



# **AGENDA OF THE COMMON COUNCIL**

**TUESDAY, DECEMBER 2, 2025, 6:00 PM**

**In person at City Hall, Room 203 - Council Chambers.**

**Virtual attendance also available via Zoom.**

## **A. Zoom Meeting Information.**

- I. Join Zoom Meeting Online:  
<https://us02web.zoom.us/j/89274696903>

Or call in by phone: +1 312 626 6799  
Meeting ID: 892 7469 6903  
Passcode: 209710

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) and submit by 4:30 PM on Council meeting day. More detailed [Zoom Instructions](#) can be found online.

## **B. Roll Call.**

- I. Alders: Brian Johnson (District 9), Bill Galvin (District 4), Jennifer Grant (District 1), Jim Hutchison (District 2), Bill Morgan (District 3), Craig Stevens (District 5), Joey Prestley (District 6), Alyssa Proffit (District 7), Jim Ridderbush (District 8), Ben Delie (District 10), Melinda Eck (District 11), Kathy Hinkfuss (District 12).

## **C. Pledge of Allegiance.**

## **D. Invocation.**

## **E. Approval of Minutes.**

- I. Approval of the minutes from the November 11, 2025 meeting and November 18, 2025 Budget meeting.

## **F. Approval of the Agenda.**

- I. Approval of the agenda for the Tuesday, December 2, 2025, meeting of the Common Council.

**G. Report by the Mayor.**

**H. Announcements.**

**I. Appointments.**

**I. Appointments:**

Green Bay Sustainability Commission

Jeanette Knill, 3003 Emmalane Drive, Green Bay, WI 54311

Term to expire: November 1, 2028

Marissa Michalkiewicz, 320 S. Webster Avenue, Green Bay, WI 54301

Term to expire: August 1, 2027 (filling with the remainder of the term)

**Reappointments:**

Military Avenue Business Improvement District

Sharon Hack, 1620 W Mason St., Green Bay, WI 54303

Term to expire: December 1, 2028

Dan Burich, 1301 S Military Ave., Green Bay, WI 54304

Term to expire: December 1, 2028

Downtown Business Improvement District Board

Jim Dubois, 118 S Washington St., Green Bay, WI 54301

Term to expire: December 1, 2028

**J. Ordinances - Second Reading for Adoption.**

1. General Ordinance No. 24-25

An Ordinance Amending Section 44-1580, Green Bay Municipal Code, Relating to Residential Uses.

2. General Ordinance No. 29-25

An Ordinance Amending Division 1, Section 44-551 through 44-562 and Division 2, Section 44-588 through 44-590, Green Bay Municipal Code, Relating to Residential Districts.

3. General Ordinance No. 30-25

An Ordinance Amending Sections 44-614 through 44-623 and Sections 44-650 through 653, Green Bay Municipal Code, Relating to Mixed-Use Districts.

4. General Ordinance No. 31-25

An Ordinance Amending 44-680 Through 44-688, Green Bay Municipal Code, Relating to Commercial Districts.

**K. Report of the Protection & Policy Committee. (November 17, 2025).**

1. To deny an appeal by Raven Wallene regarding the denial of her over the limit permit.
2. To approve an appeal by Lori Wallene regarding the denial of her over the limit permit.
3. To approve an appeal by Thomas Williams regarding the denial of his operator's license.
4. To approve an appeal by Brittany Haupt regarding the denial of her operator's license.
5. To approve an application for a "Class A" liquor and Class "A" beer license for Kwik Trip at 1027 W Mason, with the license premises described as "storage in walk-in cooler, on sales floor, behind counter & back room. Records in office".
6. To approve an application for a Class "B" beer and "Class C" wine license for High Kaliber BBQ at 126 S Broadway, with the license premises described as "dining area, open kitchen & bar, enclosed dish & prep area".
7. To approve an available liquor license to be released to the pool due to non-renewal for Stage I at 231 N Broadway.
8. To refer to staff a communication from Alders Hinkfuss (District 12) and Grant (District 1) to direct staff to draft a resolution authorizing a communication to Brown County, requesting the creation of a Committee, with City participation, to evaluate options for recognizing, preserving, and protecting the Brown County Poor Farm and Asylum burial sites located on the grounds of the former Brown County Mental Health Center. PC-25-04.
9. To approve an application for a Massage Establishment license for Viva Spa at 1330 Velp.

**L. Report of the Green Bay Police Department Granting Operator Licenses.**

1. Report of the Green Bay Police Department Granting Operator Licenses.

**M. Report of the Plan Commission. (November 17, 2025)**

1. To approve a partial alley closure located near 409 W Walnut Street with conditions. (AC 25-01 Plan Commission Meeting September 29, 2025).
2. To approve a request to amend the Go Big Green Bay 2050 Comprehensive Plan future land use map at 1109 S Taylor Street from Low Density Residential to Commercial land uses. (CPA 25-05 Plan Commission Meeting November 17, 2025).
3. To approve a request to rezone 1109 S Taylor Street from Low-Density Residential (R1) to General Commercial (C1) as recommended by staff. (ZP 25-29 Plan Commission Meeting November 17, 2025).
4. To approve a request to rezone the property located at 1531 Main Street from Public Institutional (PI) to Neighborhood Commercial (NC). (ZP 25-33 Plan Commission Meeting November 17, 2025).
5. To approve a request to declare the property located at 1531 Main Street as City Surplus, with conditions. (SP 25-04 Plan Commission Meeting November 17, 2025).
6. To approve amendments to Section 44-1580(j) of the Green Bay Municipal Code, Chapter 44, related to Short Term Rentals, as discussed in Communication PC-25-03, with the

change to remove the maximum of 180-day rental limitation and added Three-strikes policy. (TA 25-06 Plan Commission Meeting November 17, 2025).

7. To approve the communication from Alders Hinkfuss and Prestley: To adopt a resolution directed to the Wisconsin State Legislature requesting the laws governing short-term rentals be amended to allow for additional local control.

**N. Report of the Park Committee (November 19, 2026).**

1. To approve accepting a \$3,850 grant from the C.D. Besadny Conservation Fund / Natural Resources Foundation to provide a free native plant kit giveaway as an alternate to "No Mow May" and expand the greenhouse productivity for the Conservation Corps.
2. To approve hiring Minnesota Playground Inc. to supply and install a GameTime playground with synthetic turf surfacing (Option 2) at Beaumont Park/School for a total cost of \$354,819.90.

**O. Report of the Sustainability Commission (November 20, 2025).**

1. To hold the 2026 work plan discussion and approval until the December 17, 2025 meeting of the Sustainability Commission.
2. To approve Neighbors for Nature as the name for the No Mow May alternative initiative.
3. Staff Report(s)

**P. Resolutions.**

1. Resolution requesting State of Wisconsin Legislative action on Short-Term Rental Regulations
2. Resolution drawing final orders to contractors for December 2, 2025.

**Q. Ordinances - First Reading.**

1. Planning Ordinance No. 01-25  
An ordinance amending the Official Map of the City of Green Bay by closing a portion of the alley adjacent to 409 W Walnut Street to public traffic.
2. Miscellaneous Ordinance No. 07-25  
An Ordinance Adopting an Amendment To The Go Big Green Bay 2050 Comprehensive Plan of The City of Green Bay related to the property located at 1109 S Taylor Street from Low Density Residential to Commercial (CPA 25-05)
3. Zoning Ordinance No. 20-25  
An Ordinance Rezoning the property located at 1109 S Taylor Street from Low-Density Residential (RI) to General Commercial (CI) (ZP 25-29)
4. Zoning Ordinance No. 21-25  
An Ordinance Rezoning the property located at 1531 Main Street from Public Institutional (PI) to Neighborhood Commercial (NC) (ZP 25-33)

5. General Ordinance No. 33-25  
An Ordinance amending Section 44-1580(J.), Green Bay Municipal Code, relating to Short-Term Rentals
6. General Ordinance No. 35-25  
An Ordinance Amending Section 44-1964, Green Bay Municipal Code, Relating to Landscaping
7. Miscellaneous Ordinance No. 08-25  
An Ordinance providing for Detachment of a portion of The City of Green Bay, Brown County, Wisconsin, to The Village of Bellevue, Brown County, Wisconsin
8. Miscellaneous Ordinance No. 09-25  
An Ordinance providing for Attachment of a portion of The City of Green Bay, Brown County, Wisconsin, from The Village of Bellevue, Brown County, Wisconsin

**R. Referral of Petitions & Communications.**

**S. Adjournment.**

1. Next Meeting: December 16, 2025
2. Adjournment of the Tuesday, December 2, 2025, meeting of the Common Council.

- 1) SUPPLEMENTAL INFORMATION: The Video of this meeting, Agenda, Agenda Packet, and Minutes are available online at [www.greenbaywi.gov/Meetings](http://www.greenbaywi.gov/Meetings).
- 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 committee 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.



# MINUTES OF THE COMMON COUNCIL

**TUESDAY, NOVEMBER 11, 2025, 6:00 PM**  
**In person at City Hall, Room 203 - Council Chambers.**  
**Virtual attendance also available via Zoom.**

## A. ZOOM MEETING INFORMATION.

- I. Join Zoom Meeting Online:  
<https://us02web.zoom.us/j/89274696903>

Or call in by phone: +1 312 626 6799  
Meeting ID: 892 7469 6903  
Passcode: 209710

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) and submit by 4:30 PM on Council meeting day. More detailed [Zoom Instructions](#) can be found online.

## B. ROLL CALL.

- I. Alders: Brian Johnson (District 9), Bill Galvin (District 4), Jennifer Grant (District 1), Jim Hutchison (District 2), Bill Morgan (District 3), Craig Stevens (District 5), Joey Prestley (District 6), Alyssa Proffit (District 7), Jim Ridderbush (District 8), Ben Delie (District 10), Melinda Eck (District 11), Kathy Hinkfuss (District 12).

## C. PLEDGE OF ALLEGIANCE.

## D. INVOCATION.

## **E. APPROVAL OF MINUTES.**

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

- I. Approval of the minutes from the October 21, 2025 meeting.

## **F. APPROVAL OF THE AGENDA.**

Moved by Ald. Joey Prestley, seconded by Ald. Craig Stevens to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

- I. Approval of the agenda for the Tuesday, November 11, 2025, meeting of the Common Council.

## **G. REPORT BY THE MAYOR.**

## **H. ANNOUNCEMENTS.**

## **I. RECOGNITIONS AND AWARDS.**

- I. Kerry Yang received the "Professional of the Year Award" from Hmong Wisconsin Chamber of Commerce for 2025. She was recognized for her work with the community in two roles, as the Mayor's Community Liaison and as the President and co-founder of the nonprofit Hmong Autism Neurodiverse Disability Support. Ms. Yang has been recognized by *Madison 365* as "Wisconsin's 20 Most Influential Asian American Leaders" for 2025.

## **J. APPOINTMENTS.**

Moved by Ald. Alyssa Proffitt, seconded by Ald. Jim Ridderbush to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa

Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

I. **Appointments:**

Police and Fire Commission

Glen Sherman, 924 Emilie St., Green Bay, WI 54301

Term to expire: May 1, 2029

**K. ORDINANCES - SECOND READING FOR ADOPTION.**

I. Miscellaneous Ordinance No. 01-25

An ordinance adopting an amendment to the Smart Growth 2022 Comprehensive Plan of the City of Green Bay related to the Future Land Use of property located at 500 Day Street (Parcel 7-1) from Industrial to Downtown. (CPA 24-05 **Held** at Common Council, July 15, 2025).

Moved by Ald. Brian Johnson, seconded by Ald. Joey Prestley to receive and place on file.  
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

2. Zoning Ordinance No. 04-25

An ordinance rezoning property located at 500 Day Street (Parcel 7-1) from General Industrial District to Down Town District. (ZP 24-48 **Held** at Common Council, July 15, 2025).

Moved by Ald. Brian Johnson, seconded by Ald. Melinda Eck to open the floor.  
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Chip McDonald, 1032 Bay Beach Road

Moved by Ald. Melinda Eck, seconded by Ald. Kathy Hinkfuss to close the floor.  
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Brian Johnson, seconded by Ald. Melinda Eck to hold until 12/16.  
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

#### **L. REPORT OF THE REDEVELOPMENT AUTHORITY (NOVEMBER 4, 2025).**

Moved by Ald. Alyssa Proffitt, seconded by Ald. Craig Stevens to approve, except item 1.  
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. To approve the Exclusive Letter of Intent between the City of Green Bay and the United Soccer League (USL).

Moved by Ald. Brian Johnson, seconded by Ald. Kathy Hinkfuss to open the floor.  
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Justin Papadakous, Cape McClure. Dir. of USL

Moved by Ald. Alyssa Proffitt, seconded by Ald. Jim Ridderbush to close the floor.  
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Craig Stevens to approve.  
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

2. To approve \$500,000 in TIF funding from TIF 16 - Military Avenue for the construction of the parking lot and site work associated with the Market on Military.
3. To approve a Master Services Agreement Task Order with Stantec Consulting Services Inc. for additional professional environmental services of \$80,500 under the EPA Brownfields Cleanup Grant.

4. Informational - Report on historical borrowing, TIF, and debt.

#### **M. REPORT OF THE IMPROVEMENT & SERVICES COMMITTEE (OCTOBER 29, 2025).**

Moved by Ald. Alyssa Proffitt, seconded by Ald. Melinda Eck to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. To approve the request by Tanner Wojcik on behalf of the Thomas J and Mary K Saphner Trust of 1996 to give, grant, convey, and fully dedicate to the City the Lafayette improvements as described in the Developer's Agreement and approved plans with the exception of sanitary and storm sewer laterals and water laterals lying outside the dedicated right-of-way.
2. To deny the request to add Rectangular Rapid Flashing Beacons on Bay Settlement Road at Bay Highlands Drive and at Highland Center Drive.
3. To approve the request by Department of Public Works to award contract PAVEMENT 3-25 MANITOWOC ROAD SIDEWALK to Peters Concrete Company in the amount of \$806,133.67.

#### **N. REPORT OF THE GREEN BAY POLICE DEPARTMENT GRANTING OPERATOR LICENSES.**

Moved by Ald. Alyssa Proffitt, seconded by Ald. Kathy Hinkfuss to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. Report of the Green Bay Police Department Granting Operator Licenses.

## O. REPORT OF THE EQUAL RIGHTS COMMISSION (OCTOBER 27, 2025)

Moved by Ald. Melinda Eck, seconded by Ald. Jennifer Grant to open the floor.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Comment forms: support  
Hannah Malmberg, 1251 Raleigh St

Comment forms: oppose  
Jeremy Udovich, 6501 Lone Oak Dr  
Brittney Gradall, 9460 S 96th Street  
Jon Skogg, 2520 Sage Drive  
Sara Jacques, 604 Columbia Ave  
Rhonda Brzeczowski, 3284 Barkwood Cir  
Ann Lor, 1593 Biemeret St  
Troy Lasecki, 233 Peterlynn Dr  
Carolee Lasecki, 233 Peterlynn Dr  
Taylor Vanden Bush, 516 Northern Ave  
Samantha Hearley, 516 Northern Ave  
Paula Reynolds, 521 Columbia Ave  
Hli Lee, 112 E McArthur St  
Tyler Kabat, 111 N Broadway  
Fran Bourassa, 2552 Johnny Lane  
Craig Rickaway, 1221 Thorndale  
Jessica Wauters, 3896 Shore Crest Trl  
Erin Buntin, 3279 Barkwood Cir  
Shannon Mleziva, 3695 Half Crown Run  
John Griffin, 5381 Norway Dr  
Michael Merrick, 211 S Monroe  
Lori Serratto, 1506 Pilgrim St  
Jackie Greely, 1739 14th Ave  
Paula Reynolds, 521 Columbia Ave  
Melissa Mueller, 3113 School Lane  
Tyler LeRoy, 3184 Morning Woods Court  
Craig Rickaway, 1221 Thorndale St  
Brooke Tassoul, 127 S Ashland  
Jason Fischer, 2540 Breezeway Bluff Ct  
Jami Wray, 628 S Monroe  
Kevin Wray, 628 S Monroe  
Greg Schaller, 1086 Roscoe St  
Brigid Flad Daniels, 2117 Lakeside Pl

In the room and on Zoom:  
Steve Carls, 1522 Dolores  
Peter Bayee, 3607 East River Dr  
Melissa Peterson, 1166 Morris Ave  
Ben DeBaker, 901 S Oakland  
Larry Kuciema, 1461 Biemeret  
Aaron Kraus, 1705 S Ridge Rd  
Chris Battaglia, 3052 Crusade Ln  
Ross Mollett, 323 Windward Rd  
Lathan Martinez, 1131 Shadow Lane  
Keith McCloud, 1746 Carroll Ave  
James Albright, 2107 Allouez Ave  
Tyler Leroy 3184 Morningwoods Court  
Melissa Miller, 3112 School Lane  
Devon Wren, 628 S Monroe  
John Scott, 2520 Sage Dr  
Jon Shelton, 1045 Webster  
Tarl Knight, 711 S Broadway  
Jason Fisher, 2540 Breeze  
Ben Baunecht, 3409 Glendale Ave  
Erin Buntin, 3279 Barkwood Cir  
W. Won, 1508 Charmin Ave  
Rep. Amaad Rivera-Wagner, 617 S Quincy  
Tara Yang, 1706 Chateau Dr  
Brooke Tassoul, 127 S Ashland  
Mike Way, 2400 Riddle  
Jesse Willens, 1084 Dousman  
Craig Herkaway, 1221 Thorndale  
Zewell Dominguez, 1114 Meacham St  
Richard Telgren, 1934 W Telemark Cir  
Bren Bransa, 1198 Shadow

Moved by Ald. Alyssa Proffitt, seconded by Ald. Bill Galvin to close the floor.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Joey Prestley, seconded by Ald. Alyssa Proffitt to accept.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Kathy Hinkfuss, Jim Ridderbush, No-William Morgan, Melinda Eck, Abstain-None.

- I. For consideration and possible action to accept the Advisory Report on Short-Term Rental Regulation in Green Bay, as approved by the Equal Rights Commission on October 27, 2025.

**P. REPORT OF THE PLAN COMMISSION (NOVEMBER 03, 2025).**

Moved by Ald. Joey Prestley, seconded by Ald. Alyssa Proffitt to approve, except 1, 2, 3 and 5.  
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

- I. To approve a partial alley closure located near 409 W Walnut Street with conditions. (*AC 25-01 Plan Commission Meeting September 29, 2025*).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to open the floor.  
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Tarl Knight, 711 S Broadway  
Mark Mariucci, 405 W Walnut  
Tyvon Lee, 100 S Broadway

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to close the floor.  
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Brian Johnson, seconded by Ald. Craig Stevens to hold until the December 2nd.

Motion Passed.

Yes-Jennifer Grant, William Morgan, Bill Galvin, Craig Stevens, Brian Johnson, Melinda Eck, Kathy Hinkfuss, No-Jim Hutchison, Joey Prestley, Alyssa Proffitt, Ben Delie, Jim Ridderbush, Abstain-None.

2. To approve 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. (TA 24-02 Plan Commission Meeting October 13, 2025).

Moved by Ald. Melinda Eck, seconded by Ald. Kathy Hinkfuss to reconsider the agenda and move 3 before 2.

Motion Failed.

Yes-Jennifer Grant, William Morgan, Craig Stevens, Melinda Eck, Kathy Hinkfuss, No-Jim Hutchison, Bill Galvin, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Jim Ridderbush, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to open the floor.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Jesse Wellens, 1084 Dousman  
Jennifer Sunstrom, NE Realtor's Association  
Rep. Amaad Rivera-Wagner, 617 S Quincy

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to close the floor.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Jim Ridderbush to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

3. Refer to staff a 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).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to approve.

Moved by Ald. Melinda Eck, seconded by Ald. Craig Stevens to receive and place on file.

Motion Failed on voice vote.

Moved by Ald. Jennifer Grant, seconded by Ald. Jim Hutchison to amend, the removal of six night minimum stay requirement, addition of three-strike policy, and policy to require sharing landlord information.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Craig Stevens, Brian Johnson, Melinda Eck, Kathy Hinkfuss, No-Bill Galvin, Joey Prestley, Alyssa Proffitt, Ben Delie, Jim Ridderbush, Abstain-None.

Moved by Ald. Craig Stevens, seconded by Ald. Jim Hutchison to refer as amended.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Craig Stevens, Joey Prestley, Brian Johnson, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-Bill Galvin, Alyssa Proffitt, Ben Delie, Abstain-None.

4. To approve 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 with conditions. (ZP 25-30 Public Hearing held November 3, 2025).
  
5. To approve 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 with conditions. (ZP 25-32 Public Hearing held November 3, 2025).

Moved by Ald. Alyssa Proffitt, seconded by Ald. William Morgan to open the floor.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Sheryl Revolinski, 1856 Emerald Dr

Moved by Ald. Alyssa Proffitt, seconded by Ald. Bill Galvin to close the floor.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Melinda Eck, seconded by Ald. Alyssa Proffitt to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-

None, Abstain-None.

6. To approve 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). (CP 25-04 Public Hearing held November 3, 2025).

### **Q. REPORT OF THE FINANCE COMMITTEE (NOVEMBER 04, 2025).**

Moved by Ald. Alyssa Proffitt, seconded by Ald. Bill Galvin to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. To accept the 2026 State Beat Cop Grant – WI Department of Justice grant award of \$161,912 with local match requirement of \$40,478.
2. To approve the purchase of a 2024 Toolcat UW56 with bucket from Bobcat Plus, Inc for a total of \$42,000.
3. To approve a three-year contract with Halron Oil for packaged oil, waste, and recycling services with an expected spending per year around \$90,000.
4. To approve the financial Audit Services contract to Clifton Larsen Allen (CLA) for the City of Green Bay for a five-year cost of \$315,000.
5. To approve \$752,843 from the site acquisition for affordable housing ARPA funding for the construction of the JBS Urban Barn with restrooms, with the request that Wello raise \$250,000 in additional funds.

6. To approve the revised Asset Capitalization policy.
  
7. To hold until the Joint Personnel and Finance Committee Meeting on November 13, 2025, and direct staff to include in the meeting packet a list of priorities from every department to be considered for additional 2026 Levy-supported borrowing.
  
8. To hold the 2026-2030 Capital Improvement Plan Report until the Joint Personnel and Finance Committee Meeting on November 13, 2025.

#### **R. REPORT OF THE PARK COMMITTEE (OCTOBER 29, 2025).**

Moved by Ald. Joey Prestley, seconded by Ald. Ben Delie to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. To approve the purchase of a Bobcat L28 Small Articulated Loader with attachments from Bobcat Plus, Inc. for a total cost of \$63,744.30.

#### **S. REPORT OF THE PERSONNEL COMMITTEE (NOVEMBER 4, 2025).**

Moved by Ald. Alyssa Proffitt, seconded by Ald. Bill Galvin to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. To approve Health, Dental, Vision, Life, and Disability benefits starting January 1, 2026.

2. To approve the request to reclassify the vacant Public Works Utility Manager position to an Assistant Public Works Director – (Utilities) and approval to fill the position and any subsequent vacancies resulting from internal transfers.

## **T. REPORT OF THE PUBLIC ARTS COMMISSION (OCTOBER 22, 2025).**

Moved by Ald. Alyssa Proffitt, seconded by Ald. Bill Galvin to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. To approve Amy Mazarriello, Brenda Cárdenas, and Nakeysha Roberts Washington as jury members for the Poet Laureate.

## **U. REPORT OF THE SUSTAINABILITY COMMISSION (OCTOBER 16, 2025).**

Moved by Ald. Alyssa Proffitt, seconded by Ald. Jim Ridderbush to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. To receive and place on file the discussion of Sustainability Commission Work Plan ideas for 2026 priorities and initiatives.
  
2. To receive and place on file the Climate Resilience Workgroup update.

## **V. INFORMATIONAL.**

1. Building Report for October 2025
  
2. Municipal Court Report

## **W. RESOLUTIONS.**

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to suspend the rules and take up all with one roll call vote.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Kathy Hinkfuss to adopt.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. Resolution Authorizing a Conditional Use Permit at 1806 Bond Street (ZP 25-32)
  
2. Resolution authorizing a Conditional Use Permit at 1201 N Webster Avenue. (ZP 25-30)
  
3. Resolution approving a Final Plat for Eaton Heights Third Addition Subdivision (Parcel 21-8371). (CP 25-04)
  
4. Resolution to accept 2025 Sidewalks and issue assessments.
  
5. Resolution drawing final orders to contractors for November 11, 2025.

## **X. ORDINANCES - FIRST READING.**

Moved by Ald. Alyssa Proffitt, seconded by Ald. Jim Hutchison to suspend the rules and take up 3,4,5,6 and 10 with one roll call vote.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-

None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to suspend the rules and adopt with a first and final vote, items 3,4,5,6 and 10.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. Planning Ordinance No. 01-25

An ordinance amending the Official Map of the City of Green Bay by closing a portion of the alley adjacent to 409 W Walnut Street to public traffic. (**Held at Common Council Meeting October 7, 2025**)

Moved by Ald. Brian Johnson, seconded by Ald. Melinda Eck to Hold until 12/2.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-Joey Prestley, Alyssa Proffitt, Abstain-None.

2. General Ordinance No. 24-25

An Ordinance Amending Section 44-1580, Green Bay Municipal Code, Relating to Residential Uses. (**Held at Common Council Meeting October 21, 2025**).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Jim Ridderbush to advance item 2.

Moved by Ald. Jennifer Grant, seconded by Ald. Brian Johnson to amend to 15% with option for CUP with anything over 15%.

Motion Failed.

Yes-Jennifer Grant, William Morgan, Craig Stevens, Brian Johnson, Melinda Eck, No-Jim Hutchison, Bill Galvin, Joey Prestley, Alyssa Proffitt, Ben Delie, Kathy Hinkfuss, Jim Ridderbush, Abstain-None.

Moved by Ald. Brian Johnson, seconded by Ald. Jennifer Grant to amend to 20% .

Motion Failed.

Yes-Jennifer Grant, William Morgan, Bill Galvin, Craig Stevens, Brian Johnson, Melinda Eck, No-Jim Hutchison, Joey Prestley, Alyssa Proffitt, Ben Delie, Kathy Hinkfuss, Jim Ridderbush, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to advance to second reading.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

3. General Ordinance No. 25-25  
An Ordinance Amending Section 44-1726, Green Bay Municipal Code, Relating to Minimum Number of Required Off-Street Parking Spaces. (**Held** at Common Council Meeting October 21, 2025).
  
4. General Ordinance No. 26-25  
An Ordinance Creating Section 36-41, Green Bay Municipal Code, Relating to Zero Lot Line Dwellings. (**Held** at Common Council Meeting October 21, 2025).
  
5. General Ordinance No. 27-25  
An Ordinance Amending Section 36-457. 36-460 and Repealing Section 36-4654, Green Bay Municipal Code, Relating to Blocks, Pedestrian Ways, and Lots. (**Held** at Common Council Meeting October 21, 2025).
  
6. General Ordinance No. 28-25  
An Ordinance Amending Section 44-250, Green Bay Municipal Code, Relating to Land Use Definitions. (**Held** at Common Council Meeting October 21, 2025).
  
7. General Ordinance No. 29-25  
An Ordinance Amending Division 1, Section 44-551 through 44-562 and Division 2, Section 44-588 through 44-590, Green Bay Municipal Code, Relating to Residential Districts. (**Held** at Common Council Meeting October 21, 2025).

Moved by Ald. Joey Prestley, seconded by Ald. Alyssa Proffitt to amend as follows:

Sec. 44-559. Maximum impervious surface coverage.

Impervious surface, including all buildings, drives, and other paved areas, shall not cover more than 40 percent of any zoning lot located in the RR District, 50 percent of any zoning lot located in the R1, 60 percent of any zoning lot in the R2 Districts, or 70 percent of any zoning lot in the R3 District. See the following graphic. For lots developed or created prior to December 3, 2015 which contain 7500 square feet or less in area; the impervious surface including all buildings, driveways, and other paved areas, shall not contain more than 40 percent of any zoning lot located in the RR District, 60 percent of any zoning lot located in the R1, 70 percent of any zoning lot in the R2 Districts, or 80 percent of any zoning lot in the R3 District.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley,

Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Craig Stevens to advance as amended.  
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Jennifer Grant, seconded by Ald. Alyssa Proffitt to reconsider.  
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Jennifer Grant, seconded by Ald. Melinda Eck to amend to lot width 60' with minimum square footage of 6,000.

Motion Failed.

Yes-Jennifer Grant, William Morgan, Craig Stevens, Melinda Eck, No-Jim Hutchison, Bill Galvin, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Kathy Hinkfuss, Jim Ridderbush, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to advance as amended.  
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

8. General Ordinance No. 30-25

An Ordinance Amending Sections 44-614 through 44-623 and Sections 44-650 through 653, Green Bay Municipal Code, Relating to Mixed-Use Districts. (**Held at Common Council Meeting October 21, 2025**).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to advance.

Moved by Ald. Brian Johnson, seconded by Ald. Melinda Eck to amend to strike 50%.  
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-Joey Prestley, Alyssa Proffitt, Jim Ridderbush, Abstain-None.

Moved by Ald. Brian Johnson, seconded by Ald. Craig Stevens to advance as amended.  
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

9. General Ordinance No. 31-25  
An Ordinance Amending 44-680 Through 44-688, Green Bay Municipal Code, Relating to Commercial Districts. (**Held** at Common Council Meeting October 21, 2025).

Moved by Ald. Melinda Eck, seconded by Ald. Jennifer Grant to amend to add this type of multifamily residential development would need a CUP.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Melinda Eck, Kathy Hinkfuss, No-Ben Delie, Jim Ridderbush, Abstain-None.

Moved by Ald. Brian Johnson, seconded by Ald. Kathy Hinkfuss to advance as amended.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

10. General Ordinance No. 32-25  
An Ordinance Amending Section 44-1746, Green Bay Municipal Code, Relating to Residential Driveways. (**Held** at Common Council Meeting October 21, 2025).

## **Y. COMMITTEE OF THE WHOLE**

- I. For consideration and possible action on a request from One Astor Holdings LLC to consent to the collateral assignment of Development Agreement 2025-03 to Johnson Bank.

Moved by Ald. Brian Johnson, seconded by Ald. Craig Stevens to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

## **Z. QUASI JUDICIAL HEARING FOR REVOCATION OF LIQUOR LICENSES.**

Alders' statement of impartiality.

Sarai Buie, 1311 Liberty St. (sworn in by Clerk)

Moved by Ald. Alyssa Proffitt, seconded by Ald. Bill Galvin to approve revocation.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. To revoke the 2025-26 "Class B" and Class "B' liquor licenses at 114 S Broadway, Taste of the South.

*The Committee may convene in closed session pursuant to Section 19.85(1)(a), Wis. Stats., for purposes of deliberating a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. The Committee will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.*

## **AA. REFERRAL OF PETITIONS & COMMUNICATIONS.**

### **BB. ADJOURNMENT.**

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. Next Meeting: December 2, 2025.
  
2. Adjournment of the Tuesday, November 11, 2025, meeting of the Common Council.



# MINUTES OF THE COMMON COUNCIL

**TUESDAY, NOVEMBER 18, 2025, 4:30 PM**  
**In person at City Hall, Room 203 - Council Chambers.**  
**Virtual attendance also available via Zoom.**  
**AMENDED**

## **A. ZOOM MEETING INFORMATION.**

- I. Join Zoom Meeting Online:  
<https://us02web.zoom.us/j/89274696903>

Or call in by phone: +1 312 626 6799  
Meeting ID: 892 7469 6903  
Passcode: 209710

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) and submit by 4:30 PM on Council meeting day. More detailed [Zoom Instructions](#) can be found online.

## **B. ROLL CALL.**

- I. Alders: Brian Johnson (District 9), Bill Galvin (District 4), Jennifer Grant (District 1), Jim Hutchison (District 2), Bill Morgan (District 3), Craig Stevens (District 5), Joey Prestley (District 6), Alyssa Proffit (District 7), Jim Ridderbush (District 8), Ben Delie (District 10), Melinda Eck (District 11), Kathy Hinkfuss (District 12).

## **C. PLEDGE OF ALLEGIANCE.**

## **D. INVOCATION.**

## **E. APPROVAL OF THE AGENDA.**

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to approve.  
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. Approval of the agenda for the Tuesday, November 18, 2025, meeting of the Common Council.

## **F. REPORT BY THE MAYOR.**

### **G. ANNOUNCEMENTS.**

## **H. REPORT OF THE JOINT FINANCE/PERSONNEL COMMITTEE (NOVEMBER 13, 2025).**

1. To approve the request for new positions in 2026 and reclassifications.

Ald. Ridderbush joined the meeting in Zoom and in Civic Clerk.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to approve.  
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

2. To approve the Mayor's Recommended 2026 Budget as proposed.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to approve.  
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Mayor asked for public comment on the budget.  
No one appeared to speak to this item.

3. To approve the 2026 borrowing request as amended.

Moved by Ald. Joey Prestley, seconded by Ald. Alyssa Proffitt to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

4. To approve the 2026-2030 Capital Improvement Plan.

Moved by Ald. Brian Johnson, seconded by Ald. Alyssa Proffitt to amend the Adams Street reconstruction projects and split the \$2.4 million engineering costs with \$400 K costs for 2027 and the remaining \$2 million for 2028..

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Kathy Hinkfuss to approve as amended.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None..

## **I. RESOLUTIONS.**

Moved by Ald. Brian Johnson, seconded by Ald. Melinda Eck to suspend the rules and take up all with one roll call vote.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Joey Prestley, seconded by Ald. Alyssa Proffitt to adopt.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. Resolution authorizing for future 2026 Borrowing.

2. Final Budget Resolution 2026.

## **J. COMMITTEE OF THE WHOLE**

1. For consideration and possible action on a request from Moski Corporation to consent to the Collateral Assignment of Development Agreement 2025-04 to Associated Bank for 1116 Hobart Drive Multifamily Development.

Moved by Ald. Brian Johnson, seconded by Ald. Kathy Hinkfuss to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

2. For consideration and possible action on General Ordinance 34-25 Relating to Animals Prohibited in City Parks and Farmers' Market Locations.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Brian Johnson to suspend the rules and take up as a first and final reading.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Brian Johnson to adopt.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

## **K. REFERRAL OF PETITIONS & COMMUNICATIONS.**

## **L. ADJOURNMENT.**

Moved by Ald. Alyssa Proffitt, seconded by Ald. Melinda Eck to adjourn.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Brian Johnson, Melinda Eck, Kathy Hinkfuss, Jim Ridderbush, No-None, Abstain-None.

1. Next Meeting: December 2, 2025.
2. Adjournment of the Tuesday, November 18, 2025, meeting of the Common Council.

## MEMORANDUM

**TO:** Green Bay City Council  
**FROM:** Planning Staff  
**DATE:** 11.25.25  
**RE:** Affordable Housing Second Reading Clarity

Dear Council Members

Please find the following general ordinances which were amended during the first reading of during the November 11, 2025 meeting of the Common Council:

GO 24-25 2 family design update, DCED Director appeal to Plan Commission  
GO 29-25 Impervious surface coverage on residentially zoned lots  
GO 30-25 Mixed use buildings residential uses back to not permitted fronting ground floor  
GO 31-25 Conditional use for multi family on first floor in commercial district

Five other GOs were considered but did not have an amendment.

