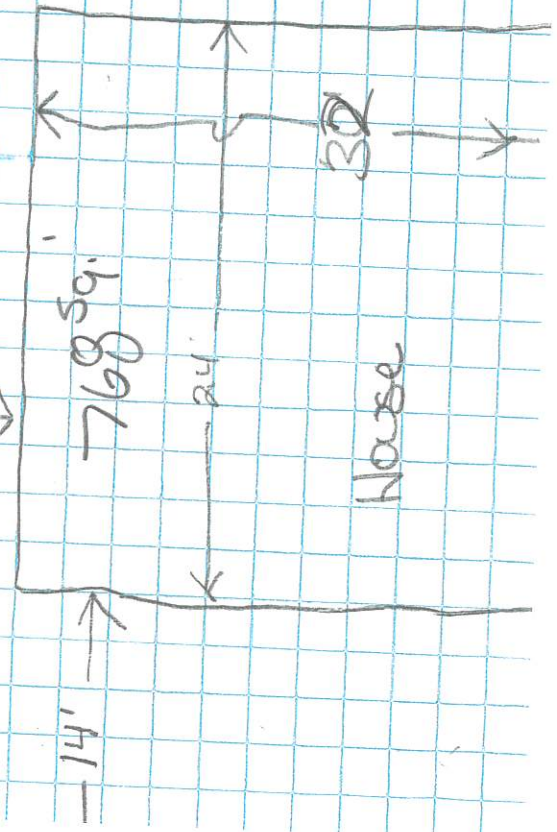


Fence

5 Tree



h

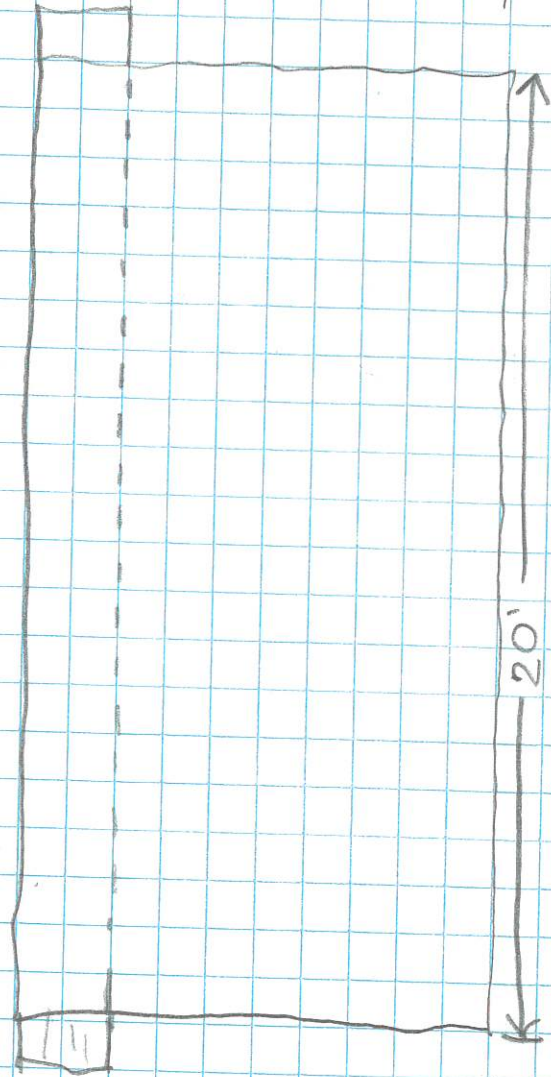
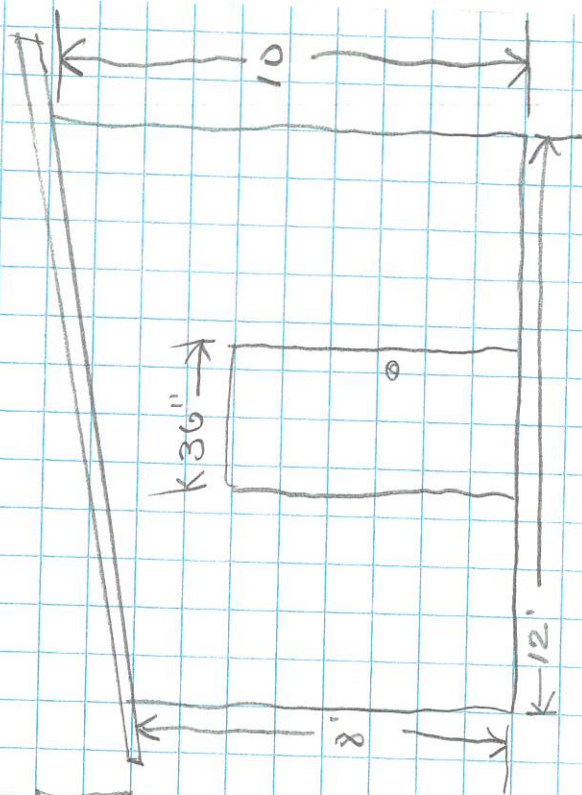
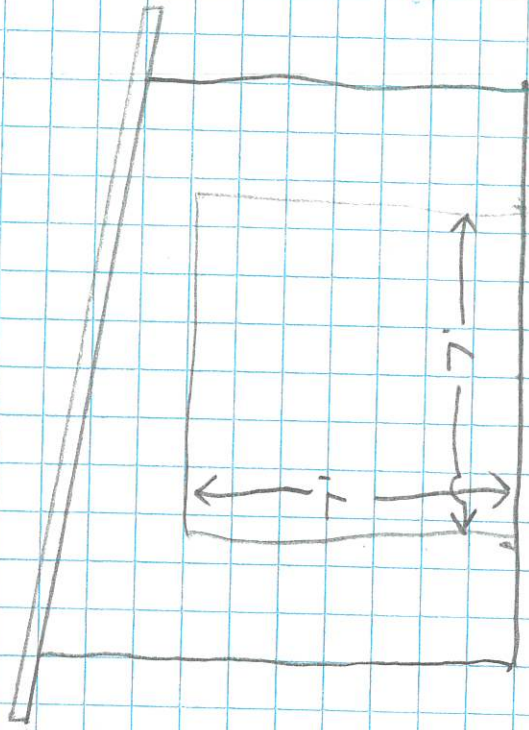