GO 25-25  
GO 26-25  
GO 27-25  
GO 28-25  
GO 32-25

A final GO will hear a first reading during the meeting  
Ch 44-1964 GO 35-25, landscaping buffer

Jon LeRoy  
Zoning Administrator/Senior Planner

**GENERAL ORDINANCE NO. 24-25**

**AN ORDINANCE  
AMENDING SECTION 44-1580,  
GREEN BAY MUNICIPAL CODE,  
RELATING TO RESIDENTIAL USES**

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

**SECTION 1.** Section 44-1580, Green Bay Municipal Code, is hereby amended to read:

**Sec. 44-1580. Residential uses.**

- (a) *Single-family detached dwelling in all residential districts.*
  - (1) No parking shall be located in the front yard or between the front facade and the street except on a permitted driveway providing access to parking areas beyond the front yard.
  - (2) The primary entrance shall be located on the facade fronting a public street.
  - (3) Single-family homes shall be designed to reflect the general architectural style of surrounding buildings on the block, including front yard depth, height and roof pitch, primary materials, facade detailing, and size and placement of window and door openings. Renderings of all buildings elevations designs must be complementary with the neighborhoods. This requirement shall only apply under the in-fill lot definition.
- (b) *Two-family dwelling, duplexes and semi-detached in R-1 Residential Districts.*
  - (1) No parking shall be located in the front yard or between the front facade and the street except on a permitted driveway providing access to parking areas beyond the front yard.
  - (2) Access to the second dwelling unit shall be either through a common hallway with one front entrance or by means of a separate entrance. The primary entrance shall be located on the facade fronting a public street.
  - (3) New housing types should be introduced in limited quantities to increase diversity and housing choice, not to replace whole blocks of existing housing. Therefore, no more than one-quarter of the lineal frontage of a block may be converted to two-family duplexes or two-family semi-detached housing, and no further two-family duplex or two-family semi-detached housing development is permitted once this threshold is reached.
  - (4) Duplexes and semi-detached housing shall be designed to reflect the general architectural style of surrounding buildings on the block, including front yard depth, height and roof pitch, primary materials, facade detailing, and size and placement of window and door openings. Renderings of all buildings elevations designs must be complementary with the neighborhoods. This requirement shall only apply under the in-fill lot definition.
  - (5) Duplexes and semi-detached housing shall be designed to meet the general physical layout for attached garages facing the right of way. Therefore, if the majority of the lineal frontage of a block does not have attached garages facing the right of way, new construction of garages shall not be attached facing the right of way. If the majority of the lineal frontage of a block has garages facing the right of way, attached garages facing the right of way may be constructed. The amount of attached garage stalls per building shall not exceed the average amount of garage stalls per building of the block the dwelling is located or two total stalls, whichever amount is greater.

- (c) *Single-family attached dwelling (townhouse) in the R-1 and R-2 Residential Districts.*
- (1) A maximum of six units shall be permitted within a single building.
  - (2) Townhouses shall have sufficient frontage per Table 44-2. No parking shall be located in the front yard or between the front facade and the street.
  - (3) If the primary entrance of a structure is not facing the street, the Community and Economic Development Director may choose to require its location face a public street.
  - (4) New housing types should be introduced in limited quantities to increase diversity and housing choice, not to replace whole blocks of existing housing. Therefore, no more than one-quarter of the lineal frontage of a block may be converted to townhouse units, and no further townhouse development is permitted once this threshold is reached.
  - (5) Townhouse units shall be designed to reflect the general architectural style of surrounding buildings on the block, including front yard depth, height and roof pitch, primary materials, facade detailing, and size and placement of window and door openings. Exact replication of attributes of existing buildings is not expected, but rather sensitivity to neighborhood context.
  - (6) Common open space for use by all residents or private open space adjacent to each unit shall be provided. Such open space shall comprise of a minimum of 1,500 square feet per unit.
- (d) *Single-family attached dwelling (townhouse) in the R-3 Residential District.*
- (1) A maximum of eight units shall be permitted within a single building.
  - (2) Townhouse dwellings shall have sufficient frontage per Table 44-2. No parking shall be located in the front yard or between the front facade and the street.
  - (3) If the primary entrance of a structure is not facing the street, the Community and Economic Development Director may choose to require its location face a public street.
  - (4) Common open space for use by all residents or private open space adjacent to each unit shall be provided. Such open space shall comprise of a minimum of 1,500 square feet per unit.
- (e) *Multiple-family dwelling (three or four units) in the R-1 or R-2 Residential Districts.*
- (1) No parking shall be located in the front yard or between the front facade and the street except on a permitted driveway providing access to parking areas beyond the front yard.
  - (2) If a primary entrance of a structure is not facing the street, the Community and Economic Development Director or their designee may choose to require its location face a public street. If a property owner disputes the decision to require a primary entrance of a structure not facing the street, the property owner may appeal the decision to the Plan Commission for a final determination.. If a primary entrance does not face a public street, a dedicated sidewalk must connect said entrance from right of way to the entrance.
  - (3) Multiple-family dwelling (three or four units) shall be designed to reflect the general architectural style of surrounding buildings on the block, including front yard depth, height and roof pitch, primary materials, facade detailing, and size and placement of window and door openings. Renderings of all buildings elevations designs must be complementary with the neighborhoods. This requirement shall only apply under the in-fill lot definition.
  - (4) Each dwelling must include enclosed (garage) space for each individual unit. Multiple-family dwellings (three or four units) shall provide a minimum of 2 enclosed parking spaces. If a parcel cannot provide an individual enclosed space for each individual unit beyond 2 enclosed parking spaces, a dedicated storage area exception may be considered by the Community and Economic Development Director or their designee. For each unit which does not have an enclosed (garage) space must be included with a site plan. Said storage area must be a minimum of 120 square feet

for each unit. Said storage area shall be tabulated as accessory use. Said storage area can be located within the primary building or accessory building. If a property owner disputes the decision by the Community and Economic Development Director or their designee regarding a dedicated storage area exception, the property owner may appeal the decision to the Plan Commission for a final determination.

- (5) Minimum number of total parking spaces for each multiple-family dwelling (three-four units). Each unit shall have a minimum of one parking stall enclosed (or dedicated storage area exception if approved by the Community and Economic Development Director or their designee) and one additional parking stall. Parking stalls may be tandem if use is dedicated to a single unit. Access to individual unit parking stalls via the driveway shall remain clear and not used as a parking space for any one unit or visitor.

(f) *Accessory Dwelling Unit (ADU) in all residential or mixed-use districts.*

- (1) Accessory dwelling units are permitted in conjunction with a primary detached single-family dwelling, two-family dwelling (duplex or semi-detached) or single-family attached dwellings (townhouses). They are not permitted in conjunction with multiple-family or mixed-use structures.
- (2) There shall be no more than one accessory dwelling unit on a parcel/lot.
- (3) Either the principal/primary dwelling unit or the accessory dwelling unit must be the primary permanent residence of the owner of the parcel/lot.
- (4) An accessory dwelling unit shall not be permitted to be used as a short term rental.
- (5) An accessory dwelling unit must:
  - a. Be located behind any façade plane of the principal/primary dwelling on the parcel/lot fronting the public right-of-way.
  - b. Not contain more than 1000 square feet of gross floor area or greater than the established primary residential building, whichever is less.
  - c. not be taller than the principal/primary dwelling structure.
  - d. Maintain the architectural design, style, appearance, and character of the principal/primary dwelling by incorporating design elements of the principal residence including but not limited to similar façade materials, façade colors, window style/treatment, roof design and pitch.
- (6) A recreational vehicle, travel trailer, camper, or similar vehicle shall not be permitted to be used as an accessory dwelling unit.
- (7) No portion of a lot on which an accessory dwelling unit is located may be subdivided from or legally described differently than, the lot containing the primary residential unit, and no portion of a structure containing an accessory dwelling unit may have ownership different from the ownership of the primary dwelling unit.
- (8) A minimum of one parking space shall be dedicated to the accessory dwelling unit and provided on the same parcel/lot. Said parking space, whether open or within a detached or attached accessory building/garage shall meet all dimensional and other requirements of the Municipal Code.
- (9) There shall be an unobstructed walkway leading from the public street to the accessory dwelling unit.

- (10) A site plan and a building plan meeting zoning code requirements shall be submitted to the Plan Commission for review and approval at the time of Conditional Use Permit application.
- (g) *Live-work unit in all residential districts.*
- (1) The workspace component shall be located on the first floor or basement of the building, with an entrance facing the primary abutting public street.
  - (2) The dwelling unit component shall be located above or behind the workspace and shall maintain a separate entrance located on the front or side facade and accessible from the primary abutting public street.
  - (3) The office or business component of the unit shall not exceed 30 percent of the total gross floor area of the unit.
  - (4) A total of two off-street parking spaces shall be provided for a live-work unit, located to the rear of the unit or underground/enclosed.
  - (5) The size and nature of the workspace shall be limited so that the building type may be governed by residential building codes. An increase in size or intensity beyond the specified limit on floor area would require the building to be classified as a mixed-use building.
  - (6) The business component of the building may include offices, small service establishments, home crafts which are typically considered accessory to a dwelling unit, or limited retailing (by appointment only) associated with fine arts, crafts, or personal services. It may not include a wholesale business, a manufacturing business, a commercial food service requiring a license, a limousine business, or auto service or repair for any vehicles other than those registered to residents of the property.
  - (7) The business of the live-work unit must be conducted by a person who resides on the same lot. In no case shall the business employ more than two workers who live outside of the live-work unit.
- (h) *Dwelling in conjunction with business in all industrial districts.*
- (1) There shall be a total of no more than one dwelling in conjunction with business on a zoning lot.
  - (2) The minimum lot area shall be 5,000 square feet greater than the minimum lot area required for the principal use in the zoning district.
  - (3) Only an employee who is a watchman of the principal use, including their family, shall be permitted to reside in the dwelling unit.
  - (4) Access to the dwelling shall be by means of separate individual entrance from that of the principal use. Said access shall be made available to the City's public safety agencies, such as EMS, police, and fire, and approved by the Common Council during conditional use permit review.
  - (5) A total of two off-street parking spaces shall be provided for a live-work unit, located to the rear of the unit or underground/enclosed.
  - (6) A site plan and a building plan shall be submitted to the Plan Commission at the time of application for review and approval.
- (i) *Short-term rentals (STRs).*
- (1) Advertising, including but not limited to, through a third-party, is prima facia evidence that the dwelling unit is used for a short-term rental. Prior to advertising or occupancy of a dwelling unit for use as a short-term rental, the following permits, registrations, and other information shall be obtained by the property owner or local representative:

- a. Proof of registration with the City of Green Bay Treasurer regarding Brown County room tax requirements.
  - b. Proof of registration with the Brown County Health Department.
  - c. A lease agreement example provided that includes language regarding compliance with parking, noise and other applicable City of Green Bay ordinances relevant to occupancy of the structure.
  - d. Proof of condominium association approval if the property is part of one.
  - e. Proof of approval from property owner if applicant is the local representative.
  - f. City of Green Bay short-term rental permit (STRP).
- (2) An application for a short-term rental permit (STRP) may be an initial application or a renewal application, and shall be complete prior to submittal. STRP applications shall include all of the following:
- a. Initial application.
    - 1. Completed STRP application on a form established by the City.
    - 2. Application fee as provided in the City Fee Schedule.
    - 3. Proof of insurance.
    - 4. Documentation required in subsection (j)(1) of this section.
  - b. Renewal of STRP. A STRP is valid for one year and shall expire on July 1 of the calendar year. A STRP not renewed prior to July 1 shall be deemed expired, and subject to the initial application requirements. Prior to July 1, a STRP may be renewed on an annual basis, provided that no material changes have occurred to the initial application, and shall meet the following standards:
    - 1. Proof of insurance.
    - 2. Necessary permits and proof of registration as required in subsection (j)(2) of this section.
    - 3. Renewal fee as provided in the City Fee Schedule.
    - 4. All required application material must be submitted at the same time. Applications that are not complete at submission will be returned to the applicant without processing.
- (3) The number of occupants in STRs shall not exceed the limits set forth in the State of Wisconsin Uniform Dwelling Code and other applicable County and City of Green Bay housing regulations for residential structures based on the number of bedrooms within the unit.
- (4) STRPs are issued to a specific property owner, or local representative, of a short-term rental, referred to as the permit holder. STRs shall be immediately terminated when the permit holder sells or transfers the real property which was advertised or used as a short-term rental, except for a change in ownership where the title is held in survivorship or transfers on the owner's death.
- (5) Availability of STRs to the public shall not be advertised on site, except for as provided in subsection (6) below.
- (6) A STRP placard shall be visible from the street right-of-way on which the principal structure is addressed on. The placard shall contain the name and telephone number of the local representative responsible for managing short-term rental property.

- (7) STRs shall not violate any applicable conditions, covenants, or other restrictions on real property.
- (8) Alcohol may not be sold on site.
- (9) STRPs granted by the City are subject to review on a yearly basis during renewal. Additionally, STRs may be reviewed at any time when the Community and Economic Development Director or Plan Commission has reason to believe that the regulations are not being adhered to or that there are problems associated with the STRs that warrant review by the Plan Commission and the Green Bay Common Council. STRs may be revoked based on the findings of the Plan Commission. STRs denied by the Planning staff may be appealed to the Plan Commission and Common Council.
- (10) No recreational vehicle (RV), camper, tent or any other temporary lodging arrangement shall be permitted on site for the means of providing accommodations for occupants and/or guests of a short-term rental.
- (11) STRs shall comply with all requirements of this article and all applicable standards of this Code.
- (12) Violations. Failure to comply with the requirements above shall constitute a violation of the provisions of this section. Disturbances or nuisances caused by the tenants of an approved STR which violate this Code, including, but not limited to, outdoor events noise ordinances or state law, shall also constitute a violation. Penalties for each violation shall be imposed in an amount not to exceed \$500.00, including court costs, and may result in permit suspension or revocation.

**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

ATTEST:

\_\_\_\_\_  
Celestine Jeffreys, Clerk

law

10/21/2025

GENERAL ORDINANCE NO. 24-25

AN ORDINANCE  
AMENDING SECTION 44-1580,  
GREEN BAY MUNICIPAL CODE,  
RELATING TO RESIDENTIAL USES

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

**SECTION 1.** Section 44-1580, Green Bay Municipal Code, is hereby amended to read:

**Sec. 44-1580. Residential uses.**

- (a) *Single-family detached dwelling in all residential districts.*
- (1) No parking shall be located in the front yard or between the front facade and the street except on a permitted driveway providing access to parking areas beyond the front yard.
  - (2) The primary entrance shall be located on the facade fronting a public street.
  - (3) Single-family homes shall be designed to reflect the general architectural style of surrounding buildings on the block, including front yard depth, height and roof pitch, primary materials, facade detailing, and size and placement of window and door openings. Renderings of all buildings elevations designs must be complementary with the neighborhoods. This requirement shall only apply under the in-fill lot definition.
- (b) *Two-family dwelling, duplexes and semi-detached in R-1 Residential Districts.*
- (1) No parking shall be located in the front yard or between the front facade and the street except on a permitted driveway providing access to parking areas beyond the front yard.
  - (2) Access to the second dwelling unit shall be either through a common hallway with one front entrance or by means of a separate entrance. The primary entrance shall be located on the facade fronting a public street.
  - (3) New housing types should be introduced in limited quantities to increase diversity and housing choice, not to replace whole blocks of existing housing. ~~Therefore, no duplex shall be constructed and no single-family dwelling shall be converted to a duplex within a distance of 300 feet from any other two-family or multifamily dwelling located within the same block without a conditional use permit.~~ **Therefore, no more than one-quarter of the lineal frontage of a block may be converted to two-family duplexes or two-family semi-detached housing, and no further two-family duplex or two-family semi-detached housing development is permitted once this threshold is reached.**
  - (4) Duplexes **and semi-detached housing** shall be designed to reflect the general architectural style of surrounding buildings on the block, including front yard depth, height and roof pitch, primary materials, facade detailing, and size and placement of window and door openings. Renderings of all buildings elevations designs must be complementary with the neighborhoods. This requirement shall only apply under the in-fill lot definition.
  - (5) **Duplexes and semi-detached housing shall be designed to meet the general physical layout for attached garages facing the right of way. Therefore, if the majority of the lineal frontage of a block does not have attached garages facing the right of way, new construction of garages shall not be attached facing the right of way. If the majority of the lineal frontage of a block has garages facing the right of way, attached garages facing the right of way may be constructed. The amount of attached garage stalls per building shall not exceed the**

**average amount of garage stalls per building of the block the dwelling is located or two total stalls, whichever amount is greater.**

~~(e) Two-family dwelling, semi-detached, in the R-1 and R-2 Residential Districts.~~

- ~~(1) No parking shall be located in the front yard or between the front facade and the street except on a permitted driveway providing access to parking areas beyond the front yard.~~
- ~~(2) If the primary entrance of a structure is not facing the street, the Community and Economic Development Director may choose to require its location face a public street.~~
- ~~(3) New housing types should be introduced in limited quantities to increase diversity and housing choice, not to replace whole blocks of existing housing. Therefore, no semi-detached dwelling shall be constructed and no single-family dwelling shall be converted to a semi-detached dwelling within a distance of 300 feet from any other two-family or multifamily dwelling located within the same block.~~
- ~~(4) Semi-detached dwellings shall be designed to reflect the general architectural style of surrounding buildings on the block, including front yard depth, height and roof pitch, primary materials, facade detailing, and size and placement of window and door openings. Exact replication of attributes of existing buildings is not expected, but rather sensitivity to neighborhood context.~~

~~(d) (c) Single-family attached dwelling (townhouse) in the R-1 and R-2 Residential Districts.~~

- (1) A maximum of six units shall be permitted within a single building.
- (2) Townhouses shall have sufficient frontage per Table 44-2. No parking shall be located in the front yard or between the front facade and the street.
- (3) If the primary entrance of a structure is not facing the street, the Community and Economic Development Director may choose to require its location face a public street.
- (4) New housing types should be introduced in limited quantities to increase diversity and housing choice, not to replace whole blocks of existing housing. Therefore, no more than one-quarter of the lineal frontage of a block may be converted to townhouse units, and no further townhouse development is permitted once this threshold is reached.
- (5) Townhouse units shall be designed to reflect the general architectural style of surrounding buildings on the block, including front yard depth, height and roof pitch, primary materials, facade detailing, and size and placement of window and door openings. Exact replication of attributes of existing buildings is not expected, but rather sensitivity to neighborhood context.
- (6) Common open space for use by all residents or private open space adjacent to each unit shall be provided. Such open space shall comprise of a minimum of 1,500 square feet per unit.

~~(e) (d) Single-family attached dwelling (townhouse) in the R-3 Residential District.~~

- (1) A maximum of eight units shall be permitted within a single building.
- (2) Townhouse dwellings shall have sufficient frontage per Table 44-2. No parking shall be located in the front yard or between the front facade and the street.
- (3) If the primary entrance of a structure is not facing the street, the Community and Economic Development Director may choose to require its location face a public street.
- (4) Common open space for use by all residents or private open space adjacent to each unit shall be provided. Such open space shall comprise of a minimum of 1,500 square feet per unit.

~~(f) (e) Multiple-family dwelling (**three or four units**) in the **R-1 or R-2 Residential Districts.**~~

- (1) No parking shall be located in the front yard or between the front facade and the street except on a permitted driveway providing access to parking areas beyond the front yard.**
  - (2) If a primary entrance of a structure is not facing the street, the Community and Economic Development Director or their designee may choose to require its location face a public street. If a property owner disputes the decision to require a primary entrance of a structure not facing the street, the property owner may appeal the decision to the Plan Commission for a final determination. If a primary entrance does not face a public street, a dedicated sidewalk must connect said entrance from right of way to the entrance.**
  - (3) Multiple-family dwelling (three or four units) shall be designed to reflect the general architectural style of surrounding buildings on the block, including front yard depth, height and roof pitch, primary materials, facade detailing, and size and placement of window and door openings. Renderings of all buildings elevations designs must be complementary with the neighborhoods. This requirement shall only apply under the in-fill lot definition.**
  - (4) Each dwelling must include enclosed (garage) space for each individual unit. Multiple-family dwellings (three or four units) shall provide a minimum of 2 enclosed parking spaces. If a parcel cannot provide an individual enclosed space for each individual unit beyond 2 enclosed parking spaces, a dedicated storage area exception may be considered by the Community and Economic Development Director or their designee. For each unit which does not have an enclosed (garage) space must be included with a site plan. Said storage area must be a minimum of 120 square feet for each unit. Said storage area shall be tabulated as accessory use. Said storage area can be located within the primary building or accessory building. If a property owner disputes the decision by the Community and Economic Development Director or their designee regarding a dedicated storage area exception, the property owner may appeal the decision to the Plan Commission for a final determination.**
  - (5) Minimum number of total parking spaces for each multiple-family dwelling (three-four units). Each unit shall have a minimum of one parking stall enclosed (or dedicated storage area exception if approved by the Community and Economic Development Director or their designee) and one additional parking stall. Parking stalls may be tandem if use is dedicated to a single unit. Access to individual unit parking stalls via the driveway shall remain clear and not used as a parking space for any one unit or visitor.**
- (g) (f) Carriage-house dwelling *Accessory Dwelling Unit (ADU)* in all residential or mixed-use districts.**
- (1) Accessory dwelling units are permitted in conjunction with a primary detached single-family dwelling, two-family dwelling (duplex or semi-detached) or single-family attached dwellings (townhouses). They are not permitted in conjunction with multiple-family or mixed-use structures.**
  - (2) There shall be no more than one accessory dwelling unit on a parcel/lot.**
  - (3) Either the principal/primary dwelling unit or the accessory dwelling unit must be the primary permanent residence of the owner of the parcel/lot.**
  - (4) An accessory dwelling unit shall not be permitted to be used as a short term rental.**
  - (5) An accessory dwelling unit must:**
    - a. Be located behind any façade plane of the principal/primary dwelling on the parcel/lot fronting the public right-of-way.**
    - b. Not contain more than 1000 square feet of gross floor area or greater than the established primary residential building, whichever is less.**

c. not be taller than the principal/primary dwelling structure.

d. Maintain the architectural design, style, appearance, and character of the principal/primary dwelling by incorporating design elements of the principal residence including but not limited to similar façade materials, façade colors, window style/treatment, roof design and pitch.

(6) A recreational vehicle, travel trailer, camper, or similar vehicle shall not be permitted to be used as an accessory dwelling unit.

(7) No portion of a lot on which an accessory dwelling unit is located may be subdivided from or legally described differently than, the lot containing the primary residential unit, and no portion of a structure containing an accessory dwelling unit may have ownership different from the ownership of the primary dwelling unit.

~~(1) A carriage house dwelling unit shall be located above a detached garage that is accessory to a single-family detached dwelling and located within the rear yard.~~

~~(2) Any exterior changes or additions for a carriage house dwelling shall be constructed of similar materials and shall be architecturally compatible with the main (principal) building.~~

~~(3) The dwelling unit may not contain more than 30 percent of the total floor area on the zoning lot.~~

~~(4) There shall be a total of no more than one carriage house dwelling on a zoning lot.~~

~~(5) The minimum lot area shall be 2,500 square feet greater than the minimum lot area required for the main (principal) building in the zoning district.~~

(6 7) A minimum of one parking space shall be dedicated to the accessory dwelling unit and provided on the same parcel/lot. Said parking space, whether open or within a detached or attached accessory building/garage with a carriage house dwelling shall meet all dimensional and other requirements of the Municipal Code district for accessory buildings. If walls of a carriage house dwelling facing interior lot lines contain windows or other openings, the wall shall be set back at least four feet from the lot line.

~~(7 8) There shall be an unobstructed walkway leading from the public street to the carriage house dwelling accessory dwelling unit.~~

~~(8) At least one dwelling unit on the zoning lot shall be owner-occupied.~~

~~(9 9) A site plan and a building plan meeting zoning code requirements shall be submitted to the Plan Commission for review and approval at the time of Conditional Use Permit application.~~

~~(h)~~ (g) Live-work unit in all residential districts.

(1) The workspace component shall be located on the first floor or basement of the building, with an entrance facing the primary abutting public street.

(2) The dwelling unit component shall be located above or behind the workspace and shall maintain a separate entrance located on the front or side facade and accessible from the primary abutting public street.

(3) The office or business component of the unit shall not exceed 30 percent of the total gross floor area of the unit.

(4) A total of two off-street parking spaces shall be provided for a live-work unit, located to the rear of the unit or underground/enclosed.

(5) The size and nature of the workspace shall be limited so that the building type may be governed by residential building codes. An increase in size or intensity beyond the specified limit on floor area would require the building to be classified as a mixed-use building.

- (6) The business component of the building may include offices, small service establishments, home crafts which are typically considered accessory to a dwelling unit, or limited retailing (by appointment only) associated with fine arts, crafts, or personal services. It may not include a wholesale business, a manufacturing business, a commercial food service requiring a license, a limousine business, or auto service or repair for any vehicles other than those registered to residents of the property.
- (7) The business of the live-work unit must be conducted by a person who resides on the same lot. In no case shall the business employ more than two workers who live outside of the live-work unit.

(+) **(h)** *Dwelling in conjunction with business in all industrial districts.*

- (1) There shall be a total of no more than one dwelling in conjunction with business on a zoning lot.
- (2) The minimum lot area shall be 5,000 square feet greater than the minimum lot area required for the principal use in the zoning district.
- (3) Only an employee who is a watchman of the principal use, including their family, shall be permitted to reside in the dwelling unit.
- (4) Access to the dwelling shall be by means of separate individual entrance from that of the principal use. Said access shall be made available to the City's public safety agencies, such as EMS, police, and fire, and approved by the Common Council during conditional use permit review.
- (5) A total of two off-street parking spaces shall be provided for a live-work unit, located to the rear of the unit or underground/enclosed.
- (6) A site plan and a building plan shall be submitted to the Plan Commission at the time of application for review and approval.

(+) **(i)** *Short-term rentals (STRs).*

- (1) Advertising, including but not limited to, through a third-party, is prima facia evidence that the dwelling unit is used for a short-term rental. Prior to advertising or occupancy of a dwelling unit for use as a short-term rental, the following permits, registrations, and other information shall be obtained by the property owner or local representative:
  - a. Proof of registration with the City of Green Bay Treasurer regarding Brown County room tax requirements.
  - b. Proof of registration with the Brown County Health Department.
  - c. A lease agreement example provided that includes language regarding compliance with parking, noise and other applicable City of Green Bay ordinances relevant to occupancy of the structure.
  - d. Proof of condominium association approval if the property is part of one.
  - e. Proof of approval from property owner if applicant is the local representative.
  - f. City of Green Bay short-term rental permit (STRP).
- (2) An application for a short-term rental permit (STRP) may be an initial application or a renewal application, and shall be complete prior to submittal. STRP applications shall include all of the following:
  - a. Initial application.
    - 1. Completed STRP application on a form established by the City.

2. Application fee as provided in the City Fee Schedule.
  3. Proof of insurance.
  4. Documentation required in subsection (j)(1) of this section.
- b. Renewal of STRP. A STRP is valid for one year and shall expire on July 1 of the calendar year. A STRP not renewed prior to July 1 shall be deemed expired, and subject to the initial application requirements. Prior to July 1, a STRP may be renewed on an annual basis, provided that no material changes have occurred to the initial application, and shall meet the following standards:
1. Proof of insurance.
  2. Necessary permits and proof of registration as required in subsection (j)(2) of this section.
  3. Renewal fee as provided in the City Fee Schedule.
  4. All required application material must be submitted at the same time. Applications that are not complete at submission will be returned to the applicant without processing.
- (3) The number of occupants in STRs shall not exceed the limits set forth in the State of Wisconsin Uniform Dwelling Code and other applicable County and City of Green Bay housing regulations for residential structures based on the number of bedrooms within the unit.
  - (4) STRPs are issued to a specific property owner, or local representative, of a short-term rental, referred to as the permit holder. STRs shall be immediately terminated when the permit holder sells or transfers the real property which was advertised or used as a short-term rental, except for a change in ownership where the title is held in survivorship or transfers on the owner's death.
  - (5) Availability of STRs to the public shall not be advertised on site, except for as provided in subsection (6) below.
  - (6) A STRP placard shall be visible from the street right-of-way on which the principal structure is addressed on. The placard shall contain the name and telephone number of the local representative responsible for managing short-term rental property.
  - (7) STRs shall not violate any applicable conditions, covenants, or other restrictions on real property.
  - (8) Alcohol may not be sold on site.
  - (9) STRPs granted by the City are subject to review on a yearly basis during renewal. Additionally, STRs may be reviewed at any time when the Community and Economic Development Director or Plan Commission has reason to believe that the regulations are not being adhered to or that there are problems associated with the STRs that warrant review by the Plan Commission and the Green Bay Common Council. STRs may be revoked based on the findings of the Plan Commission. STRs denied by the Planning staff may be appealed to the Plan Commission and Common Council.
  - (10) No recreational vehicle (RV), camper, tent or any other temporary lodging arrangement shall be permitted on site for the means of providing accommodations for occupants and/or guests of a short-term rental.
  - (11) STRs shall comply with all requirements of this article and all applicable standards of this Code.
  - (12) Violations. Failure to comply with the requirements above shall constitute a violation of the provisions of this section. Disturbances or nuisances caused by the tenants of an approved STR

which violate this Code, including, but not limited to, outdoor events noise ordinances or state law, shall also constitute a violation. Penalties for each violation shall be imposed in an amount not to exceed \$500.00, including court costs, and may result in permit suspension or revocation.

**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

ATTEST:

\_\_\_\_\_  
Celestine Jeffreys, Clerk

law

10/21/2025

## MEMORANDUM

**TO:** Green Bay City Council  
**FROM:** Planning Staff  
**DATE:** 11.25.25  
**RE:** Affordable Housing Second Reading Clarity

Dear Council Members

Please find the following general ordinances which were amended during the first reading of during the November 11, 2025 meeting of the Common Council:

GO 24-25 2 family design update, DCED Director appeal to Plan Commission  
GO 29-25 Impervious surface coverage on residentially zoned lots  
GO 30-25 Mixed use buildings residential uses back to not permitted fronting ground floor  
GO 31-25 Conditional use for multi family on first floor in commercial district

Five other GOs were considered but did not have an amendment.

GO 25-25  
GO 26-25  
GO 27-25  
GO 28-25  
GO 32-25

A final GO will hear a first reading during the meeting  
Ch 44-1964 GO 35-25, landscaping buffer

Jon LeRoy  
Zoning Administrator/Senior Planner

**GENERAL ORDINANCE NO. 29-25**

**AN ORDINANCE  
AMENDING DIVISION 1, SECTION 44-551 THROUGH 44-562 AND  
DIVISION 2, SECTION 44-588 THROUGH 44-590,  
GREEN BAY MUNICIPAL CODE,  
RELATING TO RESIDENTIAL DISTRICTS**

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

**SECTION 1.** Section 44-551 through 44-558, Green Bay Municipal Code, is hereby amended to read:

*DIVISION 1. GENERAL PROVISIONS*

**Sec. 44-551. Purpose.**

The residential districts are established to preserve and enhance the quality of living in residential neighborhoods, to regulate structures and uses which may affect the character or desirability of residential areas, to encourage a variety of dwelling types and locations and a range of population densities consistent with the City's comprehensive plan, and to ensure adequate light, air, privacy, and open space. The residential districts and their purposes are as follows:

- (1) R-1 Low-Density Residential District provides an environment of predominantly single-family dwellings on moderately sized lots. Infill development is encouraged on lots that are consistent in size and dimensions with the predominant lot size and type on adjacent parcels. Two-family **and small lower density multifamily** dwellings are permitted in limited numbers, consistent with the goals of promoting affordable housing and encouraging a variety of housing sizes and types in each neighborhood.
- (2) R-2 Medium-Density Residential District is established to provide an environment of moderate-density single- and two-family dwellings, townhouses, and small **lower density multifamily dwellings** buildings that are designed to be compatible with their neighbors.
- (3) R-3 Varied Density Residential District is established to provide for an environment of moderate- to high-density attached and multifamily housing designed to present an attractive appearance to neighboring streets and adjacent uses, to include sufficient private and semi-private outdoor space, and to be well integrated into their surroundings.
- (4) RR Rural Residential District is established to provide for limited large-lot development in areas of the City not yet served by public utilities, as defined by the Urban Reserve District (a municipal service district). In these areas, the intent is to facilitate future urban development in a cost-effective manner that allows for logical street connections and open space protection. In areas served by public utilities, the RR district provides a low-density residential environment and allows for the option of conservation subdivision design.

(Code 1984, § 13.601)

**Sec. 44-552. Principal uses for the residential districts.**

- (a) *In general.* Table 44-1, Principal Uses in the Residential Districts, lists all permitted and conditional uses allowed in the residential districts.

- (b) *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or modify a permitted use, excluding single-family residential uses, shall obtain a zoning certificate for such use as specified in Article II of this chapter, Administration.
- (c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Article II of this chapter, Administration. Condominiums are permitted in all residential districts per Wis. Stats. Ch. 703.
- (d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the Zoning Administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Article II of this chapter, Administration, governing determination of substantially similar uses.
- (e) *Specific development standards.* Permitted and conditional uses specified with an "x" under the Specific development standards column shall be subject to the standards identified in Article XVI of this chapter, Land Use Development Standards.

Table 44-1. Principal Uses in the Residential Districts

Use	District				Dev. Stds.
	R-1	R-2	R-3	RR	
<b>Residential Uses</b>					
<b>Dwellings</b>					
Single-family dwelling, detached	P	P	C	P	x
Two-family dwelling - duplex <b>(upper/lower)</b>	€ <u>P</u>	P	P	-	x
Two-family dwelling - semi-detached <b>(side-by-side)</b>	€ <u>P</u>	P	P	-	x
Single-family attached dwelling, townhouse	C	C	P	—	x
Multiple-family dwelling, three or four units	— <u>C</u>	C	P	—	x
Multiple-family dwelling, more than four units	—	—	P	—	
<del>Carriage house</del> <b>Accessory Dwelling Unit (ADU)</b>	C	— <u>C</u>	— <u>C</u>	C	x
Live-work unit	C	C	C	P	x
Short-term rentals (STRs)	P	P	— <u>P</u>	P	x
<b>Congregate Living</b>					
Rooming house, boarding house	— <u>C</u>	— <u>C</u>	P	—	x
Community living arrangement:					
Serving three to eight persons	P*	P*	P*	P*	x
Serving nine to 15 persons	—	—	P*	—	x
Serving 16 or more persons	—	—	C	—	x
Dormitory	— <u>C</u>	— <u>C</u>	€ <u>P</u>	—	x
Fraternity, sorority house	C	C	€ <u>P</u>	—	x
Convent, monastery, seminary	C	<del>P</del> <u>C</u>	P	—	x

	Nursing home, assisted living	— <u>C</u>	— <u>C</u>	€ <u>P</u>	—	x
	Transitional facility	—	—	C	—	
	*A conditional use permit may be required for community living arrangement uses per the development standards (Section 44-1581)					
Educational Uses						
	Adult daycare home	€ <u>P</u>	P	P	— <u>P</u>	x
	Family daycare home (8 or fewer children)	P	P	P	P	x
	Group daycare center, preschool (9 or more children)	—	—	P	—	x
Institutional and Civic Uses						
	Cemetery	C	C	C	P	
	Community center, neighborhood center	C	C	C	—	x
	Cultural institution	C	C	C	—	x
	<b>Existing</b> Library *	C	P	P	—	x
	Religious institution, place of worship	C	P	P	C	x
	Public park, playground, recreation center	P	P	P	P	
	Existing School, elementary or secondary*	C	C	C	—	x
	Community gardens	P	P	P	P	x
	*"Existing" means those elementary and secondary schools <b>and libraries</b> existing and in operation prior to the effective date of the Zoning Code: August 19, 2006					
Commercial and Production Uses						
	Bed and breakfast	C	C	P	C	x
	Personal service (<2,500 <b>5,000</b> sq. ft. in floor area)	C	C	C	—	x
	General retail sales (<2,500 <b>5,000</b> sq. ft. in floor area)	C	C	C	—	x
	Outdoor commercial recreation	—	—	—	C	x
	Agriculture	—	—	—	P	
	Campground	—	—	—	P	x
Public Service and Utility Uses						
	Public safety/service facility	P	P	P	P	x
	Telecommunication tower, wireless communication facility	—	C	C	C	x
	Utility buildings and substations	C	C	C	C	x

Note: P = Permitted Use; C = Conditional Use.

**Sec. 44-553. Site design considerations.**

Development of land within the residential districts shall follow established standards for traffic circulation, landscape design, and other considerations as specified in Article XVI of this chapter, Land Use Development Standards, and Article XIX of this chapter, Site Plan Review.

**Sec. 44-554. Lot dimension and building bulk requirements.**

Lot area and setback requirements shall be as specified in Table 44-2, Lot Dimension and Setback Requirements.

Table 44-2. Lot Dimension and Setback Requirements, Residential Districts

	R-1	R-2	R-3	RR
Minimum Lot Area (sq. ft.)				
Single-family detached dwelling	<del>7,500</del> <b>5,000</b>	5,000	5,000	10,000 <sup>a</sup>
Two-family dwelling - duplex ( <b>upper/lower</b> )	<del>7,500</del> <b>5,000</b>	5,000	5,000	-
Two-family dwelling - semi-detached ( <b>side-by-side</b> ) <b>per unit</b>	<del>6,000</del> <b>3,000</b>	<del>4,000</del> <b>3,000</b>	<del>4,000</del> <b>3,000</b>	-
Single-family attached, <b>townhouse</b>	— <del>2,500</del> <b>or 17</b> <b>units/acre</b> <b>(the lesser)<sup>d</sup></b>	2,500 or <del>15</del> <b>17</b> <b>units/ac</b> <b>(the lesser)<sup>d</sup></b>	2,500 or <del>15</del> <b>17</b> <b>units/ac</b> <b>(the lesser)<sup>d</sup></b>	-
Multifamily dwelling (per unit)	— <del>2,000</del> <b>sq ft *See</b> <b>Section</b> <b>44-556</b>	<del>2,000 sq ft</del> <b>2,000 sq ft</b> <b>*See</b> <b>Section</b> <b>44-557</b>	<del>1,500 sq ft</del> *See <b>1,500 sq ft</b> *See Section 44-557	-
All other uses (per lot):	10,000	10,000	10,000	<b>10,000<sup>a</sup></b>
Minimum Lot Width (feet)				
Single-family detached dwelling	<del>75</del> <b>50</b>	45	45	75
<b>Two-family dwelling - duplex (upper/lower)</b>	<del>75</del> <b>50</b>	45	45	-
Two-family dwelling - semi-detached ( <b>side-by-side</b> )	<del>40</del> <b>60</b>	<del>30</del> <b>60</b>	<del>30</del> <b>60</b>	-
Single-family attached, <b>townhouse (per unit)<sup>c</sup></b>	<b>20</b>	<del>25</del> <b>20</b>	20	-
Multifamily dwelling (per building)	---	40	40	-
Minimum Building Width (feet)	<b>None</b> See note <sup>b</sup>			
Maximum Height (feet/stories)	35/2.5 <sup>g,f</sup>	35/3 <sup>g,f</sup>	45/4 <b>55/5<sup>f</sup></b>	35/2.5 <sup>f</sup>
Building Setback Requirements (feet) <sup>h</sup>				
Front yard	<del>15</del> <b>10</b> <sup>e, h, b, g</sup>	<del>15</del> <b>10</b> <sup>e, h, b, g</sup>	<del>15</del> <b>10</b> <sup>e, h, b, g</sup>	20 <sup>e, h, b, g</sup>
Side yard <sup>e, f, i, d, e</sup>	<del>6/8</del> <b>5</b> ea. <sup>j</sup>	<del>6</del> <b>5</b> ea.	<del>4/0</del> <b>5</b> ea. <sup>j</sup>	6/8 ea. <sup>j</sup>
Rear yard	<del>25</del> <b>5</b>	<del>25</del> <b>5</b>	<del>25</del> <b>5</b>	25
Garages (attached)	<del>20</del> <b>18</b>	<del>20</del> <b>18</b>	<del>20</del> <b>18</b>	25

Notes to Table 44-2:

<sup>a</sup> For lots in the RR district without City services, minimum lot area shall be ten acres. Other lot dimensions shall be as specified in Table 44-2. See Section 44-555.

<sup>b</sup> ~~The minimum building width on any side shall be at least 22 feet, not including any entryways or other structures that do not run the full length of the building.~~

<sup>b e</sup> Where at least 50 percent of the front footage of any block is built up with principal structures, the front yard setback for new structures shall be equal to the average of the existing structures, except that any structure which is set back 20 percent more or less than the average may be discounted from the formula.

<sup>c d</sup> If townhouses are developed on parcels where only the land immediately beneath each dwelling unit constitutes an individually-described lot and all other land constitutes common properties, the density requirement rather than the minimum lot size shall apply to the entire parcel.

<sup>d e</sup> Side yards: Setbacks shall apply to the ends of attached or semi-detached dwellings.

<sup>e f</sup> Corner properties: The side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street. If no structure exists on the adjacent property, the setback shall be a minimum of one-half the required front yard setback of the subject property's zoning district.

<sup>f g</sup> Heights of structures may be increased with a conditional use permit as permitted in Section 44-83.

<sup>g h</sup> Covered porches are permitted in the front setback compliant with the conditional use permit requirements found in Section 44-83. A porch proposed for a designated historic property or a contributing building within a historic district may be constructed within a front and/or side yard setback provided the porch is historically appropriate or a restoration of a significant architectural feature of the original structure.

**<sup>h</sup> Note that screening / buffer yard setbacks located in Article XIX, Division 5 of this code may supersede the setback requirements**

~~<sup>i</sup> Lots containing less than 60 feet of public street frontage may have a side yard reduction to six feet for primary buildings.~~

~~<sup>j</sup> For single and two-family uses, six feet for a single story, eight feet for 1½ stories or greater.~~

#### **Sec. 44-555. Unserviced lots, RR District.**

All lots developed without City sewer and public water service shall meet the following standards:

- (1) Lots, houses, and other structures, driveways, and any new streets shall be located in compliance with the comprehensive plan and any more detailed area plans for future roads, utilities, and drainage.
- (2) The Plan Commission may require a sketch plan showing how the entire tract could be divided when City services become available. Lots and buildings shall be sited and streets shall be laid out to facilitate future subdivision.
- (3) The ten-acre limit in the RR District may be reduced subject to the following development standards:
  - a. It is relatively similar to other existing parcels in the area.
  - b. An area development plan is submitted and approved for the remaining property and the parcel being created.
  - c. All efforts should be taken to ensure that the existing home and lot will:
    1. Comply with future setbacks.
    2. Fit with the surrounding future development and the parcels future development.
    3. Provide for existing utilities, septic and well currently servicing the home.

- d. Lot size will be determined by the Plan Commission based on a reasonable determination of the area development plan and future lot lines.
- e. Remnant parcel shall not be less than ten acres, except in cases where a remnant parcel is part of a division of land for the purposes of acquisition of public property and/or public use.
- f. The maximum lot to be created should not be greater than 2½ acres.
- g. The land division should meet all remaining standards of Chapter 36, Subdivisions.

**Sec. 44-556. Lot area requirement, R-1 and R-2 Districts.**

The lot area requirement for multifamily uses in the R-1 and R-2 Districts is 2,000 square feet per ~~unit-one bedroom dwelling unit plus 500 square feet for each additional bedroom within the dwelling unit.~~ In the case of boarding homes, dormitories, hospitals, and other residential facilities, the area requirement shall be 1,000 square feet for each resident occupancy of the structure.

**Sec. 44-557. Lot area requirement, R-3 District.**

The lot area requirement for multifamily uses in the R-3 District is 1,500 square feet per ~~unit-one bedroom dwelling unit plus 500 square feet for each additional bedroom within the dwelling unit.~~ In the case of boarding homes, dormitories, hospitals, and other residential facilities, the area requirement shall be 1,000 square feet for each resident occupancy of the structure.

**Sec. 44-558. Housing density bonus, R-3 District.**

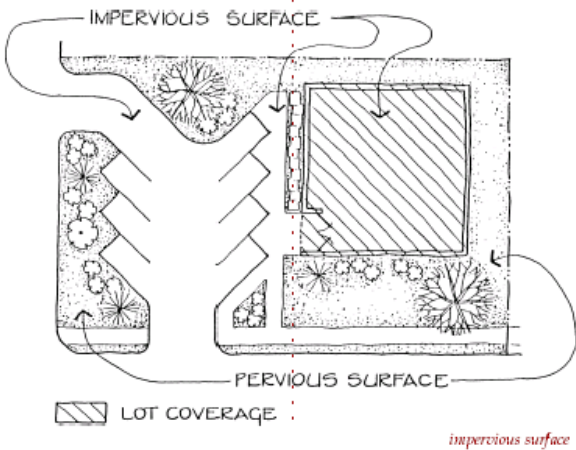
In the R-3 District, sites of three acres or more should include at least two of the following housing types: multifamily apartments of three or four units, multifamily apartments of five or more units, senior apartments, townhouses, duplexes, and semi-detached dwellings. For such developments, the number of units permitted may be increased by up to ten percent above the maximum number of units specified in Section 44-557, if the following requirements are met:

- (1) Two or more of the above-listed housing types are provided.
- (2) Each housing type may comprise no less than ten percent of the total number of units.

**Sec. 44-559. Maximum impervious surface coverage.**

Impervious surface, including all buildings, drives, and other paved areas, shall not cover more than 40 percent of any zoning lot located in the RR District, ~~50~~ ~~60~~ **50** percent of any zoning lot located in the R1, ~~60~~ ~~70~~ **60** percent of any zoning lot in the R2 Districts, or ~~70~~ ~~80~~ **70** percent of any zoning lot in the R3 District. See the following graphic.

**For lots developed or created prior to December 3, 2015 which contain 7500 square feet or less in area; the impervious surface including all buildings, driveways, and other paved areas, shall not contain more than 40 percent of any zoning lot located in the RR District, 60 percent of any zoning lot located in the R1, 70 percent of any zoning lot in the R2 Districts, or 80 percent of any zoning lot in the R3 District. See the following graphic:**



**Impervious Surface Coverage**

**Sec. 44-560. Planned Unit Developments and Traditional Neighborhood Developments.**

A Planned Unit Development or Traditional Neighborhood Development plan may be submitted for consideration within any residential district, subject to the requirements and standards established in Article XX of this chapter, Planned Unit Development Standards, and Article XIV of this chapter, Traditional Neighborhood District.

**Sec. 44-561. Parking and loading requirements.**

Parking and loading requirements for uses in the residential districts shall be as set forth in Article XVIII of this chapter, Off-Street Parking, Drives, and Loading.

**Sec. 44-562. Signs.**

Sign requirements for uses in the residential districts shall be as specified in Chapter 30, Signs.

**Secs. 44-563—44-587. Reserved.**

**SECTION 2.** Section 44-588 through 44-590, Green Bay Municipal Code, is hereby amended to read:

*DIVISION 2. ACCESSORY USES AND STRUCTURES*

**Sec. 44-588. General requirements.**

Accessory uses and structures in the residential districts shall comply with the following standards and all other applicable regulations of this chapter:

- (1) No accessory use or structure shall be constructed or established on any lot prior to the time of construction of the principal use to which it is accessory.
- (2) The accessory use or structure shall be incidental to and customarily associated with the principal use or structure served.
- (3) The accessory use or structure shall be subordinate in area, extent, and purpose to the principal use or structure served.

- (4) The accessory use or structure shall contribute to the comfort, convenience, or necessity of the occupants of the principal use or structure served.
- (5) The accessory use or structure shall be located on the same zoning lot as the principal use or structure.

**Sec. 44-589. Permitted accessory uses.**

Table 44-3. Permitted Nonresidential Accessory Uses in the Residential Districts

Use	R1, R2	R3	RR	Dev. Stds.
Antennas, satellite dishes, and similar equipment as regulated by Article XVI of this chapter	P	P	P	X
Boarding or renting of rooms to not more than two persons	P	P	P	
Buildings temporarily located for construction purposes	P	P	P	
Fences	P	P	P	X
Gardening and other horticultural uses	P	P	P	
Home-based occupations	P	P	P	X
Private garages, carports, and parking spaces	P	P	P	
Private swimming pools, tennis courts, indoor exercise facilities, community meeting rooms, and other recreational facilities that are operated for the sole use and convenience of the residents of the principal use and their guests	P	P	P	X
Tool houses, sheds, and similar buildings	P	P	P	—
Parking, structured		P		X
Outdoor kennel or exercise run for household pets	P	—	P	X
Retail, office, or service uses designed for residents of a multifamily building or complex of limited size and wholly contained within the principal structure		P		X
On parcels of ten acres or more, keeping of domestic animals, such as horses or ponies, sheep, goats, or domestic fowl, provided that no more than one horse, pony, sheep, goat, or similar large farm animal may be kept per acre of property. Animal feedlot operations and pig farms are not permitted. Barns and pens for domestic animals are permitted	—	—	P	X
Antennas, satellite dishes, and similar equipment	P	P	P	X

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	Parking (surface)	P	P	P	
	Parking (structured)	C	P		X
	Signs, as regulated by Chapter 30	P	P	P	
	Small wind energy systems	C	C	C	X
	Solar energy systems, flush roof-mount	P	P	P	
	Solar energy systems, other than flush roof-mount	C	P	P	X
	Telecommunication facilities	C	C	C	X
	Waste and recycling storage	P	P	P	X

Note: P = Permitted Use; C = Conditional Use.

**Sec. 44-590. Residential accessory buildings.**

- (a) *In general.* In all residential districts, the design and construction of any garage, carport, or storage building shall be similar to or compatible with the design and construction of the main building. The exterior building materials, roof style, and colors shall be similar to the main building or shall be commonly associated with residential construction.
- (b) *Attached structures.* An accessory structure shall be considered attached and an integral part of the principal structure when it is connected by an enclosed passageway. Such structures shall be subject to the following requirements:
  - (1) The structure shall meet the required yard setbacks for a principal structure, as established for the zoning district in which it is located.
  - (2) No more than 60% of the principal structures ground floor front façade length may be made of attached accessory structure façade.**
    - a. Exception to the maximum front façade length will be made for side-loaded accessory structures where entry doors are not street facing.**
  - ~~(2)~~**(3)**In no case shall the total floor area of an attached garage, carport, or other accessory structure exceed the ground floor area of the principal building located on the same lot.
  - ~~(3)~~**(4)**Attached garages may not exceed the height of the principal structure.
- (c) *Detached structures.* Detached accessory structures shall be permitted in residential districts in accordance with the requirements shown in Table 44-4 and as follows:
  - (1) Detached accessory structures shall be located to the side or rear of the principal building and are not permitted **in front of the principal structures front or corner side façade and the within the required front yard or within a side yard abutting a street.**
  - (2) The maximum size may be increased upon approval of a conditional use permit, provided that lot coverage requirements are satisfied.
  - (3) Structures with a metal exterior finish exceeding 120 square feet shall be permitted only by conditional use permit.
  - ~~(4) No more than 30 percent of the required rear yard area may be covered by accessory structures.~~
  - ~~(5)~~**(4)** Distance between structures shall be measured from wall to wall.

Table 44-4. Requirements for Detached Accessory Structures, Residential Districts

Use	One- or Two-Family Residential Use <b>and</b> <b>townhouse</b>	Townhouse or Multifamily Residential Use	RR District, 10 Acres or More
Number of structures allowed	2 <sup>i</sup>	1 per unit <b>principal building</b> <sup>g</sup>	2
Maximum size - 1st structure	1,000 sq. ft./dwelling unit	10 percent of lot area*	<del>2,000</del> <b>2,500</b> sq. ft.
Maximum size - 2nd structure	<del>150</del> <b>200</b> sq. ft.	<del>150 sq. ft.</del> <b>N/A</b>	<del>1,000</del> <b>1,500</b> sq. ft.
Maximum height <sup>c</sup>	16 feet <sup>d</sup>	16 feet <sup>d</sup>	20 feet <sup>d</sup>
Maximum side wall height <sup>c, d</sup>	10 feet	10 feet	10 feet
<b>Required Setbacks<sup>h</sup></b>			
Front yard <sup>f</sup>	<del>55</del> <b>25</b> feet	<del>55</del> <b>25</b> feet	55 feet
Side yard <sup>a, c</sup>	4 feet	<del>10</del> <b>5</b> feet	15 feet
Rear yard <sup>b, c</sup>	4 feet	<del>10</del> <b>5</b> feet	15 feet
Between structures	3 feet	3 feet	3 feet

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Notes to Table 44-4:

<sup>a</sup> One- and two-family lots less than ~~60~~ **61** feet in width only require a 2½-foot side yard for detached accessory structures.

<sup>b</sup> One- and two-family lots less than ~~90~~ **91** feet in depth only require a 2½-foot rear yard for detached accessory structures.

<sup>c</sup> Maximum height and maximum side wall height may be increased to a height no greater than that of the principal structure located on the same lot ~~provided the accessory structure is used as a carriage house dwelling.~~

<sup>d</sup> Heights of structures may be increased with a conditional use permit as permitted in Section 44-83.

<sup>e</sup> A corner yard setback may be reduced where at least 50 percent of the front footage of any block is built up with principal structures, the corner yard setback for new structures shall be equal to the average of the existing structures, except that any structure which is setback 20 percent more or less than the average may be discounted from the formula. In no case shall the setback be less than 15 feet and shall only apply to corner lots of two intersection rights-of-way.

**<sup>f</sup> May not be between the principal structures front or corner side yard façade and the right-of-way**

**<sup>g</sup> Additional accessory structures shall be permitted with a CUP**

**<sup>h</sup> Note that screening / buffer yard setbacks located in Article XIX, Division 5 of this code may supersede the setback requirement**

**<sup>i</sup> One accessory dwelling unit with an approved CUP does not count as additional accessory structure.**

Secs. 44-591—44-613. Reserved.

**SECTION 3.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 4.** 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

ATTEST:

\_\_\_\_\_  
Celestine Jeffreys, Clerk

law  
10/21/2025

**GENERAL ORDINANCE NO. 29-25**

**AN ORDINANCE  
AMENDING DIVISION 1, SECTION 44-551 THROUGH 44-562 AND  
DIVISION 2, SECTION 44-588 THROUGH 44-590,  
GREEN BAY MUNICIPAL CODE,  
RELATING TO RESIDENTIAL DISTRICTS**

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

**SECTION 1.** Section 44-551 through 44-558, Green Bay Municipal Code, is hereby amended to read:

*DIVISION 1. GENERAL PROVISIONS*

**Sec. 44-551. Purpose.**

The residential districts are established to preserve and enhance the quality of living in residential neighborhoods, to regulate structures and uses which may affect the character or desirability of residential areas, to encourage a variety of dwelling types and locations and a range of population densities consistent with the City's comprehensive plan, and to ensure adequate light, air, privacy, and open space. The residential districts and their purposes are as follows:

- (1) R-1 Low-Density Residential District provides an environment of predominantly single-family dwellings on moderately sized lots. Infill development is encouraged on lots that are consistent in size and dimensions with the predominant lot size and type on adjacent parcels. Two-family and small lower density multifamily dwellings are permitted in limited numbers, consistent with the goals of promoting affordable housing and encouraging a variety of housing sizes and types in each neighborhood.
- (2) R-2 Medium-Density Residential District is established to provide an environment of moderate-density single- and two-family dwellings, townhouses, and small lower density multifamily dwellings that are designed to be compatible with their neighbors.
- (3) R-3 Varied Density Residential District is established to provide for an environment of moderate- to high-density attached and multifamily housing designed to present an attractive appearance to neighboring streets and adjacent uses, to include sufficient private and semi-private outdoor space, and to be well integrated into their surroundings.
- (4) RR Rural Residential District is established to provide for limited large-lot development in areas of the City not yet served by public utilities, as defined by the Urban Reserve District (a municipal service district). In these areas, the intent is to facilitate future urban development in a cost-effective manner that allows for logical street connections and open space protection. In areas served by public utilities, the RR district provides a low-density residential environment and allows for the option of conservation subdivision design.

(Code 1984, § 13.601)

**Sec. 44-552. Principal uses for the residential districts.**

- (a) *In general.* Table 44-1, Principal Uses in the Residential Districts, lists all permitted and conditional uses allowed in the residential districts.

- (b) *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or modify a permitted use, excluding single-family residential uses, shall obtain a zoning certificate for such use as specified in Article II of this chapter, Administration.
- (c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Article II of this chapter, Administration. Condominiums are permitted in all residential districts per Wis. Stats. Ch. 703.
- (d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the Zoning Administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Article II of this chapter, Administration, governing determination of substantially similar uses.
- (e) *Specific development standards.* Permitted and conditional uses specified with an "x" under the Specific development standards column shall be subject to the standards identified in Article XVI of this chapter, Land Use Development Standards.

Table 44-1. Principal Uses in the Residential Districts

Use	District				Dev. Stds.
	R-1	R-2	R-3	RR	
<b>Residential Uses</b>					
<b>Dwellings</b>					
Single-family dwelling, detached	P	P	C	P	x
Two-family dwelling - duplex (upper/lower)	P	P	P	-	x
Two-family dwelling - semi-detached (side-by-side)	P	P	P	-	x
Single-family attached dwelling, townhouse	C	C	P	—	x
Multiple-family dwelling, three or four units	C	C	P	—	x
Multiple-family dwelling, more than four units	—	—	P	—	
Accessory Dwelling Unit (ADU)	C	C	C	C	x
Live-work unit	C	C	C	P	x
Short-term rentals (STRs)	P	P	P	P	x
<b>Congregate Living</b>					
Rooming house, boarding house	C	C	P	—	x
<b>Community living arrangement:</b>					
Serving three to eight persons	P*	P*	P*	P*	x
Serving nine to 15 persons	—	—	P*	—	x
Serving 16 or more persons	—	—	C	—	x
Dormitory	C	C	P	—	x
Fraternity, sorority house	C	C	P	—	x
Convent, monastery, seminary	C	C	P	—	x

	Nursing home, assisted living	— C	— C	P	—	x
	Transitional facility	—	—	C	—	
	*A conditional use permit may be required for community living arrangement uses per the development standards (Section 44-1581)					
Educational Uses						
	Adult daycare home	P	P	P	P	x
	Family daycare home (8 or fewer children)	P	P	P	P	x
	Group daycare center, preschool (9 or more children)	—	—	P	—	x
Institutional and Civic Uses						
	Cemetery	C	C	C	P	
	Community center, neighborhood center	C	C	C	—	x
	Cultural institution	C	C	C	—	x
	Existing Library *	C	P	P	—	x
	Religious institution, place of worship	C	P	P	C	x
	Public park, playground, recreation center	P	P	P	P	
	Existing School, elementary or secondary*	C	C	C	—	x
	Community gardens	P	P	P	P	x
	*"Existing" means those elementary and secondary schools and libraries existing and in operation prior to the effective date of the Zoning Code: August 19, 2006					
Commercial and Production Uses						
	Bed and breakfast	C	C	P	C	x
	Personal service (5,000 sq. ft. in floor area)	C	C	C	—	x
	General retail sales (5,000 sq. ft. in floor area)	C	C	C	—	x
	Outdoor commercial recreation	—	—	—	C	x
	Agriculture	—	—	—	P	
	Campground	—	—	—	P	x
Public Service and Utility Uses						
	Public safety/service facility	P	P	P	P	x
	Telecommunication tower, wireless communication facility	—	C	C	C	x
	Utility buildings and substations	C	C	C	C	x

Note: P = Permitted Use; C = Conditional Use.

**Sec. 44-553. Site design considerations.**

Development of land within the residential districts shall follow established standards for traffic circulation, landscape design, and other considerations as specified in Article XVI of this chapter, Land Use Development Standards, and Article XIX of this chapter, Site Plan Review.

**Sec. 44-554. Lot dimension and building bulk requirements.**

Lot area and setback requirements shall be as specified in Table 44-2, Lot Dimension and Setback Requirements.

Table 44-2. Lot Dimension and Setback Requirements, Residential Districts

	R-1	R-2	R-3	RR
Minimum Lot Area (sq. ft.)				
Single-family detached dwelling	5,000	5,000	5,000	10,000 <sup>a</sup>
Two-family dwelling - duplex (upper/lower)	5,000	5,000	5,000	-
Two-family dwelling - semi-detached (side-by-side) per unit	3,000	3,000	3,000	-
Single-family attached, townhouse	— 2,500 or 17 units/acre (the lesser) <sup>d</sup>	2,500 or <del>15</del> 17 units/acre (the lesser) <sup>d</sup>	2,500 or <del>15</del> 17 units/acre (the lesser) <sup>d</sup>	-
Multifamily dwelling (per unit)	— 2,000 sq ft *See Section 44-556	2,000 sq ft *See Section 44-556	1,500 sq ft *See Section 44-557	-
All other uses (per lot):	10,000	10,000	10,000	10,000 <sup>a</sup>
Minimum Lot Width (feet)				
Single-family detached dwelling	50	45	45	75
Two-family dwelling - duplex (upper/lower)	50	45	45	-
Two-family dwelling - semi-detached (side-by-side)	60	60	60	-
Single-family attached, townhouse (per unit) <sup>c</sup>	20	20	20	-
Multifamily dwelling (per building)	---	40	40	-
Minimum Building Width (feet)	None			
Maximum Height (feet/stories)	35/2.5 <sup>f</sup>	35/3 <sup>f</sup>	55/5 <sup>f</sup>	35/2.5 <sup>f</sup>
Building Setback Requirements (feet) <sup>h</sup>				
Front yard	10 <sup>b, g</sup>	10 <sup>b, g</sup>	10 <sup>b, g</sup>	20 <sup>b, g</sup>
Side yard <sup>e, f, i, d, c</sup>	5 ea.	6 5 ea.	5 ea.	6/8 ea.
Rear yard	5	5	5	25
Garages (attached)	18	18	18	25

Notes to Table 44-2:

<sup>a</sup> For lots in the RR district without City services, minimum lot area shall be ten acres. Other lot dimensions shall be as specified in Table 44-2. See Section 44-555.

<sup>b</sup> Where at least 50 percent of the front footage of any block is built up with principal structures, the front yard setback for new structures shall be equal to the average of the existing structures,

except that any structure which is set back 20 percent more or less than the average may be discounted from the formula.

<sup>c</sup> If townhouses are developed on parcels where only the land immediately beneath each dwelling unit constitutes an individually-described lot and all other land constitutes common properties, the density requirement rather than the minimum lot size shall apply to the entire parcel.

<sup>d</sup> Side yards: Setbacks shall apply to the ends of attached or semi-detached dwellings.

<sup>e</sup> Corner properties: The side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street. If no structure exists on the adjacent property, the setback shall be a minimum of one-half the required front yard setback of the subject property's zoning district.

<sup>f</sup> Heights of structures may be increased with a conditional use permit as permitted in Section 44-83.

<sup>g</sup> Covered porches are permitted in the front setback compliant with the conditional use permit requirements found in Section 44-83. A porch proposed for a designated historic property or a contributing building within a historic district may be constructed within a front and/or side yard setback provided the porch is historically appropriate or a restoration of a significant architectural feature of the original structure.

<sup>h</sup> Note that screening / buffer yard setbacks located in Article XIX, Division 5 of this code may supersede the setback requirements

#### **Sec. 44-555. Unserviced lots, RR District.**

All lots developed without City sewer and public water service shall meet the following standards:

- (1) Lots, houses, and other structures, driveways, and any new streets shall be located in compliance with the comprehensive plan and any more detailed area plans for future roads, utilities, and drainage.
- (2) The Plan Commission may require a sketch plan showing how the entire tract could be divided when City services become available. Lots and buildings shall be sited and streets shall be laid out to facilitate future subdivision.
- (3) The ten-acre limit in the RR District may be reduced subject to the following development standards:
  - a. It is relatively similar to other existing parcels in the area.
  - b. An area development plan is submitted and approved for the remaining property and the parcel being created.
  - c. All efforts should be taken to ensure that the existing home and lot will:
    1. Comply with future setbacks.
    2. Fit with the surrounding future development and the parcels future development.
    3. Provide for existing utilities, septic and well currently servicing the home.
  - d. Lot size will be determined by the Plan Commission based on a reasonable determination of the area development plan and future lot lines.
  - e. Remnant parcel shall not be less than ten acres, except in cases where a remnant parcel is part of a division of land for the purposes of acquisition of public property and/or public use.

- f. The maximum lot to be created should not be greater than 2½ acres.
- g. The land division should meet all remaining standards of Chapter 36, Subdivisions.

**Sec. 44-556. Lot area requirement, R-1 and R-2 Districts.**

The lot area requirement for multifamily uses in the R-1 and R-2 Districts is 2,000 square feet per unit. In the case of boarding homes, dormitories, hospitals, and other residential facilities, the area requirement shall be 1,000 square feet for each resident occupancy of the structure.

**Sec. 44-557. Lot area requirement, R-3 District.**

The lot area requirement for multifamily uses in the R-3 District is 1,500 square feet per unit. In the case of boarding homes, dormitories, hospitals, and other residential facilities, the area requirement shall be 1,000 square feet for each resident occupancy of the structure.

**Sec. 44-558. Housing density bonus, R-3 District.**

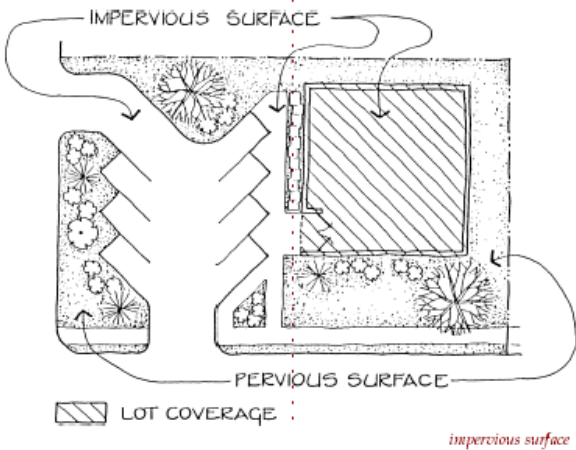
In the R-3 District, sites of three acres or more should include at least two of the following housing types: multifamily apartments of three or four units, multifamily apartments of five or more units, senior apartments, townhouses, duplexes, and semi-detached dwellings. For such developments, the number of units permitted may be increased by up to ten percent above the maximum number of units specified in Section 44-557, if the following requirements are met:

- (1) Two or more of the above-listed housing types are provided.
- (2) Each housing type may comprise no less than ten percent of the total number of units.

**Sec. 44-559. Maximum impervious surface coverage.**

Impervious surface, including all buildings, drives, and other paved areas, shall not cover more than 40 percent of any zoning lot located in the RR District, 50 percent of any zoning lot located in the R1, 60 percent of any zoning lot in the R2 Districts, or 70 percent of any zoning lot in the R3 District.

For lots developed or created prior to December 3, 2025 which contain 7500 square feet or less in area; the impervious surface including all buildings, driveways, and other paved areas, shall not contain more than 40 percent of any zoning lot located in the RR District, 60 percent of any zoning lot located in the R1, 70 percent of any zoning lot in the R2 Districts, or 80 percent of any zoning lot in the R3 District. See the following graphic.



### Impervious Surface Coverage

#### Sec. 44-560. Planned Unit Developments and Traditional Neighborhood Developments.

A Planned Unit Development or Traditional Neighborhood Development plan may be submitted for consideration within any residential district, subject to the requirements and standards established in Article XX of this chapter, Planned Unit Development Standards, and Article XIV of this chapter, Traditional Neighborhood District.

#### Sec. 44-561. Parking and loading requirements.

Parking and loading requirements for uses in the residential districts shall be as set forth in Article XVIII of this chapter, Off-Street Parking, Drives, and Loading.

#### Sec. 44-562. Signs.

Sign requirements for uses in the residential districts shall be as specified in Chapter 30, Signs.

#### Secs. 44-563—44-587. Reserved.

**SECTION 2.** Section 44-588 through 44-590, Green Bay Municipal Code, is hereby amended to read:

#### *DIVISION 2. ACCESSORY USES AND STRUCTURES*

#### **Sec. 44-588. General requirements.**

Accessory uses and structures in the residential districts shall comply with the following standards and all other applicable regulations of this chapter:

- (1) No accessory use or structure shall be constructed or established on any lot prior to the time of construction of the principal use to which it is accessory.
- (2) The accessory use or structure shall be incidental to and customarily associated with the principal use or structure served.
- (3) The accessory use or structure shall be subordinate in area, extent, and purpose to the principal use or structure served.

- (4) The accessory use or structure shall contribute to the comfort, convenience, or necessity of the occupants of the principal use or structure served.
- (5) The accessory use or structure shall be located on the same zoning lot as the principal use or structure.

**Sec. 44-589. Permitted accessory uses.**

Table 44-3. Permitted Nonresidential Accessory Uses in the Residential Districts

Use	R1, R2	R3	RR	Dev. Stds.
Antennas, satellite dishes, and similar equipment as regulated by Article XVI of this chapter	P	P	P	X
Boarding or renting of rooms to not more than two persons	P	P	P	
Buildings temporarily located for construction purposes	P	P	P	
Fences	P	P	P	X
Gardening and other horticultural uses	P	P	P	
Home-based occupations	P	P	P	X
Private garages, carports, and parking spaces	P	P	P	
Private swimming pools, tennis courts, indoor exercise facilities, community meeting rooms, and other recreational facilities that are operated for the sole use and convenience of the residents of the principal use and their guests	P	P	P	X
Tool houses, sheds, and similar buildings	P	P	P	—
Parking, structured		P		X
Outdoor kennel or exercise run for household pets	P	—	P	X
Retail, office, or service uses designed for residents of a multifamily building or complex of limited size and wholly contained within the principal structure		P		X
On parcels of ten acres or more, keeping of domestic animals, such as horses or ponies, sheep, goats, or domestic fowl, provided that no more than one horse, pony, sheep, goat, or similar large farm animal may be kept per acre of property. Animal feedlot operations and pig farms are not permitted. Barns and pens for domestic animals are permitted	—	—	P	X

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	Antennas, satellite dishes, and similar equipment	P	P	P	X
	Parking (surface)	P	P	P	
	Parking (structured)	C	P		X
	Signs, as regulated by Chapter 30	P	P	P	
	Small wind energy systems	C	C	C	X
	Solar energy systems, flush roof-mount	P	P	P	
	Solar energy systems, other than flush roof-mount	C	P	P	X
	Telecommunication facilities	C	C	C	X
	Waste and recycling storage	P	P	P	X

Note: P = Permitted Use; C = Conditional Use.