576
240
816 sq ft
768 sq ft

How

North

Everything on 16' center
2'x4" walls
2" x 6" roof trusses
16" overhang





Report to the
Green Bay Plan Commission

MEETING DATE

November 3, 2025

PREPARED BY

AGENDA ITEM # E.7

(ZP 25-32) Public Hearing on a request for a Conditional Use Permit at 1806 Bond Street, seeking other public or semi-public facility uses such as community theater and nonprofits office use within a PI Public Institutional District, submitted by Michael Ajango of Evergreen Theater, Inc, applicant; Green Bay Area Public Schools, property owner (Ald. B. Delie, District 10).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

November 3, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.8

(ZP 25-32) Consideration with possible action on a request for a Conditional Use Permit at 1806 Bond Street, seeking other public or semi-public facility uses such as community theater and nonprofits office use within a PI Public Institutional District, submitted by Michael Ajango of Evergreen Theater, Inc, applicant; Green Bay Area Public Schools, property owner (Ald. B. Delie, District 10).

BACKGROUND

Reason for Request: To allow use of a non-profit community theater and office spaces for community groups and non-profit organizations at the former Helen Keller Elementary School

Subject Parcel Zoning and Land Use: Public Institutional (PI) | Vacant School

Surrounding Zoning and Land Uses:

North: Public Institutional (PI) | Parks

South: Low-Density Residential (R1) | Single-Family Residential

East: Public Institutional (PI) | Two-Family Residential

West: Public Institutional (PI) | Bay City Baptist School and Church

Comprehensive Plan: The Go Big Green Bay 2050 Green Bay Comprehensive Plan recommends public uses for this parcel. This conditional use permit request is consistent with the future land-use recommendation.

Report:

The subject request is located near the intersection of Bond and Westplain; the former Helen Keller Elementary School. The subject property is zoned as PI Public Institutional. Evergreen Theater is seeking to repurpose the two-story building as community theater spaces for their community theater productions and operations, which encourage interaction with the public at large. Evergreen also intends leasing former classroom spaces as offices for non-profits and community groups. Staff has determined these uses are classified as other public or semi-public uses within Table 44-14 of Chapter 44 Green Bay Municipal Code, Public Institutional Principal Uses. As such, a conditional use permit is required.

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.

Staff believe the use change meets the qualifications listed above. Evergreen seeks to use approximately 40 to 50 percent of the former classrooms, offices, and gymnasium for rehearsal, dance/music spaces, costumes, props for the operations of Evergreen Theater. The remaining space is sought to be leased to community nonorganizations and nonprofits for office use.