**Sec. 44-590. Residential accessory buildings.**

- (a) *In general.* In all residential districts, the design and construction of any garage, carport, or storage building shall be similar to or compatible with the design and construction of the main building. The exterior building materials, roof style, and colors shall be similar to the main building or shall be commonly associated with residential construction.
- (b) *Attached structures.* An accessory structure shall be considered attached and an integral part of the principal structure when it is connected by an enclosed passageway. Such structures shall be subject to the following requirements:
  - (1) The structure shall meet the required yard setbacks for a principal structure, as established for the zoning district in which it is located.
  - (2) No more than 60% of the principal structures ground floor front façade length may be made of attached accessory structure façade.
    - a. Exception to the maximum front façade length will be made for side-loaded accessory structures where entry doors are not street facing.
  - (3) In no case shall the total floor area of an attached garage, carport, or other accessory structure exceed the ground floor area of the principal building located on the same lot.
  - (4) Attached garages may not exceed the height of the principal structure.
- (c) *Detached structures.* Detached accessory structures shall be permitted in residential districts in accordance with the requirements shown in Table 44-4 and as follows:
  - (1) Detached accessory structures shall be located to the side or rear of the principal building and are not permitted in front of the principal structures front or corner side façade and the abutting a street.
  - (2) The maximum size may be increased upon approval of a conditional use permit, provided that lot coverage requirements are satisfied.
  - (3) Structures with a metal exterior finish exceeding 120 square feet shall be permitted only by conditional use permit.
  - (4) Distance between structures shall be measured from wall to wall.

Table 44-4. Requirements for Detached Accessory Structures, Residential Districts

Use	One- or Two-Family Residential Use and townhouse	Multifamily Residential Use	RR District, 10 Acres or More
Number of structures allowed	2 <sup>i</sup>	1 per principal building <sup>g</sup>	2
Maximum size - 1st structure	1,000 sq. ft./dwelling unit	10 percent of lot area <sup>*</sup>	2,500 sq. ft.
Maximum size - 2nd structure	200 sq. ft.	N/A	1,500 sq. ft.
Maximum height <sup>c</sup>	16 feet <sup>d</sup>	16 feet <sup>d</sup>	20 feet <sup>d</sup>
Maximum side wall height <sup>d</sup>	10 feet	10 feet	10 feet
Required Setbacks <sup>h</sup>			
Front yard <sup>f</sup>	25 feet	25 feet	55 feet
Side yard <sup>a, e</sup>	4 feet	5 feet	15 feet
Rear yard <sup>b, e</sup>	4 feet	5 feet	15 feet
Between structures	3 feet	3 feet	3 feet

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Notes to Table 44-4:

- <sup>a</sup> One- and two-family lots less than ~~60~~ 61 feet in width only require a 2½-foot side yard for detached accessory structures.
- <sup>b</sup> One- and two-family lots less than ~~90~~ 91 feet in depth only require a 2½-foot rear yard for detached accessory structures.
- <sup>c</sup> Maximum height and maximum side wall height may be increased to a height no greater than that of the principal structure located on the same lot.
- <sup>d</sup> Heights of structures may be increased with a conditional use permit as permitted in Section 44-83.
- <sup>e</sup> A corner yard setback may be reduced where at least 50 percent of the front footage of any block is built up with principal structures, the corner yard setback for new structures shall be equal to the average of the existing structures, except that any structure which is setback 20 percent more or less than the average may be discounted from the formula. In no case shall the setback be less than 15 feet and shall only apply to corner lots of two intersection rights-of-way.
- <sup>f</sup> May not be between the principal structures front or corner side yard façade and the right-of-way
- <sup>g</sup> Additional accessory structures shall be permitted with a CUP
- <sup>h</sup> Note that screening / buffer yard setbacks located in Article XIX, Division 5 of this code may supersede the setback requirement
- <sup>i</sup> One accessory dwelling unit with an approved CUP does not count as additional accessory structure.

**Secs. 44-591—44-613. Reserved.**

**SECTION 3.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 4.** 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

ATTEST:

\_\_\_\_\_  
Celestine Jeffreys, Clerk

law  
10/21/2025

## MEMORANDUM

**TO:** Green Bay City Council  
**FROM:** Planning Staff  
**DATE:** 11.25.25  
**RE:** Affordable Housing Second Reading Clarity

Dear Council Members

Please find the following general ordinances which were amended during the first reading of during the November 11, 2025 meeting of the Common Council:

GO 24-25 2 family design update, DCED Director appeal to Plan Commission  
GO 29-25 Impervious surface coverage on residentially zoned lots  
GO 30-25 Mixed use buildings residential uses back to not permitted fronting ground floor  
GO 31-25 Conditional use for multi family on first floor in commercial district

Five other GOs were considered but did not have an amendment.

GO 25-25  
GO 26-25  
GO 27-25  
GO 28-25  
GO 32-25

A final GO will hear a first reading during the meeting  
Ch 44-1964 GO 35-25, landscaping buffer

Jon LeRoy  
Zoning Administrator/Senior Planner

**GENERAL ORDINANCE NO. 30-25**

**AN ORDINANCE  
AMENDING SECTIONS 44-614 THROUGH 44-623 AND,  
SECTIONS 44-650 THROUGH 653  
GREEN BAY MUNICIPAL CODE,  
RELATING TO MIXED-USE DISTRICTS**

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

**SECTION 1.** Sections 44-614 through 44-623, Green Bay Municipal Code, is hereby amended to read:

*DIVISION 1. GENERAL PROVISIONS*

**Sec. 44-614. Purpose.**

The mixed-use districts are established to encourage a mix of compatible land uses in a variety of locations and scales in order to create more vital and walkable activity centers within neighborhoods and the downtown and consistent with the City's comprehensive plan. The mixed-use districts are as follows:

- (1) The Office-Residential (OR) District is a transitional mixed-use district intended for edges of downtown or segments of commercial corridors where there is some development pressure to convert residential uses to offices **or higher density residential uses. Multiple family housing,** small office and service establishments are permitted as of right in compliance with specific design standards, while larger or more intense office, service, or limited retail would be allowed **only** by conditional use permit.
- (2) The Neighborhood Center (NC) District is intended to apply to small neighborhood commercial nodes and to encourage development that is transit-oriented, which is supportive of and supported by public transit. Permitted uses include limited size retail, office, ~~and~~ service uses, ~~attached and~~ **medium density** multifamily housing, and supportive civic uses, such as daycare.
- (3) The Downtown (D) District is designed specifically for the downtown core on both sides of the Fox River, permitting a full range of high-intensity uses: retail, multifamily housing, offices, entertainment, and civic uses. It is divided into two sub-districts (D1 and D2) with differing maximum heights and floor area ratios to recognize the distinctly different building types and character of development found in the central business district, the Broadway District, and the Olde Main Street District.

**Sec. 44-615. Principal uses for the mixed-use districts.**

- (a) *In general.* Table 44-5, Principal Uses in the mixed-use districts, lists all permitted and conditional uses allowed in the mixed-use districts.
- (b) *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or modify a permitted use, excluding single-family residential uses, shall obtain a zoning certificate for such use as specified in Article II of this chapter, Administration. Condominiums are permitted in all mixed-use districts per Wis. Stats. Ch. 703.
- (c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter.

Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Article II of this chapter, Administration.

- (d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the Zoning Administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Article II of this chapter, Administration, governing determination of substantially similar uses.
- (e) *Specific development standards.* Permitted and conditional uses specified with an "x" under the development standards column shall be subject to the standards identified in Article XVI of this chapter, Land Use Development Standards.

Table 44-5. Principal Uses in the Mixed-Use Districts

Use	OR	NC	D	Dev. Stds.
<b>Residential Uses</b>				
<b>Dwellings</b>				
Single-family dwelling, detached	C	— <u>C</u>	—	
Two-family dwelling, duplex ( <b>upper/lower</b> ) or semi-detached ( <b>side-by-side</b> )	C	— <u>C</u>	—	
Attached single-family dwelling, townhouse	P	P	P	
Multiple-family dwelling	P	P	P	
Carriage-house <b>Accessory Dwelling Unit (ADU)</b>	<u>P</u> <u>C</u>	<u>P</u> <u>C</u>	—	<b>x</b>
Live-work unit	P	P	P	
<b>Congregate Living</b>				
Rooming house, boarding house, shelter facility	C	C	C	x
Community living arrangement:				
Serving 3 to 8 persons	P*	P*	—	x
Serving 9 or more persons	C	C	C	x
Dormitory	<u>€ P</u>	<u>€ P</u>	— <u>C</u>	x
Fraternity, sorority house	<u>€ P</u>	<u>€ P</u>	—	x
Convent, monastery, seminary	C	—	C	x
Nursing home, assisted living	<u>€ P</u>	C	C	x
Transitional facility	—	—	C	
*A conditional use permit may be required for community living arrangement uses per the development standards (Section 44-1581)				
<b>Educational Uses</b>				
School, elementary or secondary	P	P	P	x
College, university, etc.	P	P	P	x
School, specialty or personal instruction	P	P	P	x
Adult/family daycare home (8 or fewer children)	P	P	P	x
Group daycare center, preschool (9 or more children)	P	P	P	x
<b>Institutional and Civic Uses</b>				
Cemetery	—	—	—	

	Community center, neighborhood center	P	P	P	
	Cultural institution	P	P	P	x
	Library	P	P	P	
	Public park, playground, recreational center	P	P	P	
	Religious institution, place of worship	P	P	P	x
	Clinic, healthcare facility	P	P	P	x
	Community gardens	P	P	P	x
Public Service and Utilities					
	Public safety/service facility	P	P	P	X
	Telecommunication facility, wireless communication facility	C	C	C	X
	Governmental buildings and structures	P	P	P	
	Public utility buildings and structures	C	C	C	
Offices					
	General office	P	P	P	
	Government office	P	P	P	
	Bank or other financial institution (drive-through is C)	P	P	P	X
	Medical office, clinic	P	P	P	
	Artist's studio	P	P	P	
Commercial					
Accommodation and Food Service Uses					
	Bed and breakfast	P	P	P	X
	Hotel, inn	— <u>C</u>	P	P	
	Restaurant,* not including drive-through	P	P	P	
	Restaurant with drive-through	—	C	—	X
	Tavern, bar*	C	C	P	
Service businesses					
	Personal service**	P	P	P	
	Business service**	P	P	P	
	Building maintenance, janitorial service	—	P	P	
	Catering service	P	P	P	
	Day labor agency	—	—	C	X
	Funeral home	P	P	P	
	Furniture and appliance rental and leasing	—	P	P	
	Laundromat	— <u>P</u>	P	P	
	Printing and publishing establishment	—	P	P	
	Small appliance repair service	P	P	P	
	Tool/equipment rental facility	—	P	P	
	Animal hospital, veterinary clinic	P	P	P	X
	Animal grooming establishment	P	P	P	X
Retail Sales					
	General retail sales**	C	P	P	
	Contractor showroom	—	C	P	
	Currency exchange	—	—	C	
	Firearms sales and service	—	—	P	X
	Greenhouse, lawn and garden supply store	—	P	P	X

	Pawnshop	—	—	C	
	Secondhand goods store, consignment store	C	P	P	
Production, Processing, and Storage Uses					
	Limited production and processing	—	—	C	X
Commercial Recreation and Entertainment					
	Convention center	—	—	P	
	Health club, fitness center	— <u>C</u>	P	P	
	Indoor recreation (bowling, billiards, etc.)	—	C	P	
	Restaurant or bar with entertainment, nightclub*	—	—	C	
	Theater, assembly hall	—	P	P	X
Vehicle services					
	Convenience store	—	C	C	X
	Fueling/gas/service station	—	C	C	X
	Motor vehicle repair, minor		C	C	X
	Parking structure (principal use)	— <u>C</u>	— <u>C</u>	C	
	Surface parking lot (principal use)	C	— <u>C</u>	—	

Note: P = Permitted Use; C = Conditional Use.

\* Any establishment at which primarily alcohol beverages are served must also meet the requirements of Chapter 10, Businesses.

\*\* See definitions section for complete list of uses.

#### Sec. 44-616. Combination of uses on a lot.

Any permitted and conditional uses may be combined on a parcel or within a building, provided that all uses meet all other applicable provisions of this chapter, including any specific development standards.

#### Sec. 44-617. Use restrictions.

- (a) ~~In mixed-use buildings, residential uses shall not be permitted to dominate on the ground floor. A maximum of 50 percent of first floor building façade(s) fronting a the primary public street may be residential in use and design.~~ **In mixed-use buildings, residential uses shall not be permitted on the ground floor fronting the primary public street.**
- (b) Warehousing areas accessory to retail sales shall be limited to 30 percent of gross floor area.
- (c) Drive-through uses, whether primary or accessory, are not allowed except by conditional use permit.

#### Sec. 44-618. Enclosed building requirement.

All business activities, except for off-street parking and loading, shall take place within completely enclosed buildings, except as provided in subsections (1) through (3) of this section.

- (1) *Outdoor sales and display.* Retail merchandise may be displayed on a temporary basis on the sidewalk immediately in front of the principal building or elsewhere on the site, provided that such display does not interfere with pedestrian or vehicle traffic or encroach upon landscaped areas. The following uses may include permanent outdoor sales and display, in compliance with the specific development standards for such uses:
  - a. Automobile sales and rental.

- b. Garden supply store.
- (2) *Outdoor dining areas.* Outdoor dining areas may be allowed as a seasonal temporary use, in compliance with the specific development standards for such uses.
- (3) *Outdoor speakers.* Outdoor speakers shall not be audible from a residential use or residential district boundary.

**Sec. 44-619. Site design considerations.**

Development of land within the mixed-use districts shall follow the following standards, as well as those specified in Article XVI of this chapter, Land Use Development Standards, and Article XIX of this chapter, Site Plan Review.

- (1) If a structure originally designed for commercial use is converted wholly or partially to residential use, the elements of traditional storefront design, where present, shall be retained. These include door and window openings, display windows, intermediate cornice lines, sign bands, awnings, arcades, and primary entrances facing the public street.
- (2) Building materials. All building facades shall be designed with architecturally-finished materials. Durable materials, such as masonry or stucco, shall be used on all street-facing facades. Metal pole barn structures are prohibited.
- (3) All subsequent additions and outbuildings constructed after the erection of an original building or buildings shall be constructed of comparable materials and designed in a manner consistent with the original design unless the entire building is being renovated.
- (4) Signs shall be placed so as not to obscure the architectural features of the principal building and shall be designed to be compatible in materials, size, and appearance with the principal building.

**Sec. 44-620. Dimensional and area requirements.**

Lot area and setback requirements shall be as specified in Table 44-6.

Table 44-6. Dimensional and Area Requirements, Mixed-Use Districts

	OR	NC	D
Minimum Lot Area (sq. ft.)			
<b><u>One-family and Two-family dwelling, duplex (upper/lower) or semi-detached (side-by-side)</u></b>	<b><u>Regulated as if in the R-1 District</u></b>		<b><u>N/A</u></b>
Single-family attached ( <b><u>townhomes</u></b> ) and live-work units	2,500 per unit		2,000 per unit
Multifamily dwelling (per unit)	<del>2,000</del> <b><u>1,000</u></b> per unit	1,500 <b><u>1,000</u></b> per unit	<del>1,000</del> <b><u>250</u></b> per unit (D1) None (D2)
Nonresidential or mixed-use	5,000	None	None
Floor Area Ratio			
Minimum	0.3	0.5	1.0
Maximum	<del>1.0</del> <b><u>3.0</u></b>	<del>2.0</del> <b><u>3.0</u></b>	<del>3.0</del> <b><u>5.0</u></b> (D1) <del>8.0</del> None (D2)
Maximum ground floor area, retail and service uses <sup>a</sup>	5,000 s.f.	<del>5,000</del> <b><u>7,500</u></b> s.f.	<del>40,000 s.f.</del> <b><u>None</u></b>
Minimum Lot Width (feet)			
<b><u>Single-family and Two-family dwelling, duplex (upper/lower) or semi-detached (side-by-side)</u></b>	<b><u>Regulated as if in the R-1 District</u></b>	<b><u>Regulated as if in the R-1 District</u></b>	<b><u>N/A</u></b>
Single-family attached (townhome) and live-work units	<del>24</del> <b><u>20</u></b>	<del>24</del> <b><u>20</u></b>	<del>24</del> <b><u>20</u></b>
Multifamily dwelling	None	None	None
All other uses	50	None	None
Maximum Height (feet)	35 <sup>h</sup>	35 <sup>h</sup> (45 by CU)	45 <b><u>55</u></b> (D1) <sup>h</sup> none (D2)
Minimum Building Width	See note <sup>b</sup>		
Maximum Impervious Surface Coverage	<del>60</del> <b><u>70</u></b> %	80%	100%
Setbacks - Residential Uses			
Front yard minimum	<del>15</del> <b><u>10</u></b> <sup>c</sup>	<del>15</del> <b><u>10</u></b> <sup>c</sup>	10 <b><u>None</u></b> <sup>c</sup>
Front yard maximum	25 <sup>c</sup>	25 <sup>c</sup>	20-15 <sup>c</sup>
Side yard <sup>d, e</sup>	<del>16 (total) 6 min.</del> <b><u>5</u></b>	<del>12 (total)</del> <b><u>5</u></b>	<del>12 (total)</del> <b><u>5</u></b>
Rear yard	<del>25</del> <b><u>5</u></b>	<del>25</del> <b><u>5</u></b>	<del>25</del> <b><u>5</u></b>
Setbacks - Nonresidential and Mixed-Uses			
Front yard minimum	None	None	None
Front yard maximum <sup>f</sup>	20	20	15
Side yard	6 5	6 <sup>g</sup> 5	6 <sup>g</sup> None
Rear yard	6 5	6 <sup>g</sup> 5	6 <sup>g</sup> None

Notes to Table 44-6:

<sup>a</sup> Maximum ground floor area for retail or service uses may be exceeded as a conditional use.

- <sup>b</sup> For residential structures, the minimum building width on any side shall be at least 22 feet, not including any entryways or other structures that do not run the full length of the building.
- <sup>c</sup> Where at least 50 percent of the front footage of any block (from intersecting street to intersecting street) is built up with principal structures, the front yard setback for new structures shall be equal to the average of the existing structures, except that any structure which is set back 20 percent more or less than the average may be discounted from the formula.
- <sup>d</sup> Side yards are required only for dwelling units on the ends of townhouse buildings. Minimum size is one-half of the total distance shown in the table.
- <sup>e</sup> Corner properties: The side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street. If no structure exists on the adjacent property, the setback shall be a minimum of one-half the required front yard setback of the subject property's zoning district.
- <sup>f</sup> At least 60 percent of the front facade must fall between the maximum setback and minimum setback lines.
- <sup>g</sup> In the NC and D Districts, side and rear yards shall be required when a nonresidential use adjoins a side yard or rear yard of a residential property or as necessary to provide access for deliveries, loading, etc.
- <sup>h</sup> Heights of structures may be increased with a conditional use permit as permitted in Section 44-83.

**Sec. 44-621. Planned Unit Developments and Traditional Neighborhood Developments.**

A Planned Unit Development or Traditional Neighborhood Development plan may be submitted for consideration within any mixed-use district, subject to the requirements and standards established in Article XX of this chapter, Planned Unit Development Standards, and Article XIV of this chapter, Traditional Neighborhood Development.

**Sec. 44-622. Parking and loading requirements.**

Parking and loading requirements for uses in the mixed-use districts shall be as set forth in Article XVIII of this chapter, Off-Street Parking, Drives and Loading, and in the requirements for the individual mixed-use districts.

(Code 1984, § 13.709)

**Sec. 44-623. Signs.**

Sign requirements for uses in the mixed-use districts shall be as specified in Chapter 30, Signs.

**Secs. 44-624—44-649. Reserved.**

**Secs. 44-654—44-679. Reserved.**

**SECTION 2.** Sections 44-650 through 44-653, Green Bay Municipal Code, is hereby amended to read:

*DIVISION 2. ACCESSORY USES AND STRUCTURES*

**Sec. 44-650. General requirements.**

Accessory uses and structures in the mixed-use districts shall comply with the following standards and all other applicable regulations of this chapter:

- (1) No accessory use or structure shall be constructed or established on any lot prior to the time of construction of the principal use to which it is accessory.
- (2) The accessory use or structure shall be incidental to and customarily associated with the principal use or structure served.
- (3) The accessory use or structure shall be subordinate in area, extent, and purpose to the principal use or structure served.
- (4) The accessory use or structure shall contribute to the comfort, convenience, or necessity of the occupants of the principal use or structure served.
- (5) The accessory use or structure shall be located on the same zoning lot as the principal use or structure.

**Sec. 44-651. Residential accessory buildings.**

The standards applicable to accessory buildings in the residential districts shall apply (Article VI of this chapter).

**Sec. 44-652. Nonresidential accessory buildings.**

- (a) *Attached structures.* An accessory structure shall be considered attached and an integral part of the principal structure when it is connected by an enclosed passageway or common wall. Such structures shall be subject to the following requirements:
  - (1) The structure shall meet the required yard setbacks for a principal structure, as established for the zoning district in which it is located.
  - (2) In no case shall the total floor area of an attached garage, carport, or other accessory structure exceed the ground floor area of the principal building located on the same lot.
  - (3) The structure shall not exceed the height of the principal building to which it is attached.
- (b) *Detached structures.* Detached accessory structures shall be permitted in mixed-use districts in accordance with the requirements shown in Table 44-7 and as follows:
  - (1) Detached accessory structures shall be located to the side or rear of the principal building's **front facade** and are not permitted within the ~~required~~ front yard or within a side yard abutting a street, except that a surface parking lot or structure may be located within a side yard.
  - (2) The structure shall meet the required rear and side yard setbacks for a principal structure, as established for the zoning district in which it is located.
  - (3) The total floor area of a detached accessory building shall not exceed the ground floor area of the principal building located on the same lot.
  - (4) The maximum size of a detached accessory building may be increased by up to 25 percent upon approval of a conditional use permit, provided that lot coverage requirements are satisfied.

- (5) Structures with a metal exterior finish ~~exceeding 120 square feet~~ shall be permitted only by conditional use permit **within OR and NC Districts. Structures with metal exterior finish are not permitted within the D Districts.**

**Sec. 44-653. Permitted accessory uses.**

Permitted accessory uses are as shown in Table 44-7.

Table 44-7. Permitted Accessory Uses in the Mixed-Use Districts

Use	OR	NC	D	Dev. Stds.
<b>Uses Accessory to Dwellings</b>				
Antennas, satellite dishes, and similar equipment as regulated by Article XVI of this chapter	P	P	P	
Boarding or renting of rooms to not more than two persons	P	P	P	
Fences	P	P	P	X
Gardening and other horticultural uses	P	P	— <u>C</u>	
Home-based occupations	P	P	P	X
Outdoor kennel or exercise run	P	P	— <u>C</u>	X
Private garages, carports, and parking spaces	P	P	P	
Private swimming pools, tennis courts, indoor exercise facilities, community meeting rooms, and other recreational facilities that are operated for the sole use and convenience of the residents of the principal use and their guests	P	P	<u>C</u> <u>P</u>	
Small wind energy systems	C	C	C	X
Solar energy systems	<u>C</u> <u>P</u>	<u>C</u> <u>P</u>	P	X
Tool houses, sheds, and similar buildings	P	P	P	—
<b>Uses Accessory to Nonresidential Uses</b>				
Antennas, satellite dishes and similar equipment	P	P	P	X
Carwash (automatic) when accessory to an auto service station in compliance with Article XVI of this chapter	—	C	C	X
Music (outdoor live or amplified music)	—	—	C	X
Off-street loading docks	C	P	P	X
Outdoor display of vehicles	—	—	C	X
Outdoor commercial recreation	—	C	C	X
Outdoor sales, display, and storage	See Section 44-618			X
Parking (surface)	P	P	P	
Parking (structured)	<u>C</u>	C	P	X
Parking and storage of vehicles licensed to a business	P	P	P	X
Signs, as regulated by Chapter 30	P	P	P	
Small wind energy systems	C	C	C	X
Solar energy systems	<u>C</u> <u>P</u>	<u>C</u> <u>P</u>	P	X

	Telecommunication facilities	C	C	C	X
	Warehousing, incidental repair, or processing necessary to conduct a permitted principal use, conducted within principal building, not exceeding 25% of total floor area	—	P	P	X
	Waste and recycling storage	P	P	P	X

**SECTION 3.** 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

ATTEST:

\_\_\_\_\_  
Celestine Jeffreys, Clerk

law

10/21/2025

**GENERAL ORDINANCE NO. 30-25**

**AN ORDINANCE  
AMENDING SECTIONS 44-614 THROUGH 44-623 AND,  
SECTIONS 44-650 THROUGH 653  
GREEN BAY MUNICIPAL CODE,  
RELATING TO MIXED-USE DISTRICTS**

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

**SECTION 1.** Sections 44-614 through 44-623, Green Bay Municipal Code, is hereby amended to read:

*DIVISION 1. GENERAL PROVISIONS*

**Sec. 44-614. Purpose.**

The mixed-use districts are established to encourage a mix of compatible land uses in a variety of locations and scales in order to create more vital and walkable activity centers within neighborhoods and the downtown and consistent with the City's comprehensive plan. The mixed-use districts are as follows:

- (1) The Office-Residential (OR) District is a transitional mixed-use district intended for edges of downtown or segments of commercial corridors where there is some development pressure to convert residential uses to offices or higher density residential uses. Multiple family housing, small office and service establishments are permitted as of right in compliance with specific design standards, while larger or more intense office, service, or limited retail would be allowed only by conditional use permit.
- (2) The Neighborhood Center (NC) District is intended to apply to small neighborhood commercial nodes and to encourage development that is transit-oriented, which is supportive of and supported by public transit. Permitted uses include limited size retail, office, and service uses, medium density multifamily housing, and supportive civic uses, such as daycare.
- (3) The Downtown (D) District is designed specifically for the downtown core on both sides of the Fox River, permitting a full range of high-intensity uses: retail, multifamily housing, offices, entertainment, and civic uses. It is divided into two sub-districts (D1 and D2) with differing maximum heights and floor area ratios to recognize the distinctly different building types and character of development found in the central business district, the Broadway District, and the Olde Main Street District.

**Sec. 44-615. Principal uses for the mixed-use districts.**

- (a) *In general.* Table 44-5, Principal Uses in the mixed-use districts, lists all permitted and conditional uses allowed in the mixed-use districts.
- (b) *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or modify a permitted use, excluding single-family residential uses, shall obtain a zoning certificate for such use as specified in Article II of this chapter, Administration. Condominiums are permitted in all mixed-use districts per Wis. Stats. Ch. 703.
- (c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter.

Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Article II of this chapter, Administration.

- (d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the Zoning Administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Article II of this chapter, Administration, governing determination of substantially similar uses.
- (e) *Specific development standards.* Permitted and conditional uses specified with an "x" under the development standards column shall be subject to the standards identified in Article XVI of this chapter, Land Use Development Standards.

Table 44-5. Principal Uses in the Mixed-Use Districts

Use	OR	NC	D	Dev. Stds.
<b>Residential Uses</b>				
<b>Dwellings</b>				
Single-family dwelling, detached	C	<u>C</u>	—	
Two-family dwelling, duplex (upper/lower) or semi-detached (side-by-side)	C	C	—	
Attached single-family dwelling, townhouse	P	P	P	
Multiple-family dwelling	P /C	P /C	P /C	
Accessory Dwelling Unit (ADU)	C	C	—	x
Live-work unit	P	P	P	
<b>Congregate Living</b>				
Rooming house, boarding house, shelter facility	C	C	C	x
<b>Community living arrangement:</b>				
Serving 3 to 8 persons	P*	P*	—	x
Serving 9 or more persons	C	C	C	x
Dormitory	P	P	C	x
Fraternity, sorority house	P	P	—	x
Convent, monastery, seminary	C	—	C	x
Nursing home, assisted living	P	C	C	x
Transitional facility	—	—	C	
*A conditional use permit may be required for community living arrangement uses per the development standards (Section 44-1581)				
<b>Educational Uses</b>				
School, elementary or secondary	P	P	P	x
College, university, etc.	P	P	P	x
School, specialty or personal instruction	P	P	P	x
Adult/family daycare home (8 or fewer children)	P	P	P	x
Group daycare center, preschool (9 or more children)	P	P	P	x
<b>Institutional and Civic Uses</b>				
Cemetery	—	—	—	
Community center, neighborhood center	P	P	P	

	Cultural institution	P	P	P	x
	Library	P	P	P	
	Public park, playground, recreational center	P	P	P	
	Religious institution, place of worship	P	P	P	x
	Clinic, healthcare facility	P	P	P	x
	Community gardens	P	P	P	x
Public Service and Utilities					
	Public safety/service facility	P	P	P	X
	Telecommunication facility, wireless communication facility	C	C	C	X
	Governmental buildings and structures	P	P	P	
	Public utility buildings and structures	C	C	C	
Offices					
	General office	P	P	P	
	Government office	P	P	P	
	Bank or other financial institution (drive-through is C)	P	P	P	X
	Medical office, clinic	P	P	P	
	Artist's studio	P	P	P	
Commercial					
Accommodation and Food Service Uses					
	Bed and breakfast	P	P	P	X
	Hotel, inn	C	P	P	
	Restaurant, * not including drive-through	P	P	P	
	Restaurant with drive-through	—	C	—	X
	Tavern, bar*	C	C	P	
Service businesses					
	Personal service**	P	P	P	
	Business service**	P	P	P	
	Building maintenance, janitorial service	—	P	P	
	Catering service	P	P	P	
	Day labor agency	—	—	C	X
	Funeral home	P	P	P	
	Furniture and appliance rental and leasing	—	P	P	
	Laundromat	P	P	P	
	Printing and publishing establishment	—	P	P	
	Small appliance repair service	P	P	P	
	Tool/equipment rental facility	—	P	P	
	Animal hospital, veterinary clinic	P	P	P	X
	Animal grooming establishment	P	P	P	X
Retail Sales					
	General retail sales**	C	P	P	
	Contractor showroom	—	C	P	
	Currency exchange	—	—	C	
	Firearms sales and service	—	—	P	X
	Greenhouse, lawn and garden supply store	—	P	P	X
	Pawnshop	—	—	C	

	Secondhand goods store, consignment store	C	P	P	
Production, Processing, and Storage Uses					
	Limited production and processing	—	—	C	X
Commercial Recreation and Entertainment					
	Convention center	—	—	P	
	Health club, fitness center	C	P	P	
	Indoor recreation (bowling, billiards, etc.)	—	C	P	
	Restaurant or bar with entertainment, nightclub*	—	—	C	
	Theater, assembly hall	—	P	P	X
Vehicle services					
	Convenience store	—	C	C	X
	Fueling/gas/service station	—	C	C	X
	Motor vehicle repair, minor		C	C	X
	Parking structure (principal use)	C	C	C	
	Surface parking lot (principal use)	C	C	—	

Note: P = Permitted Use; C = Conditional Use.

\* Any establishment at which primarily alcohol beverages are served must also meet the requirements of Chapter 10, Businesses.

\*\* See definitions section for complete list of uses.

**Sec. 44-616. Combination of uses on a lot.**

Any permitted and conditional uses may be combined on a parcel or within a building, provided that all uses meet all other applicable provisions of this chapter, including any specific development standards.

**Sec. 44-617. Use restrictions.**

- (a) In mixed-use buildings, residential uses shall not be permitted on the ground floor fronting the primary public street.
- (b) Warehousing areas accessory to retail sales shall be limited to 30 percent of gross floor area.
- (c) Drive-through uses, whether primary or accessory, are not allowed except by conditional use permit.

**Sec. 44-618. Enclosed building requirement.**

All business activities, except for off-street parking and loading, shall take place within completely enclosed buildings, except as provided in subsections (1) through (3) of this section.

- (1) *Outdoor sales and display.* Retail merchandise may be displayed on a temporary basis on the sidewalk immediately in front of the principal building or elsewhere on the site, provided that such display does not interfere with pedestrian or vehicle traffic or encroach upon landscaped areas. The following uses may include permanent outdoor sales and display, in compliance with the specific development standards for such uses:
  - a. Automobile sales and rental.
  - b. Garden supply store.

- (2) *Outdoor dining areas.* Outdoor dining areas may be allowed as a seasonal temporary use, in compliance with the specific development standards for such uses.
- (3) *Outdoor speakers.* Outdoor speakers shall not be audible from a residential use or residential district boundary.

**Sec. 44-619. Site design considerations.**

Development of land within the mixed-use districts shall follow the following standards, as well as those specified in Article XVI of this chapter, Land Use Development Standards, and Article XIX of this chapter, Site Plan Review.

- (1) If a structure originally designed for commercial use is converted wholly or partially to residential use, the elements of traditional storefront design, where present, shall be retained. These include door and window openings, display windows, intermediate cornice lines, sign bands, awnings, arcades, and primary entrances facing the public street.
- (2) **Building materials.** All building facades shall be designed with architecturally-finished materials. Durable materials, such as masonry or stucco, shall be used on all street-facing facades. Metal pole barn structures are prohibited.
- (3) All subsequent additions and outbuildings constructed after the erection of an original building or buildings shall be constructed of comparable materials and designed in a manner consistent with the original design unless the entire building is being renovated.
- (4) Signs shall be placed so as not to obscure the architectural features of the principal building and shall be designed to be compatible in materials, size, and appearance with the principal building.

**Sec. 44-620. Dimensional and area requirements.**

Lot area and setback requirements shall be as specified in Table 44-6.

Table 44-6. Dimensional and Area Requirements, Mixed-Use Districts

	OR	NC	D
<b>Minimum Lot Area (sq. ft.)</b>			
One-family and Two-family dwelling, duplex (upper/lower) or semi-detached (side-by-side)	Regulated as if in the R-1 District		N/A
Single-family attached (townhomes) and live-work units	2,500 per unit		2,000 per unit
Multifamily dwelling (per unit)	1,000 per unit	1,000 per unit	250 per unit (D1) None (D2)
Nonresidential or mixed-use	5,000	None	None
<b>Floor Area Ratio</b>			
Minimum	0.3	0.5	1.0
Maximum	3.0	3.0	5.0 (D1) None (D2)
Maximum ground floor area, retail and service uses <sup>a</sup>	5,000 s.f.	7,500 s.f.	None
<b>Minimum Lot Width (feet)</b>			
Single-family and Two-family dwelling, duplex (upper/lower) or semi-detached (side-by-side)	Regulated as if in the R-1 District	Regulated as if in the R-1 District	N/A
Single-family attached (townhome) and live-work units	20	20	20
Multifamily dwelling	None	None	None
All other uses	50	None	None
Maximum Height (feet)	35 <sup>h</sup>	35 <sup>h</sup>	55 (D1) <sup>h</sup> none (D2)
Minimum Building Width	See note <sup>b</sup>		
Maximum Impervious Surface Coverage	70%	80%	100%
<b>Setbacks - Residential Uses</b>			
Front yard minimum	10 <sup>c</sup>	10 <sup>c</sup>	None <sup>c</sup>
Front yard maximum	25 <sup>c</sup>	25 <sup>c</sup>	15 <sup>c</sup>
Side yard <sup>d, e</sup>	5	5	5
Rear yard	5	5	5
<b>Setbacks - Nonresidential and Mixed-Uses</b>			
Front yard minimum	None	None	None
Front yard maximum <sup>f</sup>	20	20	15
Side yard	6 5	6 <sup>g</sup> 5	6 <sup>g</sup> None
Rear yard	6 5	6 <sup>g</sup> 5	6 <sup>g</sup> None

Notes to Table 44-6:

<sup>a</sup> Maximum ground floor area for retail or service uses may be exceeded as a conditional use.