The site has been built to handle school functions. The overall site currently has 74 stalls. The site has areas to potentially restripe existing legal non-conforming parking areas to have more stalls. The repurposed theater with a capacity of 200 requires 40 parking stalls. The overall potential net floor area of parking requires approximately 48 stalls. Finalized site plans for usage of the total net floor area have not been finalized as the applicant has not determined all specific end users for the office spaces and how configuration could be used. If all the floor area spaces exceed the need for 74 stalls, additional striped parking or a shared parking agreement with a neighboring parking lot must be secured for site plan purposes.

Evergreen seeks minor modifications to the existing gymnasium for the purpose of transforming the space to a theater space. Evergreen seeks to create a stage and add risers for seating. Evergreen believes the capacity for an audience within the reconfigured gym/theater to max out around 190 to 200 persons.

Ald. Delie and neighbors within 400 feet have been notified of the meeting based on Plan Commission policy. The Murphy Park Neighborhood Association held a meeting on October 27 at Bay City Baptist Church. Speakers from Evergreen Theater gave a presentation and answered questions from the audience of approximately one dozen neighbors. Comments made by neighbors were generally positive.

RECOMMENDATION

Approval of the request subject to the following condition:

1. Other public or semi-public uses in this Conditional Use Permit shall be classified as non-profit community theater and office space for non-profit groups or community groups.

FISCAL IMPACT

ATTACHMENTS

1. 25-32 Applicant Narrative
2. Property Map 1806 Bond Street
3. 25-32 Existing Keller Floor Plans

HELEN KELLER ELEMENTARY SCHOOL
REQUEST FOR CITY ACTION
SUPPLEMENTAL NARRATIVE
10/6/2025

Address: 1806 Bond St., Green Bay, WI 54303

Parcel No. 6-61-A

Legal Description: LOT 1 OF CSM 9940 IN 3102938 BNG PRT OF E1/2 OF S1/2 OF LOT 88 FORT HOWARD MILITARY RESERVE

Narrative

Evergreen Theater, Inc. is a 501(c)(3) all volunteer nonprofit community theater that has been serving the Green Bay area since 1985. We offer educational experiences for children and young adults through training programs as well as 4 productions each year. We also offer 4 Main Stage productions for adults each year.

Until recently, our performances were held at St. Norbert College. Once they closed their theater we were forced to perform at the Cedar Creek Event Center in De Pere – less than optimal for performances. Our shop, props, costumes and rehearsal space has been held in 2 warehouse spaces on Morrow Street in Green Bay. It has always been our goal to combine all aspects – including education, training, rehearsals and performance space – under one roof. Helen Keller Elementary School will give us that opportunity.

The accompanying document – Evergreen Spaces @ Keller – indicates the rooms (including square footage) and their intended uses for Evergreen Theater. In all, Evergreen would occupy around 17,000 S/F. The Scene Shop (3 rooms) is for constructing and storage of sets. Costumes (7 rooms) will be for construction and storage of costumes. Props (3 rooms) will be for storage of existing and new props. We will have two rehearsal rooms (A & B) that will be used for rehearsing & teaching Evergreen actors – and will be made available to other groups that would like to rent rehearsal space. The Dance & Music room will be for rehearsing dance and music – depending on the needs of each show. The Community Room would be for classes, monthly Board meetings, as well as space for parents and other occasional gatherings. PE and B&G rooms will be for miscellaneous storage.

The gym will be transformed into our theater. We will be constructing a stage as well as seating for performances. The maximum seating capacity would be around 200 seats. The average attendance for most performances is typically 150 or less. We perform evenings (7:30pm) and we may have an occasional matinee performance (2:00pm) on Saturday or Sunday. Adult productions will run between 6-8 performances per show – while the Young Adult show would run 4-6 performances per show. The 4 Main Stage shows, and 4 Young Actors shows are spread evenly throughout the year. It is also our intent to offer the theater for rent to outside groups that need a space to perform. This may add 1-2 additional shows being performed there annually – but is unknown at this time.

Our rehearsals for young actors are held after school – typically 4:30-6:15pm – and rehearsals for main stage (adults) are held evenings – typically 6:30-8:30pm. Most directors hold rehearsals Monday through Thursday.

Activity for building sets and costumes is done by volunteers based on their availability and can change from show to show. Typically, 2-3 volunteers may come in during the day, evenings, or over the weekend to work on building sets, costumes are selecting props. In addition, once a show is nearing a performance the sound and lighting techs (2-3 people) will come into the theater to prepare sound and lights for each show.