- <sup>b</sup> For residential structures, the minimum building width on any side shall be at least 22 feet, not including any entryways or other structures that do not run the full length of the building.
- <sup>c</sup> Where at least 50 percent of the front footage of any block (from intersecting street to intersecting street) is built up with principal structures, the front yard setback for new structures shall be equal to the average of the existing structures, except that any structure which is set back 20 percent more or less than the average may be discounted from the formula.
- <sup>d</sup> Side yards are required only for dwelling units on the ends of townhouse buildings. Minimum size is one-half of the total distance shown in the table.
- <sup>e</sup> Corner properties: The side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street. If no structure exists on the adjacent property, the setback shall be a minimum of one-half the required front yard setback of the subject property's zoning district.
- <sup>f</sup> At least 60 percent of the front facade must fall between the maximum setback and minimum setback lines.
- <sup>g</sup> In the NC and D Districts, side and rear yards shall be required when a nonresidential use adjoins a side yard or rear yard of a residential property or as necessary to provide access for deliveries, loading, etc.
- <sup>h</sup> Heights of structures may be increased with a conditional use permit as permitted in Section 44-83.

**Sec. 44-621. Planned Unit Developments and Traditional Neighborhood Developments.**

A Planned Unit Development or Traditional Neighborhood Development plan may be submitted for consideration within any mixed-use district, subject to the requirements and standards established in Article XX of this chapter, Planned Unit Development Standards, and Article XIV of this chapter, Traditional Neighborhood Development.

**Sec. 44-622. Parking and loading requirements.**

Parking and loading requirements for uses in the mixed-use districts shall be as set forth in Article XVIII of this chapter, Off-Street Parking, Drives and Loading, and in the requirements for the individual mixed-use districts.

(Code 1984, § 13.709)

**Sec. 44-623. Signs.**

Sign requirements for uses in the mixed-use districts shall be as specified in Chapter 30, Signs.

**Secs. 44-624—44-649. Reserved.**

**Secs. 44-654—44-679. Reserved.**

**SECTION 2.** Sections 44-650 through 44-653, Green Bay Municipal Code, is hereby amended to read:

*DIVISION 2. ACCESSORY USES AND STRUCTURES*

**Sec. 44-650. General requirements.**

Accessory uses and structures in the mixed-use districts shall comply with the following standards and all other applicable regulations of this chapter:

- (1) No accessory use or structure shall be constructed or established on any lot prior to the time of construction of the principal use to which it is accessory.
- (2) The accessory use or structure shall be incidental to and customarily associated with the principal use or structure served.
- (3) The accessory use or structure shall be subordinate in area, extent, and purpose to the principal use or structure served.
- (4) The accessory use or structure shall contribute to the comfort, convenience, or necessity of the occupants of the principal use or structure served.
- (5) The accessory use or structure shall be located on the same zoning lot as the principal use or structure.

**Sec. 44-651. Residential accessory buildings.**

The standards applicable to accessory buildings in the residential districts shall apply (Article VI of this chapter).

**Sec. 44-652. Nonresidential accessory buildings.**

- (a) *Attached structures.* An accessory structure shall be considered attached and an integral part of the principal structure when it is connected by an enclosed passageway or common wall. Such structures shall be subject to the following requirements:
  - (1) The structure shall meet the required yard setbacks for a principal structure, as established for the zoning district in which it is located.
  - (2) In no case shall the total floor area of an attached garage, carport, or other accessory structure exceed the ground floor area of the principal building located on the same lot.
  - (3) The structure shall not exceed the height of the principal building to which it is attached.
- (b) *Detached structures.* Detached accessory structures shall be permitted in mixed-use districts in accordance with the requirements shown in Table 44-7 and as follows:
  - (1) Detached accessory structures shall be located to the side or rear of the principal building's front facade and are not permitted within the ~~required~~ front yard or within a side yard abutting a street, except that a surface parking lot or structure may be located within a side yard.
  - (2) The structure shall meet the required rear and side yard setbacks for a principal structure, as established for the zoning district in which it is located.
  - (3) The total floor area of a detached accessory building shall not exceed the ground floor area of the principal building located on the same lot.
  - (4) The maximum size of a detached accessory building may be increased by up to 25 percent upon approval of a conditional use permit, provided that lot coverage requirements are satisfied.

- (5) Structures with a metal exterior finish shall be permitted only by conditional use permit within OR and NC Districts. Structures with metal exterior finish are not permitted within the D Districts.

**Sec. 44-653. Permitted accessory uses.**

Permitted accessory uses are as shown in Table 44-7.

Table 44-7. Permitted Accessory Uses in the Mixed-Use Districts

Use	OR	NC	D	Dev. Stds.
<b>Uses Accessory to Dwellings</b>				
Antennas, satellite dishes, and similar equipment as regulated by Article XVI of this chapter	P	P	P	
Boarding or renting of rooms to not more than two persons	P	P	P	
Fences	P	P	P	X
Gardening and other horticultural uses	P	P	<u>C</u>	
Home-based occupations	P	P	P	X
Outdoor kennel or exercise run	P	P	<u>C</u>	X
Private garages, carports, and parking spaces	P	P	P	
Private swimming pools, tennis courts, indoor exercise facilities, community meeting rooms, and other recreational facilities that are operated for the sole use and convenience of the residents of the principal use and their guests	P	P	<u>P</u>	
Small wind energy systems	C	C	C	X
Solar energy systems	<u>P</u>	<u>P</u>	P	X
Tool houses, sheds, and similar buildings	P	P	P	—
<b>Uses Accessory to Nonresidential Uses</b>				
Antennas, satellite dishes and similar equipment	P	P	P	X
Carwash (automatic) when accessory to an auto service station in compliance with Article XVI of this chapter	—	C	C	X
Music (outdoor live or amplified music)	—	—	C	X
Off-street loading docks	C	P	P	X
Outdoor display of vehicles	—	—	C	X
Outdoor commercial recreation	—	C	C	X
Outdoor sales, display, and storage	See Section 44-618			X
Parking (surface)	P	P	P	
Parking (structured)	<u>C</u>	C	P	X
Parking and storage of vehicles licensed to a business	P	P	P	X
Signs, as regulated by Chapter 30	P	P	P	
Small wind energy systems	C	C	C	X
Solar energy systems	P	P	P	X

	Telecommunication facilities	C	C	C	X
	Warehousing, incidental repair, or processing necessary to conduct a permitted principal use, conducted within principal building, not exceeding 25% of total floor area	—	P	P	X
	Waste and recycling storage	P	P	P	X

**SECTION 3.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 4.** 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

ATTEST:

\_\_\_\_\_  
Celestine Jeffreys, Clerk

law

10/21/2025

## MEMORANDUM

**TO:** Green Bay City Council  
**FROM:** Planning Staff  
**DATE:** 11.25.25  
**RE:** Affordable Housing Second Reading Clarity

Dear Council Members

Please find the following general ordinances which were amended during the first reading of during the November 11, 2025 meeting of the Common Council:

GO 24-25 2 family design update, DCED Director appeal to Plan Commission  
GO 29-25 Impervious surface coverage on residentially zoned lots  
GO 30-25 Mixed use buildings residential uses back to not permitted fronting ground floor  
GO 31-25 Conditional use for multi family on first floor in commercial district

Five other GOs were considered but did not have an amendment.

GO 25-25  
GO 26-25  
GO 27-25  
GO 28-25  
GO 32-25

A final GO will hear a first reading during the meeting  
Ch 44-1964 GO 35-25, landscaping buffer

Jon LeRoy  
Zoning Administrator/Senior Planner

**GENERAL ORDINANCE NO. 31-25**

**AN ORDINANCE  
AMENDING 44-680 THROUGH 44-688,  
GREEN BAY MUNICIPAL CODE,  
RELATING TO COMMERCIAL DISTRICTS**

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

**SECTION 1.** Section 44-680 through 688, Green Bay Municipal Code, is hereby amended to read:

**Sec. 44-680. Purpose.**

The commercial districts are established to provide a range of goods and services for City residents within the City's existing commercial corridors and districts, to promote employment opportunities and the adaptive re-use of existing commercial buildings, and to maintain and improve compatibility with surrounding areas. In all of the commercial districts, consideration should be given to building and site design to provide for efficient and well-integrated use of land, to ensure compatibility with adjacent zoning districts, to control traffic, and to improve the pedestrian environment. The commercial districts are as follows:

- (1) C1 General Commercial is intended for use along the City's primary commercial corridors where moderate-intensity retail, office, and service uses are planned. Businesses that typically involve outdoor display, storage, and/or sales, motor vehicle repair, and other intensive or outdoor uses are discouraged.
- (2) C2 Highway Commercial is intended for use in locations along the City's commercial corridors where automobile-oriented businesses already dominate or are planned. Businesses that typically involve outdoor display, storage, and/or sales, motor vehicle repair, and other intensive or outdoor uses should locate in this district.
- (3) C3 Community Center Commercial is intended to provide for major commercial districts that serve a significant segment of the City's population. It is characterized by businesses that are major traffic generators requiring access from major thoroughfares, such as shopping centers and "big box" retail establishments. While these businesses are usually characterized by indoor operations, certain permitted uses may include limited outdoor activities.

**Sec. 44-681. Principal uses for the commercial districts.**

- (a) *In general.* Table 44-8 lists all permitted and conditional uses allowed in the commercial districts.
- (b) *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or modify a permitted use shall obtain a zoning certificate for such use as specified in Article II of this chapter, Administration.
- (c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Article II of this chapter, Administration. Condominiums are permitted in all commercial districts per Wis. Stats. Ch. 703.
- (d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the Zoning Administrator to be substantially similar to a use listed as

permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Article II of this chapter, Administration, governing determination of substantially similar uses.

- (e) *Specific development standards.* Permitted and conditional uses specified with an "X" under the development standards column shall be subject to the standards identified in Article XVI of this chapter, Land Use Development Standards.

Table 44-8. Principal Uses in the Commercial Districts

Use	C1	C2	C3	Dev. Stds.
<b>Office Uses</b>				
General office	P	P	P	
Government office	P	P	P	
Bank or other financial institution	P	P	P	
Medical office, clinic	P	P	P	
Artist's studio	P	P	P	
<b>Commercial Uses</b>				
<b>Accommodation and Food Service Uses</b>				
Bed and breakfast	P	P	P	X
Hotel, inn	C	P	P	
Motel	—	C	C	
Restaurant,* not including drive-through	P	P	P	
Restaurant* with drive-through	C	P	P	X
Tavern, bar*	C	C	P	X
<b>Service Businesses</b>				
Personal service**	P	P	P	
Business service**	P	P	P	
Building maintenance, janitorial service	P	P	P	
Catering service	P	P	P	
Day labor agency	C	C	C	X
Funeral home, crematory	P	P	P	
Furniture and appliance rental and leasing	P	P	P	
Laundromat	P	P	P	
Pet grooming establishment	P	P	P	
Printing and publishing establishment	P	P	P	
Small appliance repair service	P	P	P	
Tool/equipment rental facility	P	P	P	
Animal hospital, veterinary clinic	P	P	P	X
Animal grooming establishment	P	P	P	X
Animal boarding facility, kennel	P	P	P	X
Material recovery facility (minor)	C	C	—	
<b>Retail Sales</b>				
Auto title loan business	C	C	C	X
General retail sales**	P	P	P	
Building material sales	C	P	P	
Contractor showroom	P	P	P	
Currency exchange	—	C	C	

	Firearms sales and service	P	C	C	X
	Greenhouse, garden supply store	C	P	P	X
	Pawnshop	P	P	P	
	Payday loan business	C	C	C	X
	Pet store	P	P	P	
	Secondhand goods store, consignment store	C	P	P	
Production, Processing, and Storage Uses					
	Limited production and processing	C	C	C	X
Commercial Recreation and Entertainment					
	Convention center	—	—	—	
	Health clubs, fitness centers	P	P	P	
	Indoor recreational facility	P	P	P	
	Marina	—	C	C	
	Outdoor commercial recreation area	—	C	C	X
	Restaurant or bar with entertainment, nightclub*	C	—	C	
	Theater, assembly hall	P	—	P	X
Vehicle Services					
	Automobile rental	—	P	C	X
	Automobile sales - used or new	—	P	C	X
	Carwash	—	P	C	X
	Convenience store	—	P	C	
	Fuel/gas/service station	—	P	C	X
	Motor vehicle repair, major		P	C	X
	Motor vehicle repair, minor	C	P	C	X
	Parking structure (principal use)	C	C	P	
	Surface parking lot (principal use)	C	C	C	
	Drive-through facility	P	P	P	X
Residential Uses					
Dwellings***					
	Single-family dwelling, detached	—	—	—	
	Two-family dwelling, duplex or semi-detached	—	—	—	
	Attached single-family dwelling, townhouse	—	—	—	
	Multiple-family dwelling	P/C	P/C	P/C	
	Accessory Dwelling Unit (ADU)	—	—	—	
	Live-work unit	P	P	P	X
Congregate Living					
	Community living arrangement	C	—	—	X
	Dormitory	C	—	—	X
	Nursing homes, assisted living	C	C	—	
Educational Uses					
	School, grades K-12	C	—	C	X
	College, university, etc.	C	—	C	X
	School, specialty or personal instruction, etc.	C		C	X

	Adult/family daycare facility (8 or fewer children)	P	P	P	X
	Group daycare facility (9 or more children)	P	P	P	X
Institutional and Civic Uses					
	Cemetery	—	—	—	
	Community center	P	P	P	
	Cultural institution	P	P	P	X
	Library	P	P	P	X
	Park, playground, recreational center	P	P	P	
	Religious institution, place of worship	P	P	P	X
	Clinic, healthcare facility	P	P	P	
Public Service and Utilities					
	Public safety/service facility	P	P	P	
	Telecommunication tower, wireless communication facility	C	C	C	X

Note: P = Permitted Use; C = Conditional Use.

\* Any establishment at which primarily alcohol beverages are served must also meet the requirements of Chapter 10, Businesses.

\*\* See definitions section for complete list of uses.

\*\*\*Residential uses are permitted when located above the ground floor. Full residential developments with residential uses on the ground floor which are a minimum distance of ¼ mile (1,320 feet) from any right-of-way intersection of an arterial street, freeway or highway as well as being separated a minimum of ½ mile (2,640 feet) from any other full residential development along the same street frontage/corridor are a conditional use.

**Sec. 44-682. Combination of uses on a lot.**

Any permitted and conditional uses may be combined on a parcel or within a building, provided that all uses meet all other applicable provisions of this chapter, including any specific development standards. More than one principal building on a lot may be permitted as a conditional use, subject to the standards of Article XIX of this chapter, Site Plan Review.

**Sec. 44-683. Use restrictions.**

- (a) In mixed-use buildings, residential uses shall not be permitted to dominate the ground floor. A maximum of 50 percent of first floor building façade(s) fronting a public street may be residential in use and design.
- (b) Warehousing areas accessory to retail sales shall be limited to 40 percent of gross floor area.
- (c) Outdoor dining areas. Outdoor dining areas may be allowed as a seasonal temporary use, in compliance with the development standards for such uses.
- (d) *Outdoor speakers.* Outdoor speakers shall not be audible from a residential use or residential district boundary.

**Sec. 44-684. Outdoor storage and display, C1 and C3 Districts.**

- (a) In the C1 and C3 Districts, outdoor storage, sales, or display are permitted only when accessory to the following uses:
  - (1) Greenhouse, garden supply store
  - (2) Building material sales
- (b) Where permitted, outdoor storage shall be completely screened from any adjacent street, sidewalk, public walkway, public park, or residential property, in compliance with Section 44-1964. Outdoor sales and display areas shall be separated from any adjacent street, sidewalk, or public walkway by a low landscaped screen, in compliance with Section 44-1918.
- (c) Temporary/seasonal display. Retail merchandise may be displayed on a temporary basis when accessory to a permitted or conditional use. Display areas may be located on the sidewalk immediately in front of the principal building or elsewhere on the site, provided that such display does not interfere pedestrians, vehicle traffic, or required parking spaces in conflict with other sections of the Municipal Code. Storage and display of merchandise shall be setback ten feet from any property line and shall not exceed 100 square feet in total area. A temporary use permit shall be required, as specified in Article V of this chapter. Those sites exceeding 100 square feet in storage and/or display area are required to obtain a conditional use permit (CUP) per Section 44-83.

**Sec. 44-685. Outdoor storage and display, C2 District.**

- (a) In the C2 District, outdoor storage, sales, or display are permitted only when accessory to the following uses:
  - (1) Building material sales.
  - (2) Auto service station, in compliance with Article XVI of this chapter, Land Use Development Standards.
  - (3) Automobile rental or sales.
  - (4) Sales and/or service of watercraft, recreational vehicles, and agricultural equipment.
  - (5) Outdoor commercial recreation.
- (b) Where permitted, outdoor storage shall be completely screened from any adjacent street, sidewalk, public walkway, public park, or residential property, in compliance with Section 44-1964. Outdoor sales and display areas shall be separated from any adjacent street, sidewalk, or public walkway by a low landscaped screen, in compliance with Section 44-1918.
- (c) Temporary display. Retail merchandise may be displayed on a temporary basis when accessory to a

permitted or conditional use. Display areas may be located on the sidewalk immediately in front of the principal building or elsewhere on the site, provided that such display does not interfere with pedestrian or vehicle traffic in conflict with other sections of the Municipal Code or encroach upon landscaped areas. A temporary use permit shall be required, as specified in Article V of this chapter.

**Sec. 44-686. Site design considerations.**

Development of land within the commercial districts shall follow the following standards, as well as those specified in Article XVI of this chapter, Land Use Development Standards, and Article XIX of this chapter, Site Plan Review.

- (1) Building materials. All building facades shall be designed with architecturally-finished materials. Durable materials, such as masonry or stucco, shall be used on all street-facing facades. Metal pole barn structures are prohibited.
- (2) All subsequent additions and outbuildings constructed after the erection of an original building or buildings shall be constructed of comparable materials and designed in a manner consistent with the original design, unless the entire building is being renovated.

**Sec. 44-687. Parking and loading requirements.**

Parking and loading requirements for uses in the commercial districts shall be as set forth in Article XVIII of this chapter, Off-Street Parking, Drives and Loading.

**Sec. 44-688. Signs.**

Sign requirements for uses in the commercial districts shall be as specified in Chapter 30, Signs.

**Secs. 44-689—44-719. Reserved.**

**SECTION 4.** 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

ATTEST:

\_\_\_\_\_  
Celestine Jeffreys, Clerk

law

10/21/2025

**GENERAL ORDINANCE NO. 31-25**

**AN ORDINANCE  
AMENDING 44-680 THROUGH 44-688,  
GREEN BAY MUNICIPAL CODE,  
RELATING TO COMMERCIAL DISTRICTS**

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

**SECTION 1.** Section 44-680 through 688, Green Bay Municipal Code, is hereby amended to read:

**Sec. 44-680. Purpose.**

The commercial districts are established to provide a range of goods and services for City residents within the City's existing commercial corridors and districts, to promote employment opportunities and the adaptive re-use of existing commercial buildings, and to maintain and improve compatibility with surrounding areas. In all of the commercial districts, consideration should be given to building and site design to provide for efficient and well-integrated use of land, to ensure compatibility with adjacent zoning districts, to control traffic, and to improve the pedestrian environment. The commercial districts are as follows:

- (1) C1 General Commercial is intended for use along the City's primary commercial corridors where moderate-intensity retail, office, and service uses are planned. Businesses that typically involve outdoor display, storage, and/or sales, motor vehicle repair, and other intensive or outdoor uses are discouraged.
- (2) C2 Highway Commercial is intended for use in locations along the City's commercial corridors where automobile-oriented businesses already dominate or are planned. Businesses that typically involve outdoor display, storage, and/or sales, motor vehicle repair, and other intensive or outdoor uses should locate in this district.
- (3) C3 Community Center Commercial is intended to provide for major commercial districts that serve a significant segment of the City's population. It is characterized by businesses that are major traffic generators requiring access from major thoroughfares, such as shopping centers and "big box" retail establishments. While these businesses are usually characterized by indoor operations, certain permitted uses may include limited outdoor activities.

**Sec. 44-681. Principal uses for the commercial districts.**

- (a) *In general.* Table 44-8 lists all permitted and conditional uses allowed in the commercial districts.
- (b) *Permitted uses.* Uses specified with a "P" are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or modify a permitted use shall obtain a zoning certificate for such use as specified in Article II of this chapter, Administration.
- (c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this chapter. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Article II of this chapter, Administration. Condominiums are permitted in all commercial districts per Wis. Stats. Ch. 703.
- (d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the Zoning Administrator to be substantially similar to a use listed as

permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Article II of this chapter, Administration, governing determination of substantially similar uses.

- (e) *Specific development standards.* Permitted and conditional uses specified with an "X" under the development standards column shall be subject to the standards identified in Article XVI of this chapter, Land Use Development Standards.

Table 44-8. Principal Uses in the Commercial Districts

Use	C1	C2	C3	Dev. Stds.
<b>Office Uses</b>				
General office	P	P	P	
Government office	P	P	P	
Bank or other financial institution	P	P	P	
Medical office, clinic	P	P	P	
Artist's studio	P	P	P	
<b>Commercial Uses</b>				
<b>Accommodation and Food Service Uses</b>				
Bed and breakfast	P	P	P	X
Hotel, inn	C	P	P	
Motel	—	C	C	
Restaurant,* not including drive-through	P	P	P	
Restaurant* with drive-through	C	P	P	X
Tavern, bar*	C	C	P	X
<b>Service Businesses</b>				
Personal service**	P	P	P	
Business service**	P	P	P	
Building maintenance, janitorial service	P	P	P	
Catering service	P	P	P	
Day labor agency	C	C	C	X
Funeral home, crematory	P	P	P	
Furniture and appliance rental and leasing	P	P	P	
Laundromat	P	P	P	
Pet grooming establishment	P	P	P	
Printing and publishing establishment	P	P	P	
Small appliance repair service	P	P	P	
Tool/equipment rental facility	P	P	P	
Animal hospital, veterinary clinic	P	P	P	X
Animal grooming establishment	P	P	P	X
Animal boarding facility, kennel	P	P	P	X
Material recovery facility (minor)	C	C	—	
<b>Retail Sales</b>				
Auto title loan business	C	C	C	X
General retail sales**	P	P	P	
Building material sales	C	P	P	
Contractor showroom	P	P	P	
Currency exchange	—	C	C	

	Firearms sales and service	P	C	C	X
	Greenhouse, garden supply store	C	P	P	X
	Pawnshop	P	P	P	
	Payday loan business	C	C	C	X
	Pet store	P	P	P	
	Secondhand goods store, consignment store	C	P	P	
Production, Processing, and Storage Uses					
	Limited production and processing	C	C	C	X
Commercial Recreation and Entertainment					
	Convention center	—	—	—	
	Health clubs, fitness centers	P	P	P	
	Indoor recreational facility	P	P	P	
	Marina	—	C	C	
	Outdoor commercial recreation area	—	C	C	X
	Restaurant or bar with entertainment, nightclub*	C	—	C	
	Theater, assembly hall	P	—	P	X
Vehicle Services					
	Automobile rental	—	P	C	X
	Automobile sales - used or new	—	P	C	X
	Carwash	—	P	C	X
	Convenience store	—	P	C	
	Fuel/gas/service station	—	P	C	X
	Motor vehicle repair, major		P	C	X
	Motor vehicle repair, minor	C	P	C	X
	Parking structure (principal use)	C	C	P	
	Surface parking lot (principal use)	C	C	C	
	Drive-through facility	P	P	P	X
Residential Uses					
Dwellings***					
	Single-family dwelling, detached	—	—	—	
	Two-family dwelling, duplex or semi-detached	—	—	—	
	Attached single-family dwelling, townhouse	—	—	—	
	Multiple-family dwelling	P/C	P/C	P/C	
	Carriage-house dwelling <b>Accessory Dwelling Unit (ADU)</b>	—	—	—	
	Live-work unit	P	P	P	X
Congregate Living					
	Community living arrangement	C	—	—	X
	Dormitory	C	—	—	X
	Nursing homes, assisted living	C	C	—	
Educational Uses					
	School, grades K-12	C	—	C	X
	College, university, etc.	C	—	C	X
	School, specialty or personal instruction,	C		C	X

	etc.				
	Adult/family daycare facility (8 or fewer children)	P	P	P	X
	Group daycare facility (9 or more children)	P	P	P	X
Institutional and Civic Uses					
	Cemetery	—	—	—	
	Community center	P	P	P	
	Cultural institution	P	P	P	X
	Library	P	P	P	X
	Park, playground, recreational center	P	P	P	
	Religious institution, place of worship	P	P	P	X
	Clinic, healthcare facility	P	P	P	
Public Service and Utilities					
	Public safety/service facility	P	P	P	
	Telecommunication tower, wireless communication facility	C	C	C	X

Note: P = Permitted Use; C = Conditional Use.

\* Any establishment at which primarily alcohol beverages are served must also meet the requirements of Chapter 10, Businesses.

\*\* See definitions section for complete list of uses.

\*\*\* **Only Residential uses are permitted when** located above the ground floor. **Full residential developments with residential uses on the ground floor must be which are a minimum distance of ¼ mile (1,320 feet) from any right-of-way intersection of an arterial street, freeway or highway as well as being separated a minimum of ½ mile (2,640 feet) from any other full residential development along the same street frontage/corridor are a conditional use.**

#### Sec. 44-682. Combination of uses on a lot.

Any permitted and conditional uses may be combined on a parcel or within a building, provided that all uses meet all other applicable provisions of this chapter, including any specific development standards. More than one principal building on a lot may be permitted as a conditional use, subject to the standards of Article XIX of this chapter, Site Plan Review.

**Sec. 44-683. Use restrictions.**

- (a) In mixed-use buildings, residential uses shall not be permitted ~~to dominate~~ the ground floor. A maximum of 50 percent of first floor building façade(s) fronting a the primary public street may be residential in use and design.
- (b) Warehousing areas accessory to retail sales shall be limited to 40 percent of gross floor area.
- (c) Outdoor dining areas. Outdoor dining areas may be allowed as a seasonal temporary use, in compliance with the development standards for such uses.
- (d) *Outdoor speakers.* Outdoor speakers shall not be audible from a residential use or residential district boundary.

**Sec. 44-684. Outdoor storage and display, C1 and C3 Districts.**

- (a) In the C1 and C3 Districts, outdoor storage, sales, or display are permitted only when accessory to the following uses:
  - (1) Greenhouse, garden supply store
  - (2) Building material sales
- (b) Where permitted, outdoor storage shall be completely screened from any adjacent street, sidewalk, public walkway, public park, or residential property, in compliance with Section 44-1964. Outdoor sales and display areas shall be separated from any adjacent street, sidewalk, or public walkway by a low landscaped screen, in compliance with Section 44-1918.
- (c) Temporary/seasonal display. Retail merchandise may be displayed on a temporary basis when accessory to a permitted or conditional use. Display areas may be located on the sidewalk immediately in front of the principal building or elsewhere on the site, provided that such display does not interfere pedestrians, vehicle traffic, or required parking spaces in conflict with other sections of the Municipal Code. Storage and display of merchandise shall be setback ten feet from any property line and shall not exceed 100 square feet in total area. A temporary use permit shall be required, as specified in Article V of this chapter. Those sites exceeding 100 square feet in storage and/or display area are required to obtain a conditional use permit (CUP) per Section 44-83.

**Sec. 44-685. Outdoor storage and display, C2 District.**

- (a) In the C2 District, outdoor storage, sales, or display are permitted only when accessory to the following uses:
  - (1) Building material sales.
  - (2) Auto service station, in compliance with Article XVI of this chapter, Land Use Development Standards.
  - (3) Automobile rental or sales.
  - (4) Sales and/or service of watercraft, recreational vehicles, and agricultural equipment.
  - (5) Outdoor commercial recreation.
- (b) Where permitted, outdoor storage shall be completely screened from any adjacent street, sidewalk, public walkway, public park, or residential property, in compliance with Section 44-1964. Outdoor sales and display areas shall be separated from any adjacent street, sidewalk, or public walkway by a low landscaped screen, in compliance with Section 44-1918.
- (c) Temporary display. Retail merchandise may be displayed on a temporary basis when accessory to a

permitted or conditional use. Display areas may be located on the sidewalk immediately in front of the principal building or elsewhere on the site, provided that such display does not interfere with pedestrian or vehicle traffic in conflict with other sections of the Municipal Code or encroach upon landscaped areas. A temporary use permit shall be required, as specified in Article V of this chapter.

**Sec. 44-686. Site design considerations.**

Development of land within the commercial districts shall follow the following standards, as well as those specified in Article XVI of this chapter, Land Use Development Standards, and Article XIX of this chapter, Site Plan Review.

- (1) Building materials. All building facades shall be designed with architecturally-finished materials. Durable materials, such as masonry or stucco, shall be used on all street-facing facades. Metal pole barn structures are prohibited.
- (2) All subsequent additions and outbuildings constructed after the erection of an original building or buildings shall be constructed of comparable materials and designed in a manner consistent with the original design, unless the entire building is being renovated.

**Sec. 44-687. Parking and loading requirements.**

Parking and loading requirements for uses in the commercial districts shall be as set forth in Article XVIII of this chapter, Off-Street Parking, Drives and Loading.

**Sec. 44-688. Signs.**

Sign requirements for uses in the commercial districts shall be as specified in Chapter 30, Signs.

**Secs. 44-689—44-719. Reserved.**

**SECTION 4.** 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

ATTEST:

\_\_\_\_\_  
Celestine Jeffreys, Clerk

law

10/21/2025



Report to the  
Protection and Policy Committee  
of the City of Green Bay

**MEETING DATE**

December 2, 2025

**PREPARED BY**

**AGENDA ITEM # K.I**

To deny an appeal by Raven Wallene regarding the denial of her over the limit permit.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. R WALLENE OTL APPEAL



# License Appeal Form

- Use this form to submit an appeal for a license which was either not denied or not renewed.
- Appeal up to 10 days after the date you received the denial or non-renewal letter.
- Attach the denial letter you received.
- Appeal will be heard before a Committee and/or the Green Bay Common Council.
- The Clerk's office will send you a notice regarding the meeting(s).
- Provide verbal testimony and/or present evidence at your hearing.
- Attend the meeting(s) in person, only.

Appellant's Name: Raven Wallace

License Address: 300 Bond St. Apt. 118 Green Bay, WI 54303

E-mail: clerkbird2012@gmail.com Phone Number: (920) 228-0963

License to Appeal: Over the limit animal permit.

I attached supporting documentation

The information on this form is true and correct to the best of my knowledge. I understand that this form and any attachments are public records and are provided to the Committee and Common Council.

Applicant Signature: Raven Wallace



October 13, 2025

Attn: Raven Wallene,

The excess animal permit which you have applied for to keep 4 dogs on the premises has been denied. No more than 2 dogs per leasing unit due to nuisance concerns. Management reported 5 dogs on site exceeding city ord. 6-8(c) prohibiting anyone from keeping, owning, harboring or possessing more than 2 dogs per family dwelling unit, regardless of ESA animal status. You must be down to 2 dogs by 10/26/25 to avoid fines.

**(d) Exotic or excess animal permit**

**(1) Applications.**

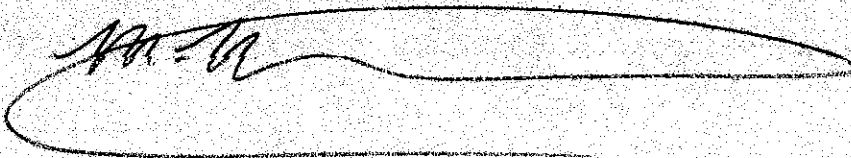
- a. Application for an exotic or excess animal permit shall be made to the City Clerk on a form supplied by the City Clerk's Office.
- b. Upon receipt of an application, the City Clerk shall forward the application to the Humane Officer for verification of the veracity of the application as well as research into the qualifications of the applicant in accordance with the requirements of this section.
- c. All applications shall be accurately completed in its entirety or shall be rendered void by the City Clerk.
- d. A permit may be granted without further review by the Common Council in the event the Humane Officer approves of the application.
- e. Each permit shall expire upon the death of the animal which is the subject of the permit.

(2) *Factors to be considered.* In determining whether a permit under this section shall be granted, the Humane Officer shall consider the number and type of animals to be possessed, the applicant's criminal record, including any animal related police calls for service, known prior history of the animals, health of the animals, whether proper licenses and vaccinations have been obtained, the condition of the applicant's residence where the animals will be kept, the likelihood of a public or private nuisance being created, and any other factors determined to be relevant by the Humane Officer.

**(3) Denial.**

- a. If the Humane Officer determines that any portion of the application is false or that the applicant does not possess the necessary qualifications, the application may be denied by the Humane Officer.
- b. The Humane Officer shall notify any applicant so denied.
- c. Any applicant whose application has been denied by the Humane Officer may appeal such determination to the Protection and Policy Committee. Upon appeal, the Protection and Policy Committee shall determine if the applicant possesses the qualifications of this section. After making such determination, the Protection and Policy Committee shall forward its recommendation to the Common Council.

Thank you,  
Officer Meves





GREEN BAY POLICE DEPARTMENT  
HUMANE ANIMAL CONTROL PROGRAM

*Dedicated to providing service, creating a safe environment, and enhancing the quality of life in our neighborhoods.*



APPLICATION FOR HOBBY/EXOTIC ANIMALS OR MORE THAN TWO (2) DOGS OR MORE THAN THREE (3) CATS ON PREMISES.

Permit Application Checklist – Make sure you have enclosed all of the following:

- Name of listed veterinarian  Photocopy of Driver's License/Photo ID
- Current rabies immunization (Mammals only)
- Proof of current animal license(s) (Dogs & Cats Only)
- A statement to the Humane Officer about why you are seeking this permit

I am applying for a permit to have:

- 4 Dogs Specify Breeds of all animals:
- Cats Specify Breeds of all animals:
- Exotic Animals Specify Species, Gender and Size:

Name: Robert Walker

Address: 300 Bond St Apt 118

Phone(s): (920) 228-0963

Signature: Robert Walker

Date: 9/29/25

Landlord Signature: [Signature] Date: 9-29-2025

Mail/drop off the completed form to: Green Bay City Clerk's Office  
100 N. Jefferson St. Room 106  
Green Bay, WI 54301

**DENIED**

Chief of Police or Designee Approval Signature: \_\_\_\_\_  Approve  Disapprove

Comments: \_\_\_\_\_

Humane Officer Approval Signature: [Signature]  Approve  Disapprove

Comments: 4 dogs on rental apt. unit is too many and creates nuisance concerns. 2 dogs per city ord. (6-80) regardless of ESA.