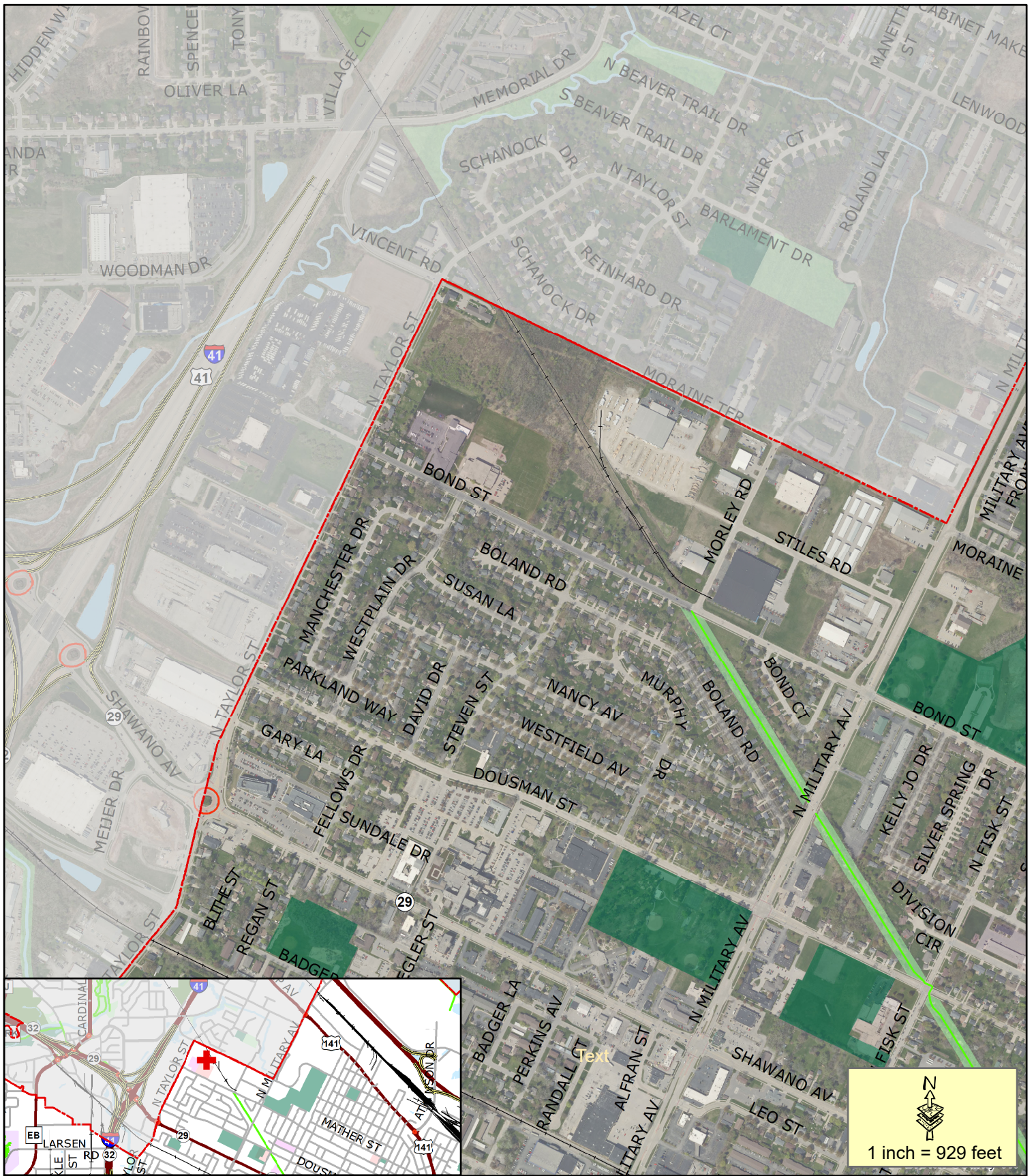
NARRATIVE (continued)

Our intention for the remainder of the rooms in the building is to lease them to other nonprofit organizations. There will be 4 classrooms available on the first floor (rooms 159, 160, 162 and 163) as well as an “office suite” (rooms 171, 172 and 173). All the rooms on the second floor will be available for lease, with the exception of the Library. Our vision for the Library is for small public presentations – most likely from tenants in the building. This could be a vocal recital, a play reading, or perhaps an LLI class. The anticipated capacity of the library is around 30-40. It would be used on an “as needed” basis. This may be only 2-3 times per month.

We have received interest about leasing space from several nonprofit organizations and we anticipate more. The groups are widely diversified. We would tend to favor other “arts” groups – but will welcome all nonprofit organizations. Some groups may need multiple rooms while others may only need a small office (example room 210 or 206). We will be working with our attorneys to arrange lease agreements. The anticipated lease rate is \$12.50/SF (includes utilities) which is well below commercial lease rates. We would anticipate most nonprofits would operate during daytime hours.

Also of note, Helen Keller Elementary School is a 12-minute walk from the nearest Green Bay Metro bus stop at the corner of Taylor and Dousman.

Prepared and submitted by:
Michael Ajango
President – Evergreen Theater, Inc.
(920-737-3547)



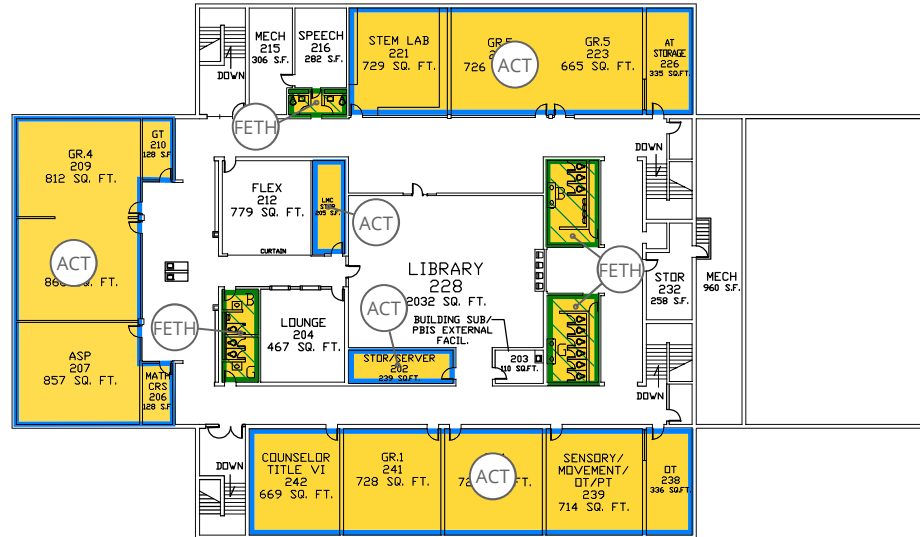
- Proposed CUP
- 400' Property Owner Notice

Zoning Petition (ZP 25-32)
1806 Bond Street
Conditional Use Permit (CUP)
Other Public or Semi-Public Use
in a PI Public Institutional District

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

**KELLER
ELEMENTARY**
FACILITY ANALYSIS

**ARCHITECTURAL
SECOND FLOOR**



PRIORITY KEY

URGENT	MEDIUM	LOW	
■	■	■	FINISHES
■	■	■	FINISHES AND EQUIPMENT
■	■	■	REMODELING

GENERAL NOTES

- 1 REPLACE DAMAGED WOOD DOORS AND OLD DOOR HARDWARE
- 2 MONITOR ALUMINUM CLAD WOOD WINDOWS FOR FUTURE ROT AND REPLACEMENT