Neighborhood Letter Responses:  No Responses Received  Responses Received – No Concerns  Responses with Objections

DPW / Inspection Approval Signature: \_\_\_\_\_  Approve  Disapprove

Comments: \_\_\_\_\_

Protection and Welfare Committee Approval / Denial Date and Comments: \_\_\_\_\_  Approve  Disapprove

Full City Council Approval / Denial Date and Comments: \_\_\_\_\_  Approve  Disapprove

Dear Council Members,

My name is Raven Wallene, and I live at 300 bond st apt 118. I am originally from Neenah and have recently moved to Green Bay to be closer to work. I found out that the dog limit is 2 up here unless I have an over-the-limit permit. I found out about having to register my dogs after moving into my apartment. I put in my application once I registered my dogs before even being here a month. Recently, after my first application, the humane officer called me the first time and said that there shouldn't be any issues and that she just had to contact the apartment complex to get approval. She later called back and told me that the first person I had signed off on my permit was the wrong person from the apartment complex. I went in and talked to the right person, April, and she signed off on my permit again, and I resubmitted it. A few weeks later, I get a letter in the mail, denied again, for fear of a possible nuisance. I immediately started crying. These dogs have been with me my whole life. Starting off with the two service animals I have. I have severe anxiety and depression, and these two animals are my service animals. The oldest one, Neelix, is a German Shepherd Siberian Husky mix. We got him from a shelter when he was around a year old. He was neutered at 8 weeks old and is smaller than what most German Shepherds are. He is now 13 years old. He's a very even-tempered dog who spends most of his day sleeping on the bed, cuddling with his brother and sister, and scrounging for food when I start cooking. When I cry, most recently when I got this letter, he immediately came down on the floor to me and laid on my lap, licking my face to help calm me down. He's very calm and does not bark unless I am running around with him at the dog park when I get done with work. He loves kids and will honestly go home with anyone as long as you give him treats. Mickey, who is a Lab mix, is 12 years old. He is my other service animal and is the one who, when I'm anxious, will come by me and give me the sense of comfort I need. He, again being an older dog,

absolutely loves his sleep. He even fakes being asleep so that way I can carry him to bed at night. He was a shelter dog that I also got around 1 year old. Again, being from the shelter, he was neutered at 8 weeks, so he is smaller than your typical lab. These two were always meant to be my dogs. They have been with me for 12 and 11 years, respectively, and honestly, I would feel like having to get rid of one of my children if I ever had to give them away. With that being said, I think everyone here knows that life happens and throws you the unexpected when you least need it. The other two dogs I have, both 6 years old, were not intended to be my dogs. However, I was the only one in a position to take them in when life happened. Taya, my female black lab, was my brother's dog that he got when he moved out of the house. Unfortunately, my brother fell on hard times, and me living in a house out in the country with 3 acres of land, I had to take her in. I made sure that she was up to date on all vaccines and all her vetting. Ever since then, she has been around 2 years of age, and she has lived with the two older big dogs. They truly have become a family, and I have noticed that if they get separated, she has a freak out. She has separation anxiety from the two older dogs. I feel as though separating these three would cause Taya to have a very hard time. The last and final dog. A 6 year old chihuahua, was my father's dog named Mia. My father raised and trained and took very good care of Mia. Unfortunately, just as life goes, my father passed away. Being the only one in the proper financial spot, I took in Mia, the last piece of my father that I have. Mia is the sweetest dog and begs for attention from everyone and loves to be the center of attention. These dogs are all older and fully vetted and up to date on all vaccines. My dogs love to sleep and are very mellow but also very much like to play.

A little more about the situation the dogs are in now. I live at 300 bond st apt 118, and I know 4 dogs in an apartment sounds like a lot, but here's the thing: I live alone. My boyfriend

comes over at night and stays on the weekends, but I also rent a two-bedroom apartment. I live close to three public dog parks and the Fox River Trail. I have cameras that watch the apartment while I am gone, and I can check in on the dogs and talk to the dogs through the camera at any time of day. I have a couch, a bed , a chair, and a dedicated dog cot for the dogs to sleep on. Yes, the dogs are allowed on the furniture in my house. They eat twice a day and are taken out twice in the morning before I go to work, and taken out when I get home, after they eat dinner, and again before we go to bed. Otherwise, the dogs sleep throughout the day when I'm gone, get at least 2 hours outside a day, and have toys at their disposal at all times. They have water all throughout the day, and I have not had any accidents in the apartment except when one of the dogs got sick, but the laminate floors got cleaned right away.

Now the humane officer denied my permit due to the possibility of a nuisance being created; however, this simply will not be the case. These dogs are taken care of and play with and mind to themselves. Kids at the apartment have come up to the dogs when they are outside and pet them without even so much as a peep out of the dogs. All of my dogs are friendly, they are trained, and they are very modest-tempered. On occasion, yes, they bark, sometimes from the kid upstairs who stomps on the floor that I have complained multiple times about. Sometimes at someone that stares through my first-floor window, and sometimes if they see another dog on the tv, but they don't bark all day; they don't bark for hours on end; they bark for maybe a minute or two at a time, and if I'm not there to correct them, they still stop barking. I can watch the camera and see how often they bark and what at. Usually, it's some stomping, and when the stomping stops, so does the barking. My dogs aren't aggressive; my dogs aren't a nuisance. My dogs are old and they are lazy and they are friendly and just want to meet new people, and I have people that would have no issues telling you about their behavior.

I have lived in this apartment for 3 months now; I have not had any complaints about the dogs. And the only thing that's been said to me that may be considered negative is someone asked me if I could take my dog a little further from his window so that he didn't smell the pee and poop; my answer? Absolutely. Since that day, nothing has been said other than, "Oh my gosh, they're cute," or "Can we pet them!" Anyone is welcome to come over to my apartment and meet these dogs and see the dogs they are, but yet no one has. If you come over, though, I will warn you to be prepared for getting some licks and cuddles.

Now as for a nuisance, they have a concern with my old dogs; however, I want to draw attention to the kid stomping upstairs. Is that not a nuisance? How about the old lady that has a dog she can't control, one that's unneutered and weighs probably 100 pounds, that lunged at me through a glass door? Is that not a nuisance? How about the weed smell in the hallway? Is that not one too? I am not saying I don't understand the worry about a nuisance, but don't you want to know what my dogs are like before you make that judgment? How can you make a determination based just on a number? Look at the history of if there are complaints. Look and see if there have been documented issues with said dogs. If I have lived here for 3 months and there hasn't been a complaint other than maybe a dog peeing too close to a window, does that not show they aren't a nuisance?

All I ask is that you look at the big picture instead of just the number. I have 4 older dogs that are fully trained. I have cameras to watch them to make sure they aren't barking. I take them out to dog parks to let them run around. I have two dogs that are here to help me with my mental disabilities. I have two dogs that have been raised with the other two and have hard times without them. I have a support system to help me with the dogs if I ever need them. I live in a two-bedroom apartment with a whole room dedicated to the dogs. If I have to get rid of them,

you're asking me to either worsen the life of a lab and get rid of the last piece of my dad that I have or asking me to get rid of my service animals that help me make it through my panic attacks. All because it's quite just too many dogs. These dogs are my world. You wouldn't ask a parent to give up their 6-year-old or their 12-year-old. Why ask me to get rid of my animals that haven't even had complaints against them? Why ask me to get rid of my even-tempered and trained dogs rather than ask the person who yells "coming down with dog" down the staircase to make sure you aren't there because he's aggressive to get rid of their clearly unsafe dog? Yes, I may have a few extra dogs because of the unfortunate circumstances of my life thus far, but these dogs have been with me through it all. I do not plan to live in an apartment for long. I am hoping to own a house by next year. All that I ask is that I can keep my dogs, the animals that help me through it all, and that the kids love to see outside. I ask you to look at the very few complaints. I ask that I can send you people who have met these dogs, that know how they are, to testify for them before you decide that I can't have them. Thank you for your time and your consideration.

Chester A Charneski 300  
Bond st unit104  
Green Bay , Wi 54304 920-737-1966

10/20/2025

To Whom It May Concern,

I am writing this letter in support of my neighbor, Raven, who resides at 300 Bond St Green Bay, WI 54303, and who currently owns 4 dogs.

I have had the pleasure of living near Raven for the last couple of months, and during that time, I have observed that her dogs are well-cared for, well-behaved, and do not pose any disturbance. In fact, she goes above and beyond to ensure that her pets are responsibly managed, clean, and not a nuisance to anyone.

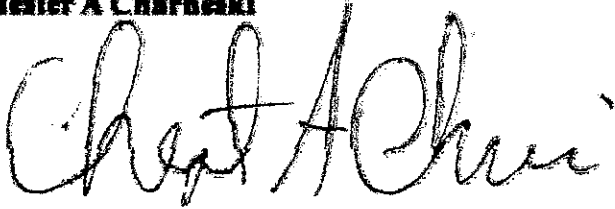
She has always demonstrated responsibility and dedication as a pet owner. She regularly walks the dogs and ensures the animals are quiet and under control.

I fully support Raven in continuing to care for her dogs in a safe place.

Please feel free to contact me if you require any further information.

Sincerely,

**Chester A Charneski**

A handwritten signature in black ink that reads "Chester A Charneski". The signature is written in a cursive, flowing style.

To Whom it may concern,

I am writing in regards to Raven and Caleb presently living at Broadway Lofts.

I live at Broadway Lofts and have observed Raven and Caleb with their dogs. There is no doubt these two are excellent dog owners. They walk their dogs together and are in control of them. They pick up the dogs waste right away.

The dogs are well trained and they do not hesitate to listen <sup>to</sup> the commands of their owners.

In a world where pets are ill-treated it would be a shame to ~~break~~ break up this family of well kept dogs. Especially dogs that ~~are~~ are well trained and loved.

I believe that Raven and Caleb should have the Permit to keep their dogs together.

Thank You for time,  
Jina M. Miller  
920-598-1430



Report to the  
Protection and Policy Committee  
of the City of Green Bay

**MEETING DATE**

December 2, 2025

**PREPARED BY**

**AGENDA ITEM # K.2**

To approve an appeal by Lori Wallene regarding the denial of her over the limit permit.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. L WALLENE OTL APPEAL



# License Appeal Form

- Use this form to submit an appeal for a license which was either not denied or not renewed.
- Appeal up to 10 days after the date you received the denial or non-renewal letter.
- Attach the denial letter you received.
- Appeal will be heard before a Committee and/or the Green Bay Common Council.
- The Clerk's office will send you a notice regarding the meeting(s).
- Provide verbal testimony and/or present evidence at your hearing.
- Attend the meeting(s) in person, only.

Appellant's Name: Lori A. Wallene

License Address: 200 Bond St. Apt. B Green Bay, WI 543 03

E-mail: walleneclorie@gmail.com Phone Number: (920) 843-0969

License to Appeal: Over the limit animal permit

I attached supporting documentation

The information on this form is true and correct to the best of my knowledge. I understand that this form and any attachments are public records and are provided to the Committee and Common Council.

Applicant Signature: Lori Wallene

**RECEIVED**  
OCT 23 2025  
BY: \_\_\_\_\_

**RECEIVED**  
OCT 23 2025



GREEN BAY POLICE DEPARTMENT  
HUMANE ANIMAL CONTROL PROGRAM

Dedicated to providing service, creating a safe environment, and enhancing the quality of life in our neighborhoods.



APPLICATION FOR HOBBY/EXOTIC ANIMALS OR MORE THAN TWO (2) DOGS OR MORE THAN THREE (3) CATS ON PREMISES.

Permit Application Checklist – Make sure you have enclosed all of the following:

- Name of listed veterinarian  Photocopy of Driver's License/Photo ID
- Current rabies immunization (Mammals only)
- Proof of current animal license(s) (Dogs & Cats Only)
- A statement to the Humane Officer about why you are seeking this permit

I am applying for a permit to have:

- 4 Dogs Specify Breeds of all animals: 3 Yorkshire Terriers - 2 are ESA service animals & are registered.
- Cats Specify Breeds of all animals: 1 Terrier Mix
- Hobby/Exotic Animals Specify Species, Gender and Size:

Name:

Lori A. Wallene

Address

209 Bond St. Apt. B

Phone(s)

(920) 843-0969

Signature

Lori Wallene

Date

9-24-2025

I live in a:

- Owned Home
- Rental / Apartment (You must have your property manager or landlord sign below)

Landlord Signature

[Handwritten Signature]

Date

9-29-2025

Mail/drop off the completed form to: Green Bay City Clerk's Office  
100 N. Jefferson St. Room 106  
Green Bay, WI 54301

**DENIED**

Chief of Police or Designee Approval Signature

- Approve  Disapprove

Comments:

Humane Officer Approval Signature

[Handwritten Signature]

- Approve  Disapprove

Comments: 4 dogs on rental apt unit is too many and creates nuisance  
Concerns: 2 dogs per city ord. (6-8cc) regardless of ESA.

Neighborhood Letter Responses

- No Responses Received
- Responses Received – No Concerns
- Responses with Objections

DPW / Inspection Approval Signature

- Approve  Disapprove

Comments:

Protection and Welfare Committee Approval / Denial Date and Comments

- Approve  Disapprove

Full City Council Approval / Denial Date and Comments

- Approve  Disapprove

To whom it may concern,

My name is Lori Wallene. I recently moved to green bay after being forced to sell the home that I lived in with my daughter. I currently reside in a 3 bedroom townhouse with my son after my daughter moved into her own apartment. Between me and my son we have 4 dogs. I own two male yorkies that are both neutered. One of which is a service animal. My son owns two female dogs, one of which is a yorkie and one of which is a mixed breed small dog. The female yorkie is his service animal. When I moved into these apartments I made them aware of the 4 animals me and my son would be moving in with and they told me it wouldn't be an issue. Fast forward to living here for one month. I was told the dogs need to get registered with the city and I have to apply for an over the limit permit. I followed the rules, got them registered and applied for the permit and to my surprise I was denied the permit. Here I am asking for you, to see things from a different point of view and take into consideration the way that these animals live.

As mentioned I live in a three bedroom apartment with my son who is 21 years old. My son works full time as do I, however this does not mean that the dogs sit in a kennel all day while I am gone. Me and my son work on opposing shifts, when I am working he is home and when I am home he is working. It works out very well because the dogs can always go outside when they need to, if I oversleep my son can help out and feed them, and it means that at all times, if the dogs start barking there is someone home to control that barking. All of the dogs that are here have been with us their whole lives. Tucker, my service animal, is 5 years old. He is a very well behaved dog that likes going on rides and playing in the dog park with his brother and sisters. Yukon, my 3 year old yorkie, loves going on walks and cuddling in the mornings with me on my bed. Raya, my son's 3 year old service animal, is a young dog who just loves to play. She runs

laps around the furniture on the first floor of our home and just loves to run at the dog parks. She is very bonded with the other two yorkies and loves to play with them. Halo, my son's 2 year old mixed breed dog, is a very lazy dog. She doesn't like to walk or run or even really play, but she just loves to be paraded around. She will leap into your arms and let you carry her like a baby and she couldn't be happier. She gets very excited when she sees someone she knows and won't stop pawing at you until you pick her up and give her attention.

My dogs are very quiet dogs, you can talk to my neighbors. I am very good friends with one of my neighbors and she told me the only time she has heard them bark is when they first moved in and all the windows were open at my apartment. My dogs don't bark for hours on end and do not stop. They really only bark when they play which is often what they do at the dog park. I make sure to take them to the close by dog parks to make sure they can still be dogs. They get to run around off leash and chase each other or toys that they bring. They get to bark at the birds or maybe a bike that drives by, but in the hour or two I spend at the dog park, they bark for maybe 5 to 10 minutes. My dogs have made it easier for me to make friends in this new place I live. I took my dogs to a dog park and Halo, my son's dog jumped into the arms of a man I had never met, and now me and this guy try to meet at the dog park at least once a day.

My dogs have been with me throughout their whole lives, It feels as though I am being asked to give away a part of me. I moved here due to hardships, I hoped to have my own house and unfortunately that isn't how life has gone. I moved up here for a fresh start, I found an apartment that said dogs were no issue and that would allow me to keep the dogs I had, and now it feels like all that hard work was for nothing. With the financial hardships and one of my sons and my only daughter moving out it feels like everything close to me is leaving, and now more than ever I need my dogs. It feels like the dogs are being ripped away from me when I most need

them. Separating these dogs would cause not only me hardship but also the dogs hardships. If this is truly for doing what's best for the animals, the best choice is to not separate them, but let them stay the family that they have been their whole lives. They are trained well behaved dogs that my neighbors love and so do their kids.

I ask for you to see it from the view point I bring in this letter. The view that these dogs are loved and not only by me but all the other dogs. The viewpoint that not only what others around me are possibly going to say but what is best for the dogs. I also ask for you guys to look to see any of the complaints against the dogs. When I first moved here I didn't know I had to leash all the dogs, but when it was told to me I leashed them and started taking them to the dog parks. I do my best to follow the rules and take care of my animals the best way I know how. These dogs are loved, they are cared for, and most of all they are well behaved. These dogs live their best lives here and I hope that you can see it from that perspective of the harm it will do to the dogs to separate them. I appreciate the consideration and your time.

Lori Wallene

Hello my name is David Nejedlo. I have known Lori for just about 5 years and in that time I have not only worked with her but have become very close with her and her family. Over the years I have learned that she is sooo caring and loving for everyone around her especially her pets. Some may see them as just animals or as just dogs but to Lori they are her kids. She loves and cares for the more than most do for their pets. She takes them out cleans up after them and goes above and beyond to ensure that they are all well maintained and well behaved. She has had them for as long as I have known her and to my knowledge has never had any issues with them or issues caring for them. Knowing that she could possibly be having to make the choice to rehome them or have to choose what ones will be rehomed is devastating. She is more than fully committed and capable of maintaining and taking care of them. I hope that she is allowed to keep the ones she has currently and can show and prove that things will work out in both favors and in the best interests for all who are involved.

Thank you for your time and consideration.

David Nejedlo



Report to the  
Protection and Policy Committee  
of the City of Green Bay

**MEETING DATE**

December 2, 2025

**PREPARED BY**

**AGENDA ITEM # K.3**

To approve an appeal by Thomas Williams regarding the denial of his operator's license.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

1. WILLIAM OPR APPEAL
2. WILLIAMS CCAP BACKGROUND
3. WILLIAMS CIB BACKGROUND
4. WILLIAMS MUNI BACKGROUND



Report to the  
Protection and Policy Committee  
of the City of Green Bay

**MEETING DATE**

December 2, 2025

**PREPARED BY**

**AGENDA ITEM # K.4**

To approve an appeal by Brittany Haupt regarding the denial of her operator's license.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

1. HAUPT OPR APPEAL
2. HAUPT CCAP BACKGROUND
3. HAUPT CIB BACKGROUND
4. HAUPT MUNI BACKGROUND



Report to the  
Protection and Policy Committee  
of the City of Green Bay

**MEETING DATE**

December 2, 2025

**PREPARED BY**

**AGENDA ITEM # K.5**

To approve an application for a "Class A" liquor and Class "A" beer license for Kwik Trip at 1027 W Mason, with the license premises described as "storage in walk-in cooler, on sales floor, behind counter & back room. Records in office".

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. 1027 W MASON LIQ & CIG



Report to the  
Protection and Policy Committee  
of the City of Green Bay

**MEETING DATE**

December 2, 2025

**PREPARED BY**

**AGENDA ITEM # K.6**

To approve an application for a Class "B" beer and "Class C" wine license for High Kaliber BBQ at 126 S Broadway, with the license premises described as "dining area, open kitchen & bar, enclosed dish & prep area".

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. 126 S BROADWAY LIQ



Report to the  
Protection and Policy Committee  
of the City of Green Bay

**MEETING DATE**

December 2, 2025

**PREPARED BY**

**AGENDA ITEM # K.7**

To approve an available liquor license to be released to the pool due to non-renewal for Stage I at 231 N Broadway.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. STAGE I RELEASE

## Stacy Menke

---

**From:** Lindsey Belongea  
**Sent:** Wednesday, October 29, 2025 3:27 PM  
**To:** Celestine Jeffreys; Stacy Menke  
**Cc:** Lacey Cochart; Logan Wood; Rachel Maes  
**Subject:** Stage 1 Liquor License  
**Attachments:** 2025.10.29 Dismissal Order.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

*Release of wait  
LIC. to pool*

Good afternoon Celestine and Stacy,

Last week Stage 1 filed a voluntary withdrawal of its petition for certiorari review. We advised the court we had no objection to the withdrawal and the court finally kicked out the dismissal order, with prejudice. Therefore, this matter is concluded, and you can now follow your documented procedure for release of the license back into the pool.

Please let us know if there are any questions.

Thank you,



**Lindsey Belongea**  
**Paralegal**  
City of Green Bay  
100 N. Jefferson St., Rm 200  
Green Bay, WI 54301  
920.448.3080  
920.448.3081 (fax)  
[greenbaywi.gov/law](http://greenbaywi.gov/law)

**LEGAL DISCLAIMER:** This message and all attachments may be confidential or protected by privilege. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of the information contained in or attached to this message is strictly prohibited. Please notify the sender of the delivery error by replying to this message, and then delete it from your system. Thank you.

**Effective 1/6/2025, City Hall Hours: Monday - Thursday 7:30AM - 5:00PM, Friday 7:30AM - 11:30AM**



Report to the  
**Protection and Policy Committee**  
of the City of Green Bay

**MEETING DATE**

December 2, 2025

**PREPARED BY**

**AGENDA ITEM # K.8**

To refer to staff a communication from Alders Hinkfuss (District 12) and Grant (District 1) to direct staff to draft a resolution authorizing a communication to Brown County, requesting the creation of a Committee, with City participation, to evaluate options for recognizing, preserving, and protecting the Brown County Poor Farm and Asylum burial sites located on the grounds of the former Brown County Mental Health Center. PC-25-04.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. PC-25-04

## Alders' Petitions and Communications

Name Kathy Hinkfuss

---

Committee Name Improvement and Services Committee

---

Text of Communication This communication is submitted by Alder Kathy Hinkfuss and Alder Jennifer Grant

We would like the city to take an active role in the protection and preservation of the Brown County Poor Farm and Asylum burial sites located on the grounds of the former Brown County Mental Health Center (BCMHC).

Brown County Supervisor Dan Theno is requesting resources to conduct a comprehensive study of the previously identified catalogued and non-catalogued burial sites to unequivocally establish the burial sites borders. He expects completion early in 2026

We recommend the City reach out to the County and formalize a committee with representatives from the City and County along with representatives from Schmitt Park and other interested community members.

This Committee would evaluate options for recognizing, preserving & protecting this plot of land.

Kathy A. Hinkfuss Alder D-12

Jennifer Grant Alder D-1

---



Report to the  
Protection and Policy Committee  
of the City of Green Bay

**MEETING DATE**

December 2, 2025

**PREPARED BY**

**AGENDA ITEM # K.9**

To approve an application for a Massage Establishment license for Viva Spa at 1330 Velp.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

1. 1330 Velp -- Viva Spa--Application
2. 1330 Velp -- Viva Spa Floor Plan
3. 1330 Velp -- Updated Insurance
4. 1330 Velp --Viva Spa Xiuyan Hu License
5. 1330 Velp -- Xiuyan Hu Drivers License

**REPORT OF THE GREEN BAY POLICE DEPARTMENT  
GRANTING OPERATOR LICENSES**

**December 2, 2025**

The Green Bay Police Department wishes to request that the following applications for Operator Licenses be granted.

Stipulations placed on licenses shall continue to be in effect.

**OPERATOR LICENSES**

Beyer, Braylin R  
Bhattarai, Debit  
Boehm, Breanna R  
Crespo, Crystal L  
Edwards, Anastasia D  
Faber, Ayden J  
Fields, Amanda M  
Klug, Nicole C  
Maroney, April D  
McFarlane, Jamie A  
Midthun, Nadine E  
Musloff, Allie L  
Pandey, Pitambar  
Pokhrel, Dinesh  
Rawal, Ganesh B  
Roshani, Suwal  
Sanchez, Brian R  
Schultz, Erin M  
Stromberg, Jasmine R  
Subedi, Himal  
Willis, Kendra C  
Wright, Zoe C



## Report to the Green Bay Plan Commission

### MEETING DATE

December 2, 2025

### PREPARED BY

Stephanie Hummel, Staff

### AGENDA ITEM # M.1

To approve a partial alley closure located near 409 W Walnut Street with conditions. (AC 25-01 Plan Commission Meeting September 29, 2025).

### BACKGROUND

**Reason for Request:** The proposed alley closure would allow for an expanded liquor license to allow for the development of a food truck yard via Planned Unit Development

**Surrounding Zoning and Land Uses:**

**North:** Downtown (D1) | Office Use

**South:** Downtown (D1) | Office and Commercial Uses

**East:** Downtown (D1) | Theatre Use

**West:** Downtown (D1) | Vacant Lot; Temporary Use Permit for assembly and events

**Comprehensive Plan:** The 2022 Smart Growth Green Bay Comprehensive Plan recommends Downtown uses for this parcel. This project is compatible with this recommendation.

**Report:** The applicant is interested in creating a food truck yard and event space at 409 W Walnut Street. This is adjacent to an alley which is adjacent to another business owned by the applicant (The Tarlton Theatre). Through discussions with the City Clerk's Office, Law Department, Department of Public Works, and Community and Economic Development, we have advised the applicant to request a partial closure of the adjacent alley and apply for a Planned Unit Development (PUD) for the food truck lot use. The alley closure would allow for an extension of the applicant's liquor license, as well as increase safety for the proposed new use at 409 W Walnut Street and pedestrians using the sidewalk along W Walnut Street.

This alley is currently used by various adjacent owners. Because of this, we will be requiring a full access easement through the property located at 100 S Chestnut Avenue, also owned by the applicant. This would allow for alley traffic to enter and exit through S. Chestnut Avenue. This is shown on the attached map.

A closure of this alley is the appropriate action versus a vacation of the alley. A closure still maintains this as City right-of-way and allows the conversion back to a drivable alley if needed. This could happen if the project and associated PUD don't come to fruition, if the PUD is dissolved after establishment, or if an alley would be better suited for a future building development at 409 W Walnut.

The following agencies were notified of this alley closure and had the following comments:

- Public Works: No Response
- Wisconsin Public Service: No Objections
- AT&T: No Response
- Green Bay Water Utility: No Objections
- Green Bay Fire Department: No Response

- Green Bay Police Department: No Objections
- Green Bay Traffic Engineering Office: No Objections so long as an easement is in place
- Time Warner Cable: No Response
- Green Bay Parks, Recreation & Forestry: No Objections
- Green Bay Area Public Schools (GBAPS): No Response
- American Transmission Company (ATC): No Objections
- Mobilitie: No Response
- NEW Water: No Objections
- Charter: No Response

Alder Johnson and adjacent property owners have been notified of this request. We have not received any comments as of the drafting of this request.

## RECOMMENDATION

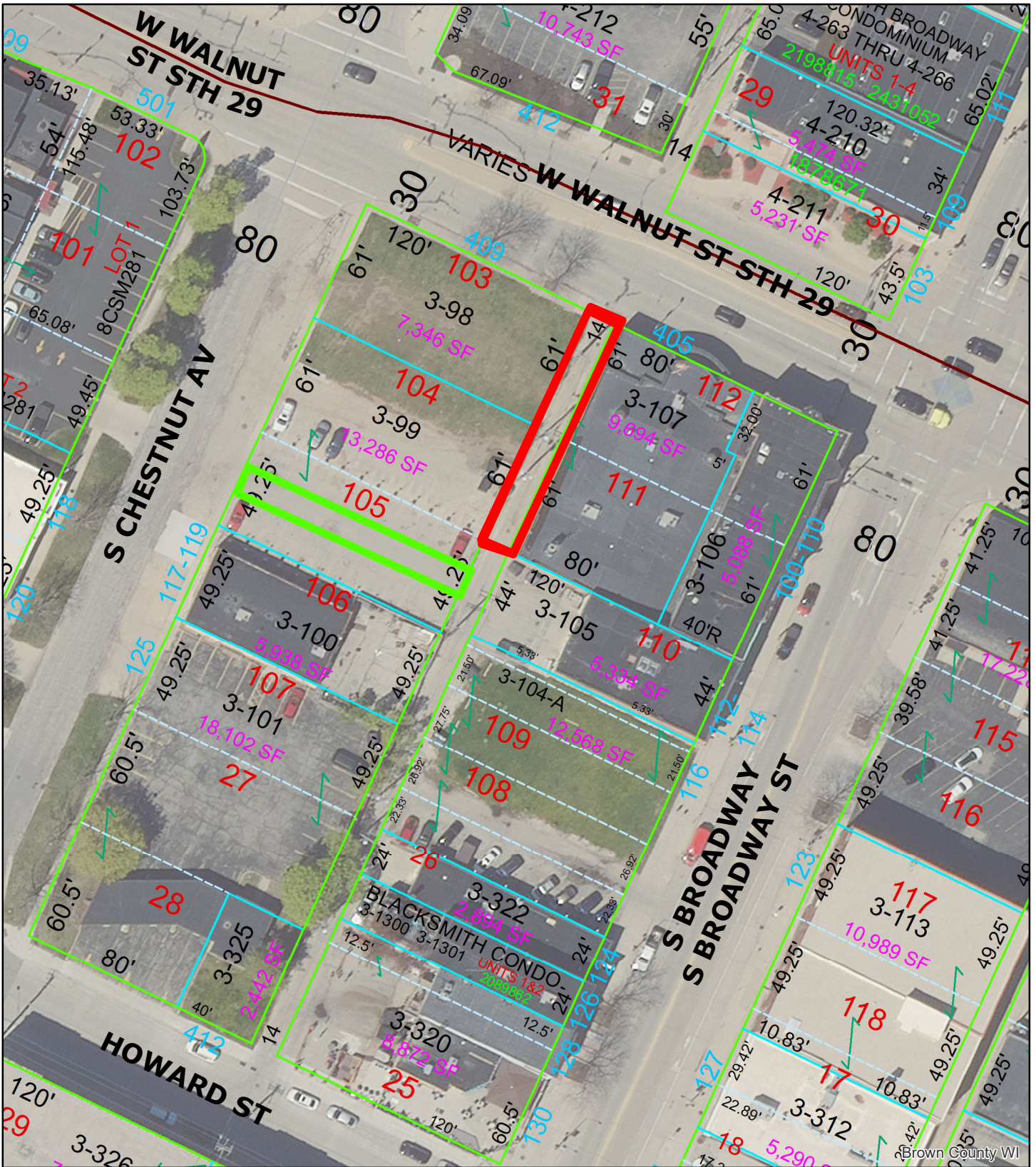
Approval of the request, with the following conditions:

1. A maintenance/closure agreement shall be established with the Department of Public Works.
2. An ingress/egress easement is required over the drive alley portion of Parcel 3-99, connecting to the open portion of the alley.
3. This alley closure is contingent on a PUD or other planning device being enacted to create a food truck yard and event space at 409 W Walnut Street.

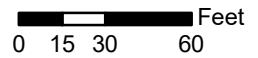
## FISCAL IMPACT

## ATTACHMENTS

1. AC 25-01 Map with Easement Area
2. AC 25-01 Redacted Application



(AC 25-01) Partial Alley Closure near  
409 W Walnut Street



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. 10 Sep 2025 X:\Planning\Basemaps\template\_8.5x11.mxd

- Proposed Access Easement Area
- Proposed Alley Closure Area



# REQUEST FOR CITY ACTION PLAN COMMISSION

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: 409 West Walnut Street, Green Bay, WI 54303

Parcel Number(s): 3-98

Petitioner(s): \_\_\_\_\_ Date: 25 August 2025

Address: 405 West Walnut Street City: Green Bay State: WI Zip: 54303

Property Owner: Historic West, LLC (Tarl Knight, Mark Mariucci)

**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

Tarl Knight and Mark Mariucci, 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: *Mark Mariucci* *Tarl Knight* Date: 25 August 2025

Petitioner Signature(s): *Tarl Knight* *Mark Mariucci*

- Checklist of required attachments:**
- Map
  - Legal Description
  - Applicant Narrative Describing Project
  - All Other Pertinent Information

For office use only:  
Review Fee: \_\_\_\_\_ Receipt No.: \_\_\_\_\_ Zoning Petition No.: \_\_\_\_\_





## Report to the Green Bay Plan Commission

### MEETING DATE

December 2, 2025

### PREPARED BY

Stephanie Hummel, Staff

### AGENDA ITEM # M.2

To approve a request to amend the Go Big Green Bay 2050 Comprehensive Plan future land use map at 1109 S Taylor Street from Low Density Residential to Commercial land uses. (CPA 25-05 Plan Commission Meeting November 17, 2025).

### BACKGROUND

**Reason for Request:** The proposed comprehensive plan amendment would allow a rezoning to allow a laundromat use at this parcel.

#### **Subject Parcel Zoning and Land Use**

Low-Density Residential (R1) | Vacant

#### **Surrounding Zoning and Land Uses:**

**North:** Office Residential (OR) | KinderCare Daycare Facility

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

**East:** Low-Density Residential (R1) | Single-Family Homes

**West:** Highway Commercial (C2) | The Granite Company

**Report:** 1109 S Taylor Street is located on the City's west side near the West Mason and I-41 intersection. This parcel is 18,854 square feet (.43 acres) and is currently vacant. Sometime between 2019 and 2022, a duplex was removed from this parcel. The parcel size is large enough to accommodate a commercial use.

The current comprehensive plan (Go Big Green Bay 2050, adopted October 2025) and the previous comprehensive plan (Smart Growth 2022) both called for low-density residential land use for the subject property. This parcel had historically been used as a two-family home. It is surrounded by single-family homes to the east and south. However, it's near an active commercial and transportation area. Extending the existing commercial designation from the north and west to this parcel is appropriate. The size of this parcel allows for buffering that would be required for commercial uses.

Ald. Eck and neighbors within 200 feet have been noticed of the meeting based on Plan Commission policy. No comments have been made as of the drafting of this report. A neighborhood meeting was held by the applicant on August 26th. Several neighbors attended and had concerns about lighting and landscaping. Both of these subjects are part of our standard site plan review process.