KEY NOTES

- (ACT) REPLACE 2X4 ACT CEILINGS
- (FETH) REPLACE FINISHES AND EQUIP

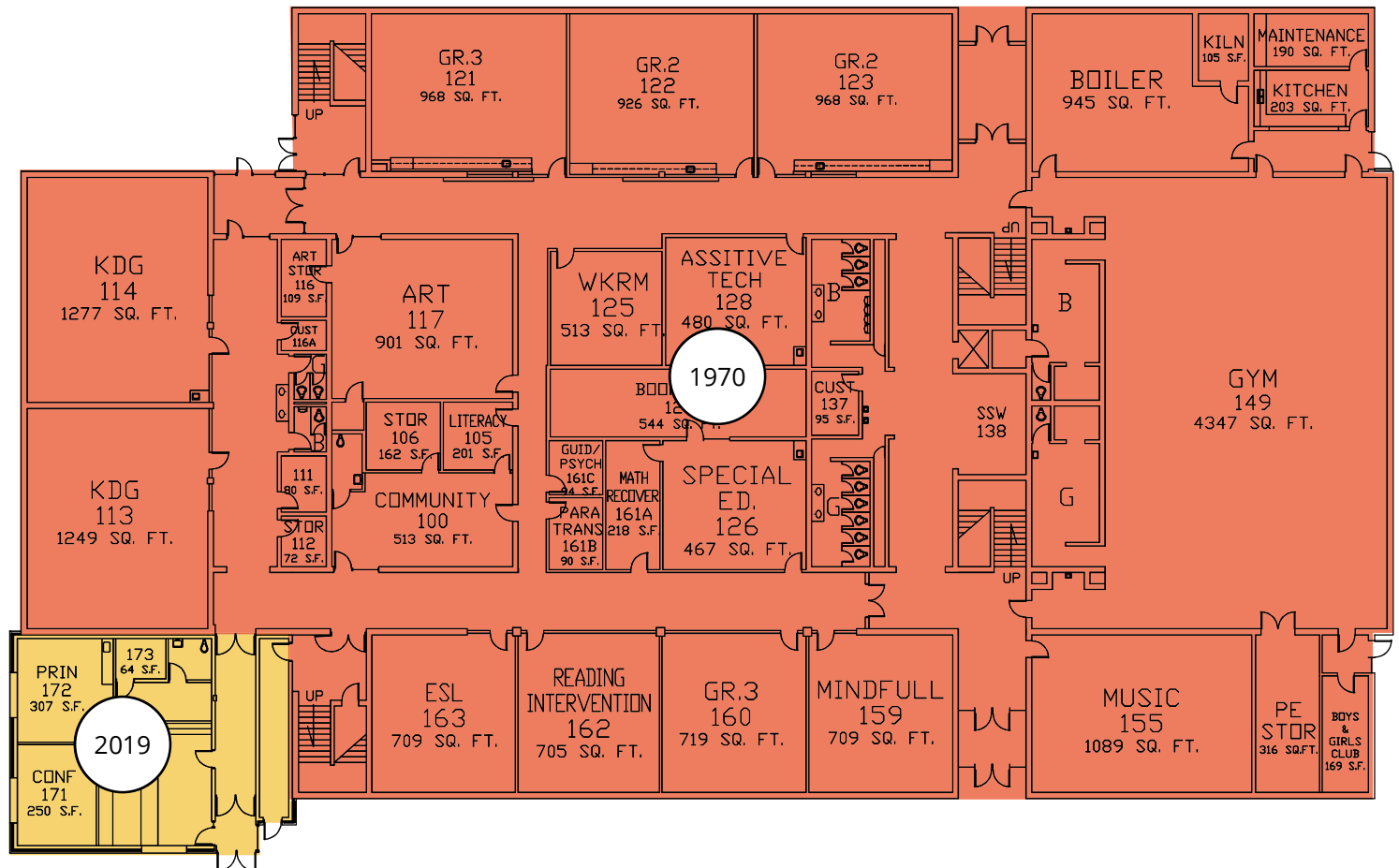
KELLER ELEMENTARY

BUILDING AGE

KEY

FIRST FLOOR

- 1970
- 2019





Report to the Green Bay Plan Commission

MEETING DATE

November 3, 2025

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.9

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

BACKGROUND

Reason for Request: To create a 15-lot preliminary plat that includes the dedication of right-of-way for the development of 15 single-family homes known as Eaton Heights Third Addition.

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

Surrounding Zoning and Land Uses:

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

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

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

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

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan designates this area for Mixed Residential. While the development does not meet the density ratio of 8–12 units per acre, this development is part of an approved Planned Unit Development (PUD) and has an approved preliminary plat. The PUD and preliminary plat were approved prior to the approval of the Go Big Green Bay 2050 Comprehensive Plan.

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

The Eaton Heights Preliminary Plat was approved by the Plan Commission on July 7, 2025. Since the preliminary plat was approved by the Plan Commission, a pre-final plat was submitted by the applicant. The review agencies (City departments, Brown County, Utilities) have all confirmed that their comments have been addressed and have approved the final plat.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. CP 25-04 Application (Redacted)
2. CP 25-04 Eaton Heights 3rd Final Plat_reduced



REQUEST FOR CITY ACTION PLAN COMMISSION

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

Location of Property: 911 SPARTAN ROAD, GB WI 54311

Parcel Number(s): 21-8371

Petitioner(s): TROY HEWITT, REL & ASSOC. INC.

Date: 9/29/2025

Email: _____

Phone Number: _____

Address: 1250 Centennial Centre Boulevard

City: Hobart

State: WI

Zip: 54155

Property Owner: BAY SETTLEMENT INVESTMENTS, 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, TROY HEWITT, respectfully request that the City of Green Bay take the following action:

- Rezone Property (\$375.00 Review Fee)
- Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- PUD and PUD Amendments (\$425.00 Review Fee)
- Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
- Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- Approve Final Condominium Plat (\$150.00 Review Fee)
- Grant a City/Extraterritorial Subdivision/CSM Variance (\$150.00 Review Fee)
- Development District Map Amendment (\$200.00 Administration Fee)
- Official Map Amendment (\$200.00 Administration Fee)
- Plat of Right-of-Way (\$200.00 Administration Fee)
- Discontinue a Public Utility Easement (\$200.00 Administration Fee)
- Street Name Change (\$200.00 Administration Fee)
- Declare City Property "City Surplus" (\$200.00 Administration Fee)
- Vacate a Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- Comprehensive Plan Amendments (\$275.00 Review Fee)
- Other (\$200.00 Administration Fee): _____