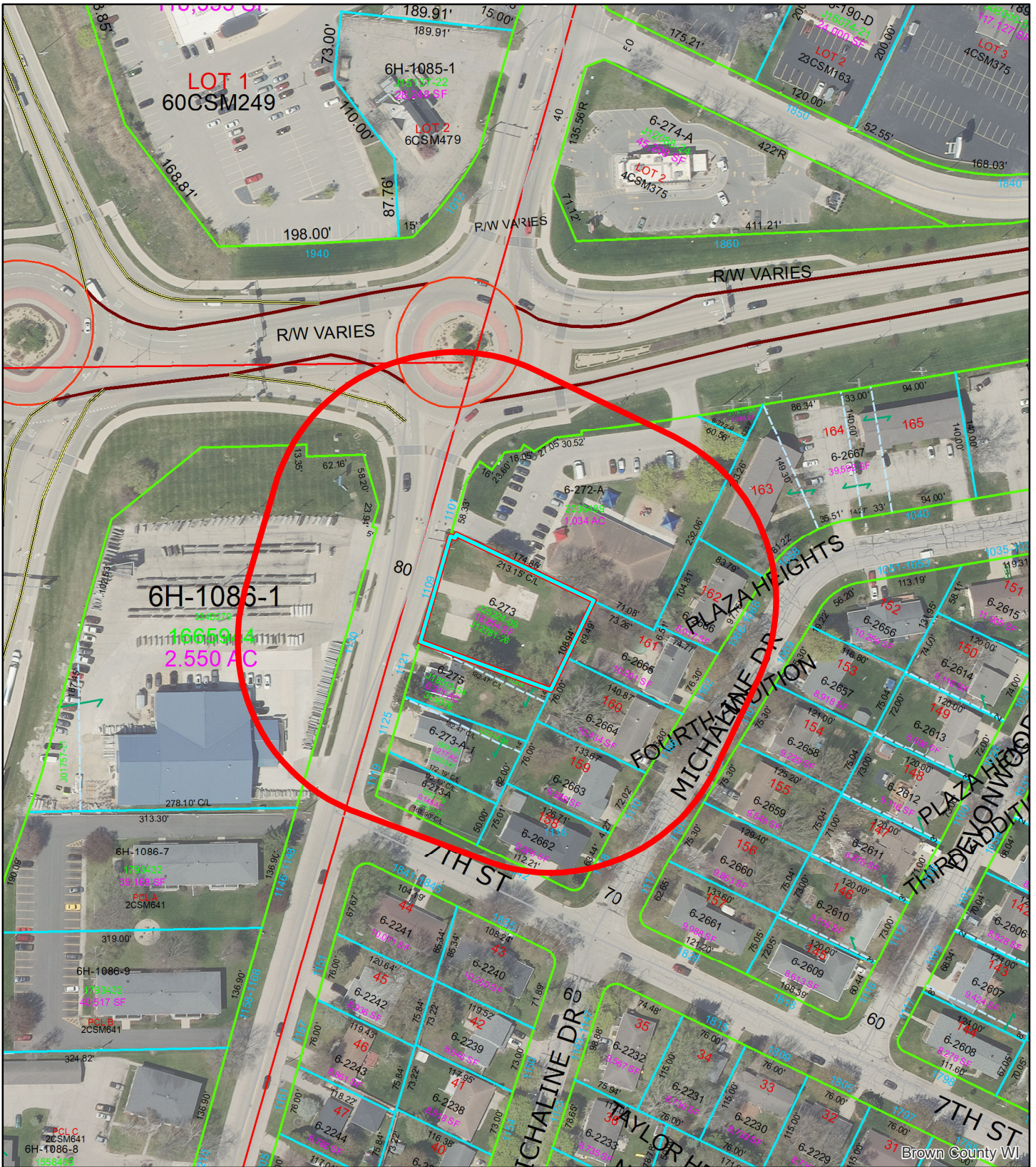
### RECOMMENDATION

Approval of the Request.

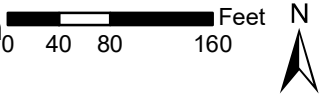
### FISCAL IMPACT

## ATTACHMENTS

1. ZP 25-29 CPA 25-05 Map
2. CPA 25-05 FLU Exhibit
3. CPA 25-05 Application and Narrative - Redacted



## (ZP 25-29 & CPA 25-05) Comprehensive Plan Amendment & Rezone at 1109 S Taylor Street



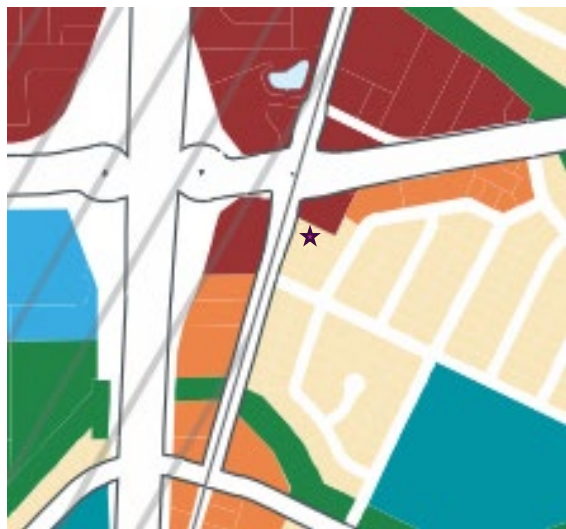
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- 1109 S Taylor Street
- 200' Notification Area

Old Future Land Use Map (Smart Growth 2022):



Current Future Land Use Map (Go Big Green Bay 2050):



## Future Land Use

- Low Density Residential
- Mixed Residential
- Multifamily Residential
- Neighborhood Commercial
- Regional Commercial
- Mixed-Use
- Downtown
- Office and Business Park
- Light Industrial
- General Industrial and Manufacturing
- Public and Semi-Public
- Parks
- Conservation Areas and Private Open Spaces





# 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: 1109 South Taylor Street

Parcel Number(s): 6-273

Petitioner(s): Vierbicher (Brad Rymer) Date: 10/07/25

Email: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address: 400 Security Blvd City: Green Bay State: WI Zip: 54313

Property Owner: Dung Nguyen 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, Brad Rymer, 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)
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- 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: \_\_\_\_\_

Petitioner Signature(s): Brad Rymer Digitally signed by Brad Rymer  
Date: 2025.10.07 12:54:32 -0500

### 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.: \_\_\_\_\_

## Rezone and Comprehensive Plan Amendment

Parcel 6-273 located at 1109 South Taylor Street in the City of Green Bay, Brown County, Wisconsin.

The vacant parcel is located between a single-family residential home with R-1 zoning on the South and Kindercare day care services with OR zoning on the North. We are proposing a laundromat on this site with a preliminary site layout included in this packet. The building would be pushed back to match up with the face of the day care building and allow for parking in the front. We held a neighborhood meeting on Tuesday August 26<sup>th</sup>. The meeting was attended by several of the neighbors within sight of the property. We discussed the layout of the proposed use. The major concern was the lighting and the landscape buffer area. City staff was present to assure the residents that code would be enforced if this project were to move forward. We are requesting that the property be rezoned to C-1 commercial to allow for a laundromat. Part of the rezoning would require a comp plan amendment as well.



## Report to the Green Bay Plan Commission

### MEETING DATE

December 2, 2025

### PREPARED BY

Stephanie Hummel, Staff

### AGENDA ITEM # M.3

To approve a request to rezone 1109 S Taylor Street from Low-Density Residential (RI) to General Commercial (CI) as recommended by staff. (ZP 25-29 Plan Commission Meeting November 17, 2025).

### BACKGROUND

**Reason for Request:** The proposed rezoning will best match the proposed land use.

**Subject Parcel Zoning and Land Use:**

Low-Density Residential (RI) | Vacant

**Surrounding Zoning and Land Uses:**

**North:** Office Residential (OR) | KinderCare Daycare Facility

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

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

**West:** Highway Commercial (C2) | The Granite Company

**Comprehensive Plan:** The 2050 Go Big Green Bay Comprehensive Plan recommends low density residential land uses for this parcel. A Comprehensive Plan Amendment is proposed on this agenda (CPA 25-05) to change the future land use designation to commercial land uses. This rezoning is consistent with that recommendation.

**Report:** 1109 S Taylor Street is located on the City's west side near the West Mason and I-41 intersection. This parcel is 18,854 square feet (.43 acres) and is currently vacant. Sometime between 2019 and 2022, a duplex was removed from this parcel. The parcel size is large enough to accommodate a commercial use.

The applicant is proposing a laundromat use at this parcel. They are requesting a rezoning to General Commercial (CI) zoning. CI is an appropriate district for this lot considering its size, location, and some surrounding land uses. A buffer is required between commercial and residential uses. As noted on their attached site plan, they have a substantial setback area to the lots that are residentially-zoned.

Because this is a rezoning, all uses within the CI district must be considered. Other allowed uses and the regulations in the CI district are appropriate for this parcel. Expanding the commercial zoning of the area supports the existing commercial and transportation corridor nearby West Mason Street. The proposed use of a laundromat is a low-impact use that is beneficial to neighborhoods. Because of this, Staff is supportive of the rezoning to CI.

Ald. Eck and neighbors within 200 feet have been noticed of the meeting based on Plan Commission policy. No comments have been made as of the drafting of this report. A neighborhood meeting was held by the applicant on August 26th. Several neighbors attended and had concerns about lighting and landscaping. Both of these subjects are part of our standard site plan review process.

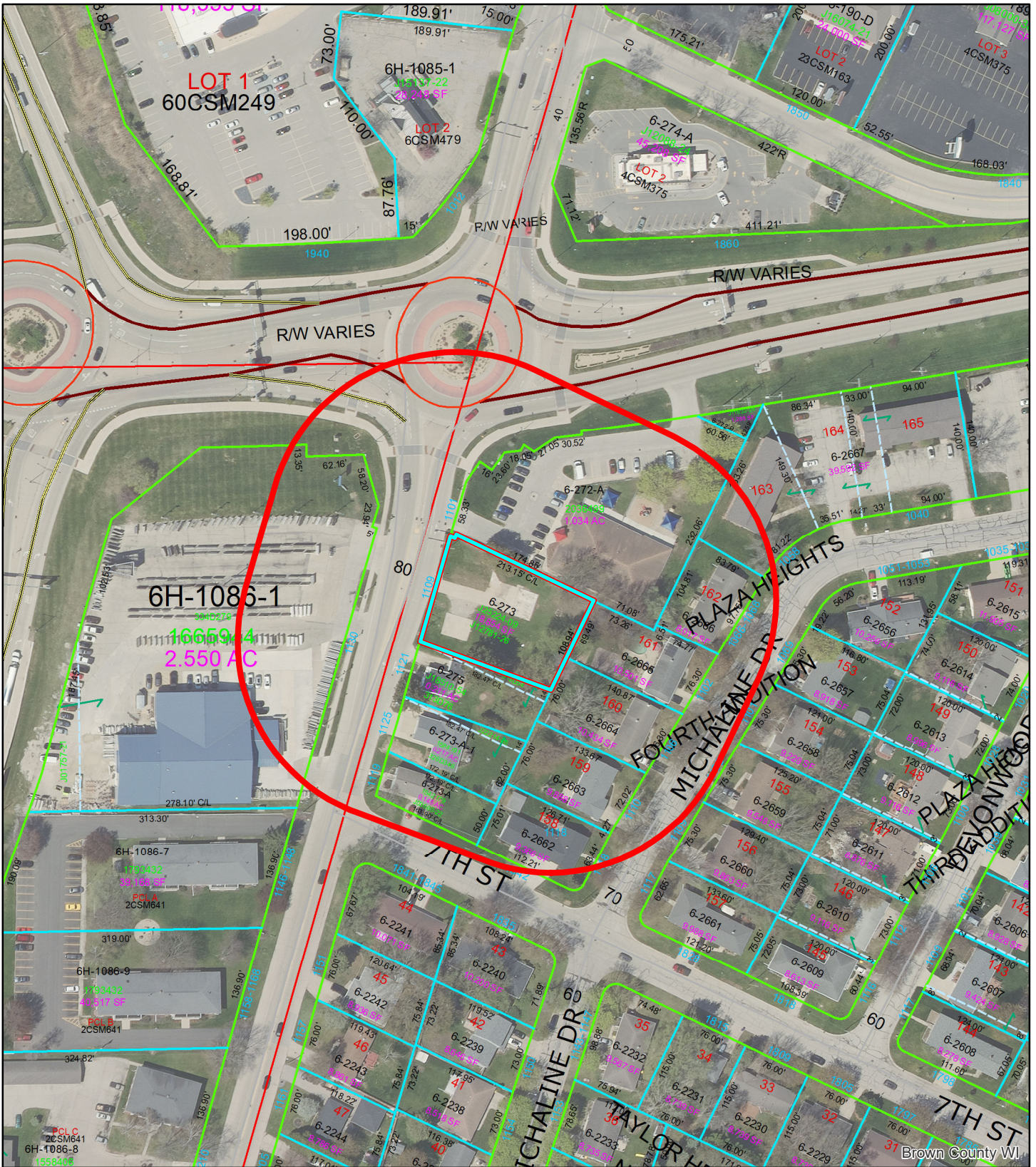
## RECOMMENDATION

Approval of the Request.

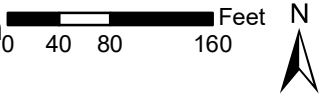
## FISCAL IMPACT

## ATTACHMENTS

1. ZP 25-29 CPA 25-05 Map
2. ZP 25-29 Site Plan
3. ZP 25-29 Application and Narrative - Redacted



(ZP 25-29 & CPA 25-05) Comprehensive Plan  
Amendment & Rezone at 1109 S Taylor Street



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- 1109 S Taylor Street
- 200' Notification Area





# REQUEST FOR CITY ACTION PLAN COMMISSION

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

Location of Property: 1109 South Taylor Street

Parcel Number(s): 6-273

Petitioner(s): Vierbicher (Brad Rymer) Date: 10/07/25

Email: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address: 400 Security Blvd City: Green Bay State: WI Zip: 54313

Property Owner: Dung Nguyen 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, Brad Rymer, 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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- 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: \_\_\_\_\_

Petitioner Signature(s): Brad Rymer Digitally signed by Brad Rymer  
Date: 2025.10.07 12:54:32 -0500

### 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.: \_\_\_\_\_

## Rezone and Comprehensive Plan Amendment

Parcel 6-273 located at 1109 South Taylor Street in the City of Green Bay, Brown County, Wisconsin.

The vacant parcel is located between a single-family residential home with R-1 zoning on the South and Kindercare day care services with OR zoning on the North. We are proposing a laundromat on this site with a preliminary site layout included in this packet. The building would be pushed back to match up with the face of the day care building and allow for parking in the front. We held a neighborhood meeting on Tuesday August 26<sup>th</sup>. The meeting was attended by several of the neighbors within sight of the property. We discussed the layout of the proposed use. The major concern was the lighting and the landscape buffer area. City staff was present to assure the residents that code would be enforced if this project were to move forward. We are requesting that the property be rezoned to C-1 commercial to allow for a laundromat. Part of the rezoning would require a comp plan amendment as well.



## Report to the Green Bay Plan Commission

### MEETING DATE

December 2, 2025

### PREPARED BY

Stephanie Hummel, Staff

### AGENDA ITEM # M.4

To approve a request to rezone the property located at 1531 Main Street from Public Institutional (PI) to Neighborhood Commercial (NC). (ZP 25-33 Plan Commission Meeting November 17, 2025).

### BACKGROUND

**Reason for Request:** The proposed rezoning will allow for future development that best matches the future land use plan.

**Subject Parcel Zoning and Land Use:**

Public Institutional (PI) | Green Space

**Surrounding Zoning and Land Uses:**

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

South: General Commercial (CI) | Multi-Family Buildings, Office, and Auto Uses

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

West: General Commercial (CI) | Multi-Family Buildings, Retail, Office, and Auto Uses

**Comprehensive Plan:** The Go Big Green Bay 2050 Comprehensive Plan recommends mixed-use land uses for this parcel. This rezoning is consistent with that recommendation.

**Report:** 1531 Main Street is a 1.827 acre parcel that is currently vacant green space. While the parcel is an odd shape since it runs along a diagonal road that meets with standard block-form streets, the parcel is considered a buildable lot. This parcel has been either discussed or applied for by various neighbors throughout the years to attach portions of it to their rear yards. This has consistently been denied, with the major contributing factor being the importance of keeping this a buildable lot for future development.

With the updated comprehensive plan (Go Big Green Bay 2050) affirming the best land use for this lot being mixed use, Staff believes this is a good time to bring forward two applications: this application to rezone the property to Neighborhood Commercial and another to declare the property surplus for disposition to the City's Redevelopment Authority to market it as a development site.

Neighborhood Commercial (NC) zoning allows for a variety of uses. These include, but aren't limited to: townhomes, multi-family housing, educational and institutional uses, offices, restaurants (drive-through with CUP), many personal services, and retail sales. With the mixed-use land use designation from the comprehensive plan, any future development should incorporate a mix of uses, specifically residential.

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

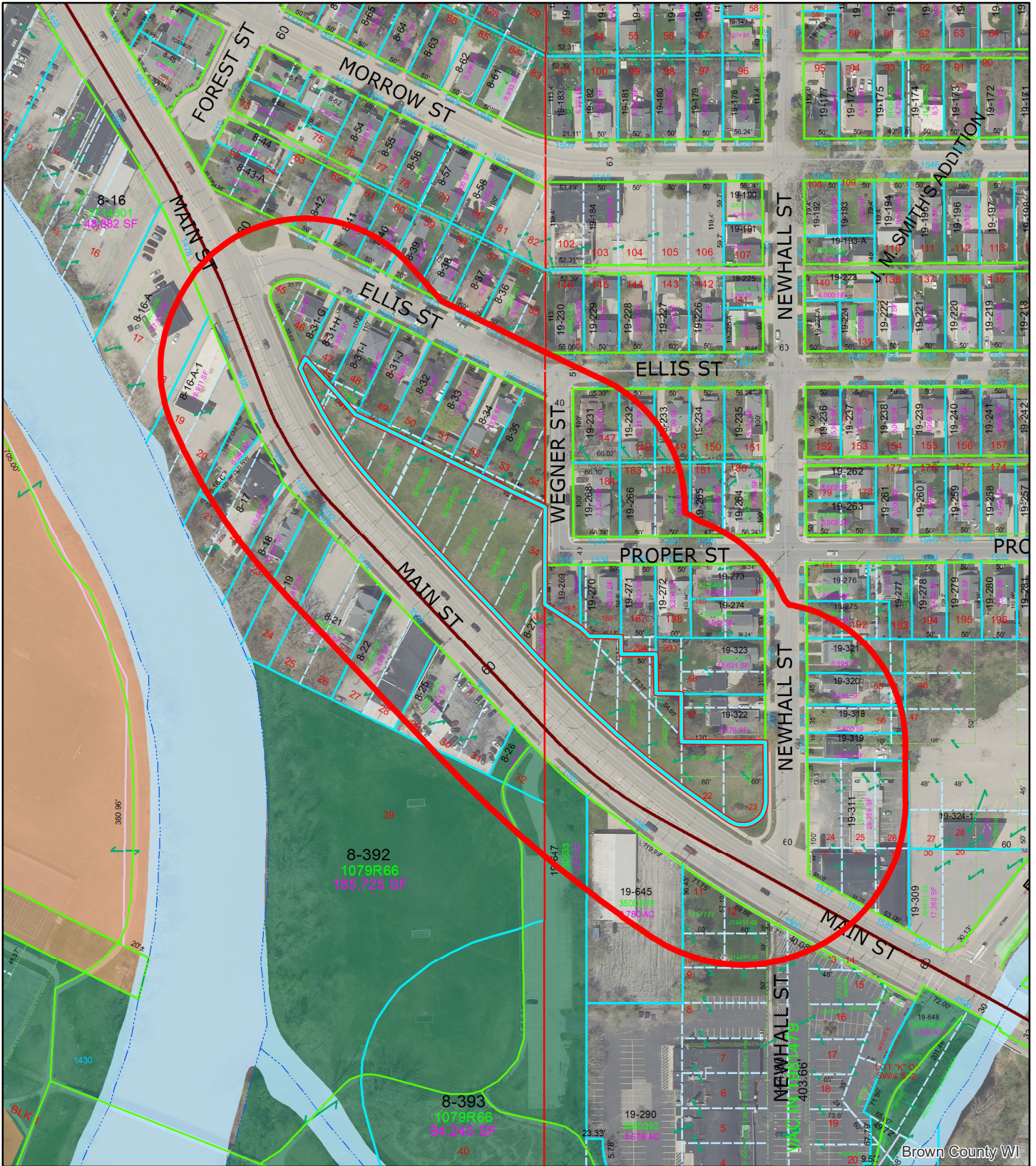
### RECOMMENDATION

Approval of the Request.

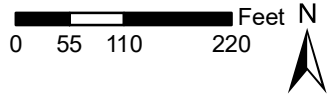
## FISCAL IMPACT

## ATTACHMENTS

1. ZP 25-33 Map
2. ZP 25-33 Street View



### (ZP 25-33) Rezone 1531 Main Street from PI to NC



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 28 Oct 2025 X:\Planning\Basemaps\template\_8.5x11.mxd

- 1531 Main Street
- 200' Notification Area

Street View, 1531 Main Street





## Report to the Green Bay Plan Commission

### MEETING DATE

December 2, 2025

### PREPARED BY

Stephanie Hummel, Staff

### AGENDA ITEM # M.5

To approve a request to declare the property located at 1531 Main Street as City Surplus, with conditions. (SP 25-04 Plan Commission Meeting November 17, 2025).

### BACKGROUND

**Reason for Request:** To declare unused City property as surplus property for disposition to the Redevelopment Authority for development purposes.

**Subject Parcel Zoning and Land Use:**

Public Institutional (PI) | Green Space

**Surrounding Zoning and Land Uses:**

**North:** Low-Density Residential (RI) | Single- and Two-Family Homes

**South:** General Commercial (CI) | Multi-Family Buildings, Office, and Auto Uses

**East:** Low-Density Residential (RI) | Single- and Two-Family Homes

**West:** General Commercial (CI) | Multi-Family Buildings, Retail, Office, and Auto Uses

**Comprehensive Plan:** The Go Big Green Bay 2050 Comprehensive Plan recommends mixed-use land uses for this parcel. This rezoning is consistent with that recommendation.

**Assessor's Valuation:** The valuation of this lot is \$297,600.

**Report:** 1531 Main Street is a 1.827 acre parcel that is currently vacant green space. While the parcel is an odd shape since it runs along a diagonal road that meets with standard block-form streets, the parcel is considered a buildable lot. This parcel has been either discussed or applied for by various neighbors throughout the years to attach portions of it to their rear yards. This has consistently been denied, with the major contributing factor being the importance of keeping this a buildable lot for future development.

A declaration of surplus is required for the City to dispose of this property to the Redevelopment Authority of the City of Green Bay. The RDA will then market this parcel for development. A rezoning application is being processed on this agenda (ZP 25-33) to rezone from Public Institutional zoning to Neighborhood Commercial to allow for a mixed-use development, as recommended in the City's Comprehensive Plan.

Ald. Proffitt, City departments, utility providers, and adjacent property owners have been notified of this request. DPW notes that the sidewalk through the property is city-owned. WPS is requesting easements throughout this parcel; the RDA would have to negotiate these easements when development occurs. As of the drafting of this report, no other comments or inquiries have been received.

### RECOMMENDATION

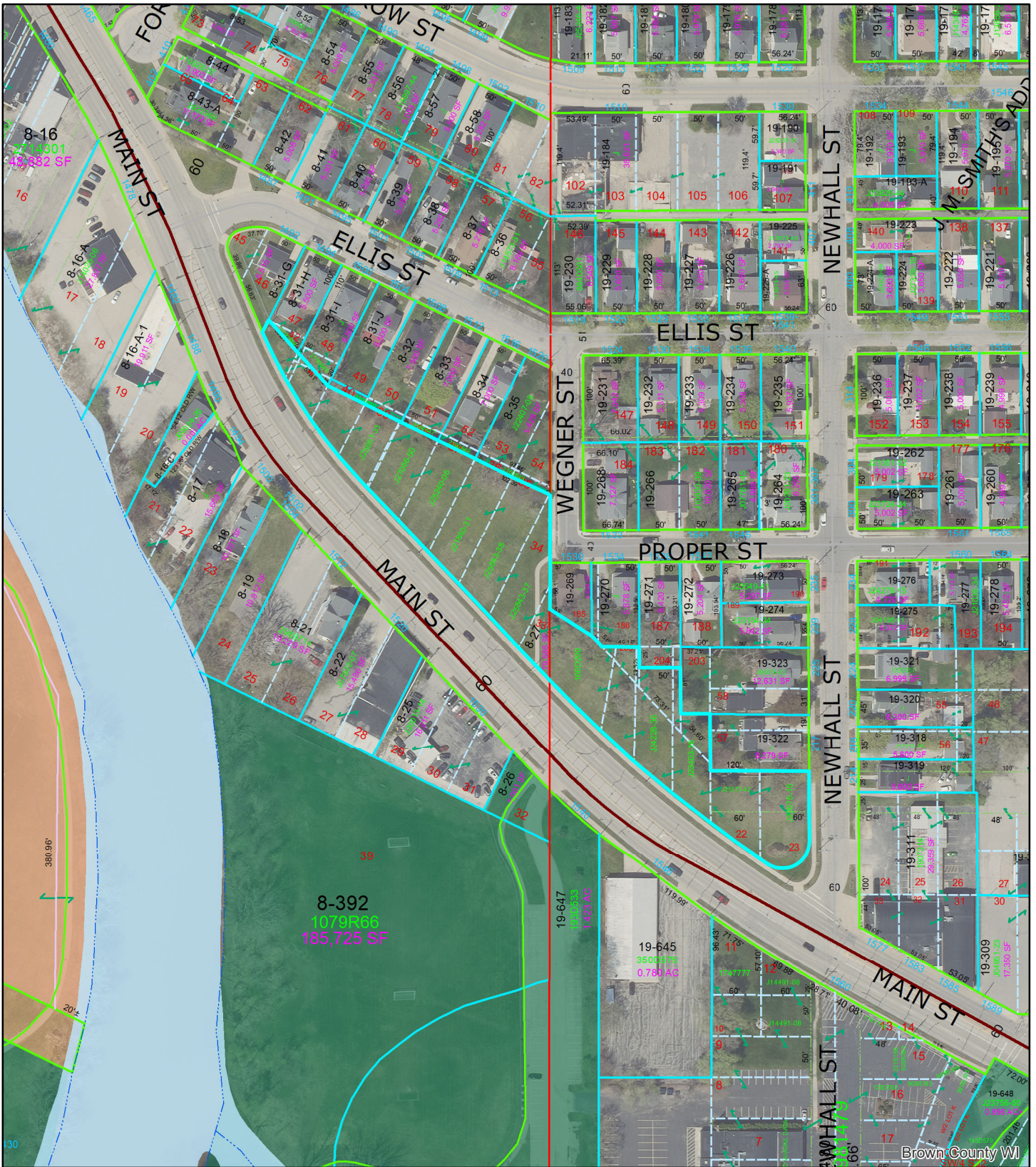
Approval of the request, subject to the following conditions:

1. The subject property shall be directed to the City's Redevelopment Authority for disposition.
2. The Redevelopment Authority will work with Wisconsin Public Service to accommodate their easement requests.

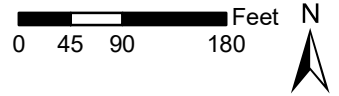
## **FISCAL IMPACT**

## **ATTACHMENTS**

1. SP 25-04 Map
2. SP 25-04 WPS Easement Request



(SP 25-04) Declaration of City Surplus at 1531 Main Street



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1531 Main Street

**SURPLUS PROPERTY REQUEST**

**DATE:** November 4, 2025  
**FROM:** City Hall/Green Bay Planning Department  
100 N. Jefferson Street, Room 608  
Green Bay, WI 54301  
**Attn: Stephanie Hummel**

**TO:**  
 Department of Public Works, Valerie Joosten  
 Wisconsin Public Service, Real Estate Department  
 AT&T, Karen Wells  
 Green Bay Water Utility, Brian Powell  
 Green Bay Fire Department, Matthew Knott  
 Green Bay Police Department, Chris Davis  
 Green Bay Traffic Engineer, Tom Schuurmans  
 Time Warner Cable, Jason Orr  
 Green Bay Parks, Recreation & Forestry, Dan Ditscheit, Emma Browne  
 Green Bay School District, Josh Patchak  
 Green Bay Assessor: Russ Schwandt  
 Green Bay Real Estate: Ronda Bitney  
 American Transmission Company, Matthew Ernst  
 Mobilitie: Brentt Michalek  
 NEW Water, Rob Reinhart, Lisa Sarau  
 Charter, Jeff Rothermel

Please be advised that a request has been made to declare a City-owned property described below as surplus for disposition to the Redevelopment Authority for development purposes. Please return this comment form via email to the Planning Department no later than **Friday, November 14, 2025**. If you have questions, please call me at (920) 448-3424 or [stephanie.hummel@greenbaywi.gov](mailto:stephanie.hummel@greenbaywi.gov).

Location: **1531 Main Street**  
Petitioner(s): **RDA**  
Tentative Plan Commission Review: **Monday, November 17, 2025**

=====

**AGENCY COMMENTS**

Please indicate whether you have facilities or other interests within the subject area. If yes, please provide an exhibit indicating locations and types of facilities or other interests present.

Yes, we have facilities or other interests present in subject area.  
 No, we do not have facilities or other interests present in subject area.

To the above-mentioned surplus property request, we:

Have no objection.  
 Have no objection, provided:  
 Wish to object because:

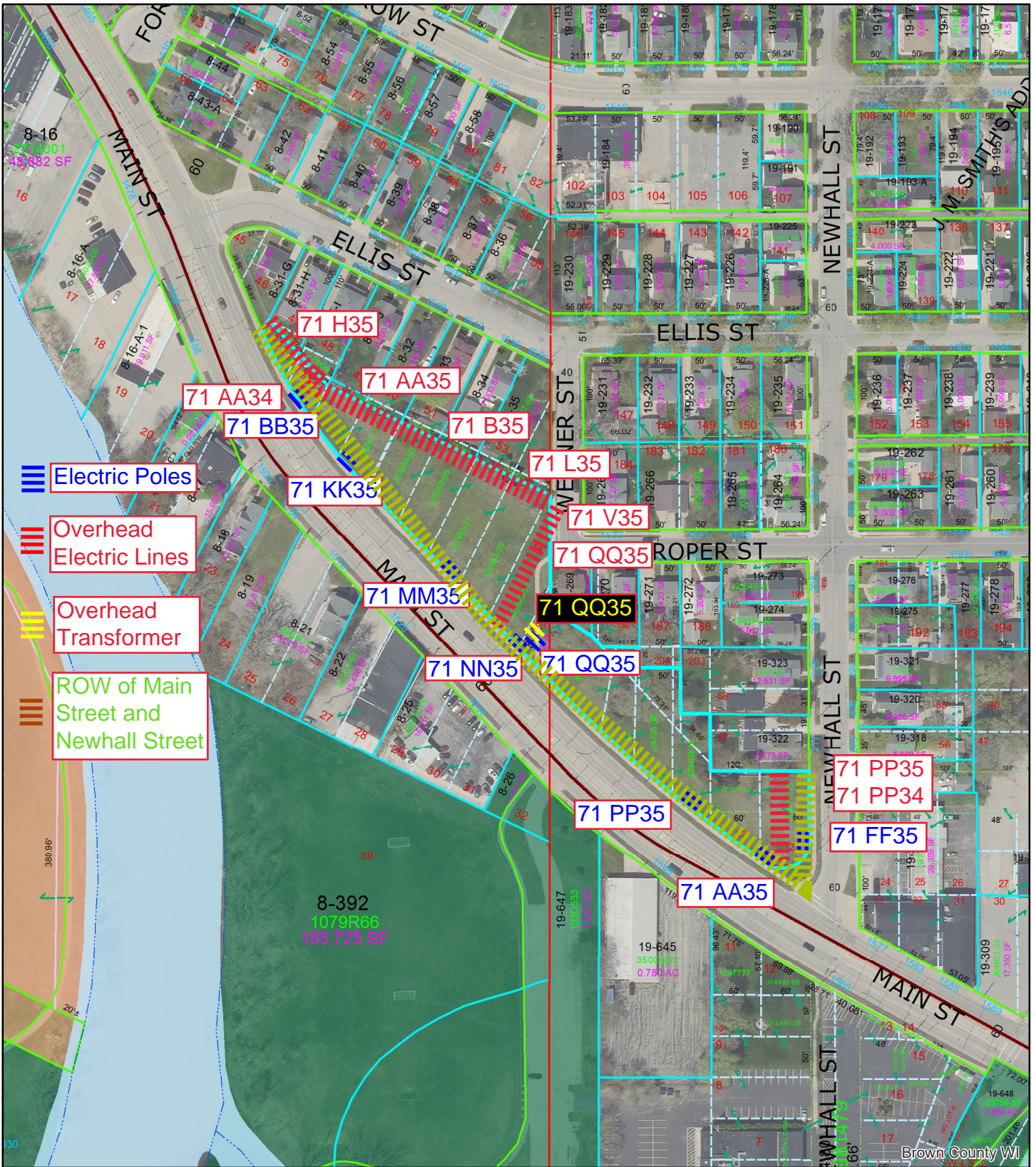
There is no objection to this surplus property request provided there are easements created for the facilities indicated in the attached exhibit.

Signed By: Joey Lett Date: 11/12/2025  
Agency: Wisconsin Public Service - Real Estate Department

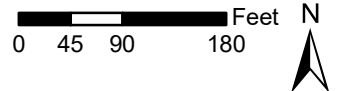
**Assessor Valuation:**

cc: Ald. Proffitt  
Kristi Norton- Assessors  
Will Peters - Community & Economic Development

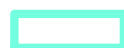
PLEASE NOTE: If comments are not received from your agency before the Plan Commission review date, it is assumed your agency approves the request without comment.



## (SP 25-04) Declaration of City Surplus at 1531 Main Street



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 1531 Main Street



## Report to the Green Bay Plan Commission

### MEETING DATE

December 2, 2025

### PREPARED BY

Jon LeRoy, Zoning Administrator

### AGENDA ITEM # M.6

To approve amendments to Section 44-1580(j) of the Green Bay Municipal Code, Chapter 44, related to Short Term Rentals, as discussed in Communication PC-25-03, with the change to remove the maximum of 180-day rental limitation and added Three-strikes policy. (TA 25-06 Plan Commission Meeting November 17, 2025).

### BACKGROUND

**Reason for Request:** A Zoning Ordinance text amendment is proposed to create additional standards for Short Term Rentals (STRs) with an intent of balancing the needs of residents, property owners, and the tourism economy.

**Comprehensive Plan:** The Go Big Green Bay 2050 Comprehensive Plan recommends six actions to be taken regarding Short Term Rentals.

1. Work with state legislators to allow greater regulation on short-term rentals.
2. Set a cap on short-term rental permits issued in residential neighborhoods to preserve long-term housing stock.
3. Establish a limit on the number of days per year a property can be rented out to prevent full-time short-term rentals in residential areas.
4. Continue to update and modernize the GB Services portal for reporting issues related to short-term rentals, with a clear process for addressing violations.
5. Collaborate with short-term rental platforms to ensure only properly registered and compliant listings are allowed on their sites.
6. Coordinate with property owners around Lambeau Field and along Lombardi Avenue to capitalize on redevelopment and economic opportunities around the stadium.

Actions such as establishing a limit on the number of days per year a property can be rented out can be addressed through zoning code and text amendment. Actions like setting a cap on short-term rentals cannot be addressed without changes to state law, which currently does not permit municipalities to take such actions. Other actions noted can typically be addressed through policy changes.

**Analysis:** Alderpersons Hinkfuss and Prestley have referred a request to staff to amend the Green Bay Municipal Code, Chapter 44,-1580(j), Short Term Rentals. Specifically, the referral sought the following ordinance changes:

1. Limit short-term rentals on a parcel to 180 calendar days per year.
2. Establish a 6-night minimum stay.
3. Create an effective date of July 1, 2026, for updated standards.