Owner Signature: _____

Date: 9-29-25

Petitioner Signature(s): _____

Troy E. Hewitt

REPRODUCED FROM THE ORIGINAL RECORDS OF THE CITY OF GREEN BAY, WISCONSIN

Checklist of required attachments:

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

For office use only:

Review Fee: \$1,500.00

Receipt No.: 2768347-1

Zoning Petition No.: CP 25-04

EATON HEIGHTS, THIRD ADDITION

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

OWNER'S CERTIFICATE OF DEDICATION

Bay Settlement Investments, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the same to be surveyed and the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. Bay Settlement Investments, LLC does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

CITY OF GREEN BAY
BROWN COUNTY PLANNING COMMISSION
DEPARTMENT OF ADMINISTRATION

Dated this _____ day of _____, 2025.

Bay Settlement Investments, LLC
John H. Bunker, Member

STATE OF WISCONSIN _____ COUNTY/SS _____
Personally came before me this _____ day of _____, 2025, the above named member of said limited liability company, to me known to be the person who executed the foregoing instrument and to me known to be such member of said limited liability company, and acknowledged that they executed the foregoing instrument as such members as the deed of said limited liability company, by its authority.

Notary Public, _____ Wisconsin

My commission expires _____

CORPORATE MORTGAGEE CERTIFICATE

Bank of Luxembourg, a corporation duly organized and existing under and by virtue of the laws of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat and does hereby consent to the above certificate of Bay Settlement Investments, LLC, Owner.

IN WITNESS WHEREOF, Bank of Luxembourg has caused these presents to be signed by _____ (Print Name) it's _____ (Print Title) and countersigned by _____ (Print Name) it's _____ (Print Title) at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 2025.

In the presence of Bank of Luxembourg:

Print Title: _____ Date: _____ Print Title: _____ Date: _____

STATE OF WISCONSIN _____ COUNTY/SS _____

Personally came before me this _____ day of _____, 2025, the above named officers of said corporation to me known to be the persons who executed the foregoing instrument and to me known to be such officers of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public, _____ Wisconsin

My commission expires _____

SURVEYOR'S CERTIFICATE

I, Troy E. Hewitt, Professional Land Surveyor, hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, divided and mapped a parcel of land being all of Lot 32, Eaton Heights, Second Addition, Volume 24, Plats, Pages 114-115, Document Number 2869420, located in part of the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 24 North, Range 21 East, City of Green Bay, Brown County, Wisconsin.

Said parcel contains 214,086 Square Feet (4.915 Acres) of land more or less.

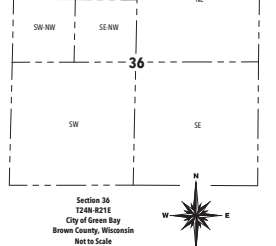
That the within map is a true and correct representation of the entire boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes in the surveying, dividing and mapping of the same.

Troy E. Hewitt PLS #2831 Date _____

BOBRYE, LEE & ASSOCIATES, INC. Preliminary Plat: 5/13/2025

Pre-Final Plat: 10/1/2025

Pre-Final Plat City Comments: 101-142025



CITY OF GREEN BAY CERTIFICATE

Approved by the City of Green Bay, as required by Wisconsin Statutes Chapter 236, and the City of Green Bay Municipal Code Chapter 36, Subdivision and Platting, on this _____ day of _____, 2025.

Cheryl Reiner-Wigg Development Director

Resolved, that this Subdivision Plat, Eaton Heights, Third Addition, in the City of Green Bay, Brown County, Bay Settlement Investments, LLC, the property owners, is hereby approved by the Common Council of the City of Green Bay.

Eric Gausch City of Green Bay Mayor

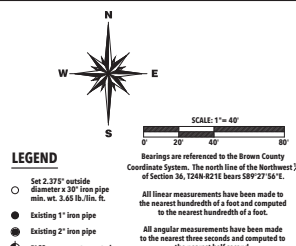
PARCEL ID

21-8371

OWNER
BAY SETTLEMENT INVESTMENTS, LLC
625 S. Huron Road, Ste. 40
Green Bay, WI 54311
920-629-9428

PLATTED AREA DEDICATED TO THE PUBLIC
40,306 Square Feet
0.925 Acres

APPROVING & OBJECTING AUTHORITIES
City of Green Bay
Department of Administration
Brown County



BROWN COUNTY TREASURER'S CERTIFICATE

As duly appointed Brown County Treasurer, I hereby certify records in our office show no unrecorded taxes and no unpaid or special assessments affecting any of the lands included in this Plat as of the date listed below.

Raymond Sorenson Brown County Treasurer

Date _____

CERTIFICATE OF THE GREEN BAY CITY CLERK

As duly appointed City Clerk for the City of Green Bay, I hereby certify that the records in my office show no unrecorded taxes and no unpaid or special assessments affecting any of the lands included in this subdivision (21-8371) as of the date listed below.

Celestine Jeffrey Green Bay City Clerk

Date _____

UTILITY EASEMENT PROVISIONS

A non-exclusive easement granted to public utilities including but not limited to electric, natural gas, communications, water distribution, sewer collection, drainage, etc., is hereby granted by BAY SETTLEMENT INVESTMENTS, LLC, Grantors, to Wisconsin Public Service Corp., a Wisconsin Corporation and other Public Utilities, Grantees.

Their respective successors and assigns, to construct, install, operate, repair, maintain, and replace from time to time, facilities used in connection with underground public utilities for such purposes as the same is now or may hereafter be used, all in, under, across, along, and upon the property shown within those areas designated on the plat or C/M, together with the right to install service connections upon, across, within, and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush, and/or masts or may be reasonably required incident to the utility service given, and the right to enter upon the subdivided property for all such purposes. The grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. Structures shall not be placed over "Utility Easement" without the prior written consent of the Grantors.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors, and assigns of all parties hereto.

EROSION CONTROL NOTE

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the City has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

NOTES

City of Green Bay zoning and building approvals are required prior to commencing construction of buildings, structures, drives, or parking areas, and may also be required prior to commencing grading, excavation, filling, or other land disturbing activity.

PUD was approved by the City Council on 11/3/2004. The PUD Ordinance number is 20-25-04. PUD Amendment 20-17-07 was approved on 8/21/2007.

RESTRICTIVE COVENANTS

- Each lot owner shall grade the property abutting a street to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
- The land on all side and rear lot lines of all lots shall be graded by the subdivisor and maintained by the property owner to provide for adequate drainage of surface water.

CURVE TABLE

Curve #	Delta	Radius	Length	Chord	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	90°00'00"	70.00	109.96'	543°48'42"	98.99'	S01°11'18"W	S88°48'42"E
C2	89°39'30"	12.00	18.85'	N64°11'28.5"E	16.97'	N88°48'42"E	N01°11'39"E
C3	90°00'21"	12.00	18.85'	N63°48'31.5"W	16.97'	N01°11'39"E	N88°48'42"W
C4	143°13'00"	130.00	32.95'	S06°04'27"E	32.87'	S01°11'39"W	S13°20'12"E
C5	29°15'16"	1300.00	67.76'	S28°16'10"E	67.00'	S13°20'12"E	S43°12'08"E
C6	30°09'44"	1300.00	68.44'	S58°17'01"E	67.65'	S43°12'08"E	S73°21'54"E
C7	15°26'48"	1300.00	35.05'	S81°05'18"E	34.94'	S43°12'08"E	S88°48'42"E
C8	90°00'00"	1300.00	204.20'	S43°48'42"E	183.85'	S01°11'18"W	S88°48'42"E

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20

Department of Administration

DRAWN
Troy Hewitt

DATE
10/01/2025

FILE
6537001_final.dwg

CHECKED
Bryan Pfeifer

JOB NO.
6537001

REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | rel@relc.com

SHEET NO.
1 of 1



Report to the
Green Bay Plan Commission

MEETING DATE

November 3, 2025

PREPARED BY

AGENDA ITEM # F.1

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. [1571b893-ff65-4254-b84f-d90cc1333486](#)

City of Green Bay Development Tracker (Large Scale) - November 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	Construction underway	Total #	Under 80%	\$9,600,000.00
						66	0	
2	1116 Hobart Drive	Moski Corp	1116 Hobart Drive	Market multifamily	Construction underway	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
						175	tbd	
5	Gorman @ JBS	Gorman & Co.	0 Lime Kiln Rd	Workforce multi-family	Construction underway	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	Sept. DA approval. Construction Summer 2027	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	Southwest Woods	Garritt Bader	Hinkle S. of Mason	Single family housing with new roads	Construction underway	Total #	Under 80%	\$8,000,000.00
						29	0	
						Total #	Under 80%	