The Equal Rights Commission (ERC) discussed short-term rental regulations at its October 27, 2025, meeting. The ERC has created an advisory report on short-term rentals. The full report is included in the attachments to this item. Specifically, the advisory report recommended the following:

1. Strengthen Nuisance Mitigation and Neighborhood Protections.
2. Establish a Three-Strikes Enforcement Policy for STR Permits.
3. Treat STRs as Businesses: Adjust Permit Fees and Enforcement Resources.
4. Impose an Annual Cap on Rental Days to Prevent Full-Time STRs.
5. Consider a Minimum Stay Requirement with Exceptions.
6. Improve the STR Registration Process with a User-Friendly Online System.

The Green Bay Common Council received the report of the October 27 ERC meeting during the November 11, 2025, meeting of the Common Council. Approximately 25 people spoke to the item as the floor was opened for public comment on the matter. Of the 25 who spoke, approximately 20 were generally opposed to changes offered by referrals, specifically relating to limitations for an STR capped at 180 calendar days per year and a 6-night minimum stay. 4 people were generally supportive and one offered perspective on the current limitations municipalities have via state laws.

The Common Council gave guidance after public commentary and debate and recommended the following:

1. Removal of a 6-night minimum stay.
2. Addition of a 3 strike policy.
3. Policy regarding contact information of a property owner, such as phone number info made available.

Existing standards are listed in Chapter 44-1580 (j) and those standards are attached with this staff report.

Given the comments received, qualifications within state law, and prescriptions from the Go Big Green Bay 2050 Comprehensive Plan, staff has drafted text amendments to address the following:

1. Owner contact information policy changes.
2. Three-strikes policy.
3. Total number of days a dwelling may be rented in a year.

### **Owner contact information policy changes**

#### Text amendment to subsection (6)

*If the local representative responsible for managing short-term rental property varies from the owner of the parcel, the placard shall also contain the name and telephone number of the parcel owner.*

Existing STR placards must be displayed facing the right of way. Existing STR placards display an ownership group's individual name or title, but do not list specific ownership contact info. Proposed text amendments specify that parcel ownership's name and phone number must be present on the placard itself. An example of an existing placard sample is included with this staff report.

### **Three-strikes policy**

#### Text amendment to updated subsection (13)

*In addition to the violations listed above, STR permits shall be revoked if a cumulation of three or more violations of items specified in Chapter 24–75 Definitions: Chronic Nuisance Premises or violations listed in Chapter 44-1580(j) (13) occur over a 365-day period.*

Seeking to utilize existing municipal code language and policy, staff offers text amendments to address a 'three strike' policy through the existing nuisance abatement policy defined in Chapter 24 of the Green Bay Municipal Code. Currently, if any property has three qualified events as a nuisance property, the Chief of Police or the designee may notify the property in writing and those property owners in violation will be given a statement that cost of future enforcement as a special charge against the premises. The text amendment notes that this action taken as a chronic nuisance shall revoke any STR permit from a property.

## **Total number of days a dwelling may be rented in a year**

Text amendment added as new subsection (11)

*Total number of days the dwelling unit may be rented within any 365-day period of an annual license shall not exceed 180 consecutive days. The STRP applicant shall provide the start date on an annual application as to when 180 days shall start and end during the annual license periods.*

The Comprehensive Plan recommends placing a limitation on the number of days a dwelling can be rented out as an STR per year, but a specific number is not established. State law allows a cap of 180 days. Feedback has varied from different perspectives if a 180-day cap were to be instituted, as the number could either be consecutive days or contiguous days.

*180 Contiguous Days:* A New STRP would require a 'date of beginning' for a short-term rental period and would cease after 180 days. STRP renewal cycles occur from July 1 through June 30 of the following year. An applicant would need to establish the start date of when a property could be used as an STR. During said 180 days, the property could be marketed and rented for short-term uses, but before or after the 180-day period, the parcel could not be used as a short-term rental. Thus, if a property owner were to establish a start date of the rental period on July 15th of the permit period, the 180-day STR period could last on the property through January 10th the following year and must cease STR operations from January 11th until the next renewal period, when the property owner would choose when they want to start 180 days again. From the perspective of many STR owners, this action would limit the use of the dwelling. From a staff perspective, this is a practical enforcement mechanism compared to cumulative days. For those seeking to find long-term rentals, this opens up longer periods of 6 month rental availability in the city. However, if an emphasis is placed by STR parcels around the Green Bay Packers season, many opportunities would focus around the periods of STR parcel rentals from July through January.

*180 Cumulative days:* New STRP would require a property to be rented as an STR for a total of 180 days throughout an annual permit cycle. This could be viewed in two ways:

1. Days in total are accumulated per year by the owner without established dates. An STR is rented at a variety of lengths. Total stays are accumulated throughout a cycle and an owner cannot exceed 180 days.
2. Days in total are established at the time of STRP application and can be marketed only and stayed in only during a maximum of 180 days.

In a distinction between cumulative days and contiguous days, most STRP owners or operators appear to be in favor of a cumulative approach as it gives them more flexibility as to when a property could be marketed and rented to STR users.

From a staff perspective, enforcement of either cumulative approaches is exceptionally challenging.

Staff have created text amendments for your consideration based on the wide variety of comments received on this matter and practical enforcement.

## **RECOMMENDATION**

Staff does not have a recommendation for the proposed ordinance change.

## **FISCAL IMPACT**

## **ATTACHMENTS**

1. TA 25-06 Draft G.O. 33-25 Relating to Short Term Rentals
2. TA 25-06 44-1580(j) Existing STR Zoning Code Standards

3. Communication RE Amendment to Ordinance for Short-Term Rentals (STRs) - Alder Hinkfuss and Alder Prestley
4. TA 25-06 ERC Advisory Report on Short Term Rental Regulation in Green Bay
5. TA 25-06 Green Bay STR Alliance Email Public Comment
6. TA 25-06 Green\_Bay\_STR\_Alliance\_Council\_Submission\_2025
7. TA 25-06 Public Comment 110425 Jonas
8. TA 25-06 Public Comment Kosmoski
9. TA 25-06 Example STRP Placard Scaled to Letter Size Format
10. PC PUBLIC COMMENTS 11.17.2025 MTG

GENERAL ORDINANCE NO. 33-25

**AN ORDINANCE  
AMENDING SECTION 44-1580(j),  
GREEN BAY MUNICIPAL CODE,  
RELATING TO SHORT-TERM RENTALS**

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

**SECTION 1.** Section 44-469(1), Green Bay Municipal Code, is hereby amended to read:

(j) Short-term rentals (*STRs*).

(1) Advertising, including but not limited to, through a third-party, is prima facia evidence that the dwelling unit is used for a short-term rental. Prior to advertising or occupancy of a dwelling unit for use as a short-term rental, the following permits, registrations, and other information shall be obtained by the property owner or local representative:

- a. Proof of registration with the City of Green Bay Treasurer regarding Brown County room tax requirements.
- b. Proof of registration with the Brown County Health Department.
- c. A lease agreement example provided that includes language regarding compliance with parking, noise and other applicable City of Green Bay ordinances relevant to occupancy of the structure.
- d. Proof of condominium association approval if the property is part of one.
- e. Proof of approval from property owner if applicant is the local representative.
- f. City of Green Bay short-term rental permit (STRP).

(2) An application for a short-term rental permit (STRP) may be an initial application or a renewal application, and shall be complete prior to submittal. STRP applications shall include all of the following:

a. Initial application.

1. Completed STRP application on a form established by the City.

2. Application fee as provided in the City Fee Schedule.

3. Proof of insurance.

4. Documentation required in subsection (j)(1) of this section.

b. Renewal of STRP. A STRP is valid for one year and shall expire on July 1 of the calendar year. A STRP not renewed prior to July 1 shall be deemed expired, and subject to the initial

application requirements. Prior to July 1, a STRP may be renewed on an annual basis, provided that no material changes have occurred to the initial application, and shall meet the following standards:

1. Proof of insurance.
2. Necessary permits and proof of registration as required in subsection (j)(2) of this section.
3. Renewal fee as provided in the City Fee Schedule.
4. All required application material must be submitted at the same time. Applications that are not complete at submission will be returned to the applicant without processing.
- (3) The number of occupants in STRs shall not exceed the limits set forth in the State of Wisconsin Uniform Dwelling Code and other applicable County and City of Green Bay housing regulations for residential structures based on the number of bedrooms within the unit.
- (4) STRPs are issued to a specific property owner, or local representative, of a short-term rental, referred to as the permit holder. STRs shall be immediately terminated when the permit holder sells or transfers the real property which was advertised or used as a short-term rental, except for a change in ownership where the title is held in survivorship or transfers on the owner's death.
- (5) Availability of STRs to the public shall not be advertised on site, except for as provided in subsection (6) below.
- (6) A STRP placard shall be visible from the street right-of-way on which the principal structure is addressed on. The placard shall contain the name and telephone number of the local representative responsible for managing short-term rental property. **If the local representative responsible for managing short-term rental property varies from the owner of the parcel, the placard shall also contain the name and telephone number of the parcel owner.**
- (7) STRs shall not violate any applicable conditions, covenants, or other restrictions on real property.
- (8) Alcohol may not be sold on site.
- (9) STRPs granted by the City are subject to review on a yearly basis during renewal. Additionally, STRs may be reviewed at any time when the Community and Economic Development Director or Plan Commission has reason to believe that the regulations are not being adhered to or that there are problems associated with the STRs that warrant review by the Plan Commission and the Green Bay Common Council. STRs may be revoked based on the findings of the Plan Commission. STRs denied by the Planning staff may be appealed to the Plan Commission and Common Council.
- (10) No recreational vehicle (RV), camper, tent or any other temporary lodging arrangement shall be permitted on site for the means of providing accommodations for occupants and/or guests of a short-term rental.

**(11) Total number of days the dwelling unit may be rented within any 365-day period of an annual license shall not exceed 180 consecutive days. The STRP applicant shall provide the start date on an annual application as to when 180 days shall start and end during the annual license periods.**

~~(11)~~ **(12)**

STRs shall comply with all requirements of this article and all applicable standards of this Code.

~~(12)~~ **(13)**

Violations. Failure to comply with the requirements above shall constitute a violation of the provisions of this section. Disturbances or nuisances caused by the tenants of an approved STR which violate this Code, including, but not limited to, outdoor events noise ordinances or state law, shall also constitute a violation. Penalties for each violation shall be imposed in an amount not to exceed \$500.00, including court costs, and may result in permit suspension or revocation.

**In addition to the violations listed above, STR permits shall be revoked if a cumulation of three or more violations of items specified in Chapter 24-75 Definitions: Chronic Nuisance Premises or violations listed Chapter 44-1580(j) (13) occur over a 365 day period.**

**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 \_\_\_\_\_, 2026.

APPROVED:

\_\_\_\_\_  
Eric Genrich, Mayor

ATTEST:

\_\_\_\_\_  
Celestine Jeffreys, Clerk

law

01/20/2026

**Existing standards for Short Term Rentals (STRs) are established in Chapter 44-1580(j). These existing standards are listed below:**

(j) *Short-term rentals (STRs).*

(1) Advertising, including but not limited to, through a third-party, is prima facie evidence that the dwelling unit is used for a short-term rental. Prior to advertising or occupancy of a dwelling unit for use as a short-term rental, the following permits, registrations, and other information shall be obtained by the property owner or local representative:

- a. Proof of registration with the City of Green Bay Treasurer regarding Brown County room tax requirements.
- b. Proof of registration with the Brown County Health Department.
- c. A lease agreement example provided that includes language regarding compliance with parking, noise and other applicable City of Green Bay ordinances relevant to occupancy of the structure.
- d. Proof of condominium association approval if the property is part of one.
- e. Proof of approval from property owner if applicant is the local representative.
- f. City of Green Bay short-term rental permit (STRP).

(2) An application for a short-term rental permit (STRP) may be an initial application or a renewal application, and shall be complete prior to submittal. STRP applications shall include all of the following:

A. Initial application.

1. Completed STRP application on a form established by the City.
2. Application fee as provided in the City Fee Schedule.
3. Proof of insurance.
4. Documentation required in subsection (j)(1) of this section.

b. Renewal of STRP. A STRP is valid for one year and shall expire on July 1 of the calendar year. A STRP not renewed prior to July 1 shall be deemed expired, and subject to the initial application requirements. Prior to July 1, a STRP may be renewed on an annual basis, provided that no material changes have occurred to the initial application, and shall meet the following standards:

1. Proof of insurance.
2. Necessary permits and proof of registration as required in subsection (j)(2) of this section.
3. Renewal fee as provided in the City Fee Schedule.
4. All required application material must be submitted at the same time. Applications that are not complete at submission will be returned to the applicant without processing.

(3) The number of occupants in STRs shall not exceed the limits set forth in the State of Wisconsin Uniform Dwelling Code and other applicable County and City of Green Bay housing regulations for residential structures based on the number of bedrooms within the unit.

(4) STRPs are issued to a specific property owner, or local representative, of a short-term rental, referred to as the permit holder. STRs shall be immediately terminated when the permit holder sells or transfers the real property which was advertised or used as a short-term rental, except for a change in ownership where the title is held in survivorship or transfers on the owner's death.

(5) Availability of STRs to the public shall not be advertised on site, except for as provided in subsection (6) below.

(6) A STRP placard shall be visible from the street right-of-way on which the principal structure is addressed on. The placard shall contain the name and telephone number of the local representative responsible for managing short-term rental property.

(7) STRs shall not violate any applicable conditions, covenants, or other restrictions on real property.

(8) Alcohol may not be sold on site.

(9) STRPs granted by the City are subject to review on a yearly basis during renewal. Additionally, STRs may be reviewed at any time when the Community and Economic Development Director or Plan Commission has reason to believe that the regulations are not being adhered to or that there are problems associated with the STRs that warrant review by the Plan Commission and the Green Bay Common Council. STRs may be revoked based on the findings of the Plan Commission. STRs denied by the Planning staff may be appealed to the Plan Commission and Common Council.

(10) No recreational vehicle (RV), camper, tent or any other temporary lodging arrangement shall be permitted on site for the means of providing accommodations for occupants and/or guests of a short-term rental.

(11) STRs shall comply with all requirements of this article and all applicable standards of this Code.

(12) Violations. Failure to comply with the requirements above shall constitute a violation of the provisions of this section. Disturbances or nuisances caused by the tenants of an approved STR which violate this Code, including, but not limited to, outdoor events noise ordinances or state law, shall also constitute a violation. Penalties for each violation shall be imposed in an amount not to exceed \$500.00, including court costs, and may result in permit suspension or revocation.

**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)

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## 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.

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## 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.

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## 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.



# GREEN BAY EQUAL RIGHTS COMMISSION

Advisory Report on  
Short-Term Rental  
Regulation in Green Bay

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# *Advisory Report on Short-Term Rental Regulation in Green Bay*

## **Introduction and Executive Summary**

The Green Bay Equal Rights Commission (ERC) submits this advisory report to the Common Council with recommendations for improving the regulation of short-term rentals (STRs) in our community. In the past few years, Green Bay has experienced a sharp increase in STR properties, growing from roughly 120 in 2022 to over 500 during the NFL Draft cycle and back to around 430 to date.<sup>1</sup> Alongside the economic opportunities STRs provide to property owners and visitors, this rapid growth comes with concerns about neighborhood impacts as well as housing availability and equity. Residents in some areas have reported rising nuisances and a loss of community character. For example, in the East Shore Drive Neighborhood, an estimated 5-10% of homes are now STRs, prompting fears of neighborhood degradation.<sup>2</sup> At the same time, responsible STR owners emphasize their positive contributions, like maintaining properties, paying taxes, and providing lodging for tourists. Owners seek fair, predictable rules that do not punish good actors for the problems caused by negligent property owners.

2020's Equal Rights Ordinance tasks the Equal Rights Commission with recommending to the Common Council suggestions to promote equal rights in the City of Green Bay:

The Commission shall meet not less than four (4) times annually for monitoring the employment, contracting, and program activities of the City, and prepare and provide timely reports to the mayor and council on efforts to promote equal rights, equal opportunities, positive community relations, and to eliminate discrimination and inequities in City government and the City.<sup>3</sup>

The Commission has carefully considered the STR conversation through an equity lens. We have regarded diverse perspectives, as well as the City's housing equity goals, and researched regulatory approaches in other Wisconsin communities. This report summarizes the relevant legislation and local context and offers a series of recommendations to balance the interests at stake.

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<sup>1</sup> Green Bay Equal Rights Commission, Regular Meeting, December 12, 2024, transcript (Green Bay, WI, December 12, 2024). A presentation by Mike Boutott (City STR Compliance Inspector), noted approximately 410 registered STRs in 2024 (up from ~120 in 2022). See also City of Green Bay Community & Economic Development Department, "*Short-Term Rental Permits – As of 3/18/2025*," internal report listing 485 active permits; updated numbers for September 2025 provided by city staff.

<sup>2</sup> City of Green Bay Community & Economic Development Department, "*Short Term Rental Permits – As of 3/18/2025*." Recent records indicate at least 11 STRs in the East Shore Drive Neighborhood, about seven percent of the roughly 150 homes that comprise that neighborhood.

<sup>3</sup> Green Bay, Wis., Ordinance No. 25-20 (October 20, 2020), creating Green Bay Municipal Code Chapter 50 (Equal Rights).

*In brief, the ERC recommends that Green Bay strengthen its STR ordinance to better mitigate nuisances, ensure STRs are operating as accountable businesses, and protect housing opportunities for residents, while also streamlining compliance and supporting hosts.*

Recommendations include:

- a. Enforcing nuisance controls (e.g. parking, noise, occupancy limits) with a clear three-strikes enforcement policy for repeat violators.
- b. Treating STR operations more like other lodging businesses through appropriate permit fees, a robust licensing system, and enforcement of local contact requirements.
- c. Providing user-friendly compliance tools, such as an online registration portal and dedicated staff support, to assist responsible owners.
- d. Considering measures such as an annual cap on rental days to prevent full-time tourist rentals from removing too much housing stock from the long-term market.

Our recommendations come from current Wisconsin law, local data, public testimony, input from STR owners, and case studies of effective policies in other municipalities.

## **Background: Wisconsin Law and Green Bay’s Current STR Policy**

Regulation of short-term rentals in Wisconsin is shaped by Wis. Stat. § 66.1014, which limits the extent of local control.<sup>4</sup> A “short-term rental” is defined as a residential dwelling that is offered for rent for a fee and for fewer than 30 consecutive days. Under Wisconsin law, municipalities cannot prohibit STRs outright. However, the statute grants cities certain regulatory powers:

**Permit Requirement:** Cities may require that STR operators obtain a local license or permits. Green Bay has exercised this option; its ordinance mandates that any dwelling rented for fewer than 28 days consecutively must secure a short-term rental permit from the city in addition to the state-required tourist rooming house license and county health inspection.<sup>5</sup>

**Minimum Rental Duration:** A city may prohibit rentals of fewer than 7 consecutive days. Rentals of 7 to 29 days cannot be banned altogether by municipalities.<sup>6</sup>

**Annual Cap on Rental Days:** Municipalities may limit the total number of days per year that a dwelling can be rented short-term, if the limit is no lower than 180 days. This effectively allows a 180-day annual cap on STR use of a property, a tool some communities use to prevent year-round transient rentals.<sup>7</sup>

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<sup>4</sup> Wis. Stat. § 66.1014(2)

<sup>5</sup> Green Bay Municipal Code § 44-1580(j)

<sup>6</sup> Wis. Stat. § 66.1014(2)

<sup>7</sup> Wis. Stat. § 66.1014(2)

**Other Regulations:** The law permits regulations not inconsistent with 66.1014.<sup>8</sup> This has been interpreted to allow various health, safety, and nuisance-related rules (inspection requirements, parking and occupancy rules, etc.) as long as they don't amount to a *de facto* prohibition.

Notably, Wisconsin law does not allow cities to limit the number of short-term rental licenses issued or to bar STRs in certain areas through zoning<sup>9</sup>. In fact, §66.1014 was enacted to preempt such local bans; it deliberately omitted STRs from zoning authority and withheld two local powers: the power to outright ban STRs and the power to restrict rental duration beyond the 7-day minimum/180-day maximum provisions.<sup>10</sup> All other aspects (licensing, inspections, nuisance regulations) remain under local control.

Green Bay's current ordinance (Green Bay Municipal Code §44-1580(j)) was adopted to apply some regulations to STRs while adhering to state restrictions and allowances.<sup>11</sup> Short-term rentals are legal in every zoning district in Green Bay, including Residential Districts, provided the owner obtains a City STR Permit and complies with city requirements. Key features of our existing program include:

**Permit and Inspection:** Hosts must secure a City STR Permit, valid July 1 – June 30 annually.<sup>12</sup> They must also pass an annual Brown County health inspection, which enforces state lodging safety standards.<sup>13</sup> A state tourist rooming house license is also required via the Brown County health department.<sup>14</sup>

**No Minimum Stay Requirement:** Green Bay does not currently mandate a minimum rental period in its ordinance.<sup>15</sup>

**Local Agent and Contact Info:** Every STR must designate a local representative (someone available on short notice within 30 minutes' distance) to address issues. Owners must post a City-issued placard visible from the street as proof of permit and as a point of contact for neighbors. No other on-site advertising is allowed.<sup>16</sup>

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<sup>8</sup> Wis. Stat. § 66.1014(2)

<sup>9</sup> Wisconsin Statutes § 66.1014(2)

<sup>10</sup> Remzy D. Bitar, "Short-Term Rentals," *The Municipality* (League of Wisconsin Municipalities), April 2020, 22–23, <https://www.lwm-info.org/DocumentCenter/View/3990/Licensing-and-Regulations-403-Short-Term-Rentals> (accessed August 13, 2025)

<sup>11</sup> City of Green Bay, General Ordinance No. 12-23 (Dec. 5, 2023), codified at Green Bay Municipal Code § 44-1580(j)

<sup>12</sup> City of Green Bay, "Short Term Rentals," GreenBayWI.gov, accessed September 17, 2025,

<https://www.greenbaywi.gov/1486/Short-Term-Rentals>

<sup>13</sup> City of Green Bay, "Short Term Rentals"

<sup>14</sup> Brown County Health & Human Services Department, Public Health Division, Brown County Public Health Lodging Guidance (Green Bay, WI: Brown County HHS, n.d.), PDF, accessed September 17, 2025, <https://www.browncountywi.gov/i/f/files/HHS-Public-Health/Brown%20Co%20Public%20Health%20Lodging%20Guidance.pdf>

<sup>15</sup> City of Green Bay, General Ordinance No. 12-23

<sup>16</sup> City of Green Bay, General Ordinance No. 12-23

**Safety and Zoning Provisions:** STR use is confined to habitable areas; for example, basements may not be used as sleeping quarters unless proper egress windows are present. Outdoor temporary lodging units, such as tents or RVs, on the property are prohibited.<sup>17</sup>

**Accountability for Violations:** The ordinance holds both owners and renters jointly responsible for complying with all city laws. Violations such as noise, disorderly conduct, failure to post the permit placard, etc. can result in fines and even revocation or non-renewal of the STR permit. In practice, the City’s Development Department (which administers STR permits) and the dedicated STR Compliance Inspector, Mike Boutott, enforce these rules. For example, if an owner fails to display the required permit placard, staff will issue a notice and re-inspect. Continued non-compliance leads to a reinspection fee and could jeopardize the permit. Similarly, failure to obtain a permit at all can result in citations. The City uses software and neighbor reports to identify unlicensed STRs and sends violation notices in an escalating process.<sup>18</sup>

**Permit Fees:** To operate an STR in Green Bay, owners currently face combined fees of about \$1,000 in the first year (a \$500 city permit fee plus a \$492 county health license fee).<sup>19</sup> Annual renewals total \$600 (\$250 City renewal + \$350 County).<sup>20</sup> These fees have not risen since their implementation in 2022. According to staff, other Wisconsin municipalities charge anywhere from as low as \$250 to as high as \$1,000 for similar permits, so Green Bay’s fee levels are in the mid-range of the spectrum.<sup>21</sup> City legal staff say that state law does not specify caps on permit fees, but they must be reasonable and not so excessive as to constitute a *de facto* prohibition.<sup>22</sup>

Two major state-law limitations constrain any additional regulatory steps the City might contemplate:

1. The City cannot cap the number of STRs citywide, nor restrict STRs to certain zones or distances. Saturation limits or spacing requirements (e.g. “no more than X STRs per block” or “not in low-density residential areas”) are off the table under current Wisconsin law.<sup>23</sup> As confirmed by the City Attorney’s Office, Green Bay has “no control” to limit how many properties can be licensed; those kinds of restrictions are preempted by the state.<sup>24</sup>

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<sup>17</sup> City of Green Bay, General Ordinance No. 12-23

<sup>18</sup> Green Bay Equal Rights Commission, Regular Meeting, December 12, 2024, transcript (Green Bay, WI, December 12, 2024).

<sup>19</sup> City of Green Bay, “Short Term Rentals,” “USER FEES.”

<sup>20</sup> City of Green Bay, “Short Term Rentals,” “USER FEES.”

<sup>21</sup> Green Bay Equal Rights Commission, Regular Meeting, December 12, 2024, transcript (Green Bay, WI, December 12, 2024).

<sup>22</sup> Green Bay Equal Rights Commission, Regular Meeting, December 12, 2024, transcript (Green Bay, WI, December 12, 2024).

<sup>23</sup> Wisconsin Statutes § 66.1014(2)

<sup>24</sup> Green Bay Equal Rights Commission, Regular Meeting, December 12, 2024, transcript (Green Bay, WI, December 12, 2024).

2. The City cannot mandate anything that effectively bans STRs. Any local regulations must be crafted to mitigate problems without outright preventing STR operation. For example, while we can impose a minimum stay up to 7 nights, we could not choose a 30-night minimum; that would equate to banning true short-term rentals. Similarly, while we can enforce strict safety, parking, and nuisance standards, we must be prepared to show these are reasonable efforts to protect public welfare. The 2019 *Good Neighbors Alliance v. Town of Holland* lawsuit illustrates this balance. A group of STR owners challenged the Town’s ordinance as overreaching, but the court upheld local provisions that were grounded in legitimate health/safety concerns and did “follow §66.1014”.<sup>25</sup> Green Bay should likewise ensure any new rules are consistent with the letter and intent of state law.

Green Bay’s current STR framework establishes the basic permitting and safety requirements allowed by state law, but it does not yet employ some of the stricter regulatory options, like rental duration minimums or annual day caps, that the statute permits. As the next sections detail, the rapid growth and clustering of STRs in certain areas have revealed gaps in our approach, particularly around nuisance impacts and housing equity, that stronger local regulations could address.

## **Community Concerns and Neighborhood Impacts**

Residents have voiced numerous concerns about the impact of short-term rentals on Green Bay’s neighborhoods. While many STRs operate quietly, and not every neighborhood experiences problems, there have been enough complaints to warrant reassessing our STR policy. These include:

**Noise and Late-Night Disturbances:** Neighbors frequently cite noise as a top issue; transient visitors on vacation or in town for a Packer game may not observe the quiet hours that residents expect. Party houses or large gatherings at STRs can lead to loud music, yelling, or other disturbances, especially on weekends. In Green Bay, police data reportedly show relatively few STR-related calls so far, indicating most hosts and guests are respectful, but even a handful of high-profile nuisance properties can undermine neighborhood peace.<sup>26</sup> This erodes quality of life and can create hostility between neighbors and STR operators. Green Bay does require that owners and renters obey all ordinances, meaning guests can be cited for noise, vandalism, disorderly conduct, etc., but typically the burden falls on neighbors to call police or the city to report issues. This can strain neighbor relations and, if not addressed, the tension can grow into broad neighborhood opposition to all STRs.

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<sup>25</sup> Remzy D. Bitar, “Short-Term Rentals,” The Municipality (League of Wisconsin Municipalities), April 2020, 22–23, PDF, accessed September 17, 2025, <https://www.lwm-info.org/DocumentCenter/View/3990/Licensing-and-Regulations-403-Short-Term-Rentals>

<sup>26</sup> Green Bay Equal Rights Commission, Regular Meeting, December 12, 2024, transcript (Green Bay, WI, December 12, 2024).

**Parking Congestion and Traffic:** STRs that host large groups can overwhelm street parking and driveways in residential areas. According to residents neighboring STR properties, it's not uncommon for 4–5 vehicles to accompany a rental party, especially near Lambeau Field on game weekends. Green Bay ordinance already prohibits renting out additional RVs or campers on site, and our general parking rules forbid blocking sidewalks or hydrants, but enforcement can be tricky unless a neighbor calls to report a violation. In some neighborhoods, residents have observed an uptick in curbside parking competition and traffic from STR visitors who may not be used to local parking norms like Green Bay's overnight parking rules.<sup>27</sup> Ensuring STRs provide adequate off-street parking for their guests is a common-sense requirement to alleviate this issue; for instance, the Town of Holland requires at least one off-street space for every four guests an STR can accommodate.<sup>28</sup> Input from Green Bay neighborhood associations suggests parking is a manageable issue if proactively addressed through owner education and clear rules.

**Loss of Neighborhood Cohesion:** Beyond specific nuisances, there is a more intangible but widespread concern about neighborhoods with heavy STR concentrations losing their sense of community. Residents on a block with multiple STR properties might no longer know their neighbors or feel invested in each other's well-being. Longtime neighbors who moved out were replaced not by new resident families but by a rotating cast of tourists. This is a particularly acute concern in areas like the Stadium Neighborhood. While STR owners often do maintain their properties nicely, the absence of an on-site owner or long-term tenant can mean less oversight of day-to-day issues like landscaping, snow shoveling, or garbage removal that come with owner-occupancy. Over time, a cluster of short-term rentals could diminish the neighborly interactions that make a residential community healthy.

**Safety and Security Concerns:** Some residents worry about strangers coming and going frequently next door out of uncertainty; they don't recognize who is in the neighborhood and may feel less secure as a result. It's worth noting that properly managed STRs conduct guest screenings and inform neighbors of a local contact to call for problems, which can mitigate this concern. But where communication is lacking, neighbors might feel on edge. The ERC heard from residents who simply miss the stability of knowing the family in the house next door.

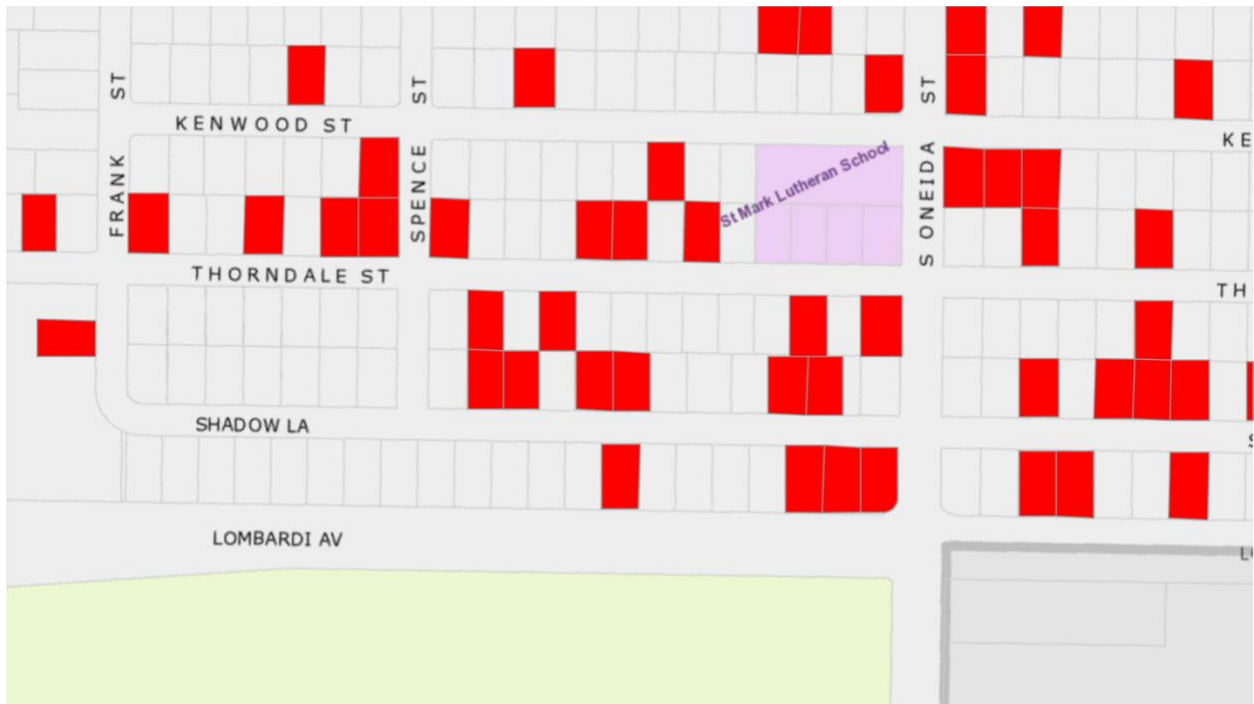
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<sup>27</sup> Green Bay Equal Rights Commission, Regular Meeting, December 12, 2024, transcript (Green Bay, WI, December 12, 2024).

<sup>28</sup> Town of Holland, Wisconsin, Code § 280-7(A)(2) ("Standards for short-term rentals"), Short-Term Rentals, eCode360, accessed September 17, 2025, <https://ecode360.com/36360965>



1. A map of Lakeside Place with documented STRs shown in red



2. A neighborhood in the Stadium District with documented STRs shown in red

It is important to underscore that not all STRs generate complaints; many operate with no issues, and some neighbors have reported positive experiences. We also note that the City's STR Compliance Inspector has been actively educating hosts and neighbors: Mr. Boutott regularly attends neighborhood association meetings and provides his contact info to residents, encouraging a collaborative approach to proactively address problems. This outreach is valuable, and the Commission believes more can be done to formalize and enforce good neighbor practices by STR owners.

The community concerns detailed here illustrate why refining STR regulations has become necessary. Unbridled growth in STRs, without adequate safeguards, can degrade the quality of life in residential areas and spark backlash. By strengthening our rules around nuisances and ensuring swift enforcement, Green Bay can protect neighborhoods while still allowing responsible short-term rentals to operate. The next sections consider the perspective of those STR operators and the broader housing equity implications, which must also inform a balanced policy response.

## **Perspectives and Needs of Short-Term Rental Owners**

In crafting STR regulations, it is critical to consider the standpoint of property owners who operate short-term rentals, as their buy-in and compliance will determine the success of any policy. The ERC heard from several STR owners and hosts to better understand their experiences and concerns. A few key themes emerged:

**Many STR Owners Are Local Residents with Small-Scale Operations:** While roughly a fifth of registered STRs are owned by out-of-state investors, many of Green Bay's STRs are owned by local individuals or families. For example, one couple told the Commission that they purchased a single home near Lambeau Field as a short-term rental, fulfilling a "dream" to own property by the stadium. Since that couple lives in De Pere as their primary address, they use their Green Bay property as an STR mainly on game weekends.<sup>29</sup> Such owners typically have strong incentives to be good neighbors: they want to preserve the property's value and reputation. These hosts voiced worry that overly harsh regulations could drive them out of STR hosting, even though they follow all the rules. It was noted that the majority of permitted STR owners in Green Bay have only one property. 87% of owners have only a single STR registered with the city. 20% of STRs are owner-occupied.<sup>30</sup> In effect, most owners are local small-business owners or homeowners trying to earn supplemental income.

**Emphasis on Fairness and Targeted Enforcement:** Responsible STR hosts welcome reasonable regulations and may benefit from the City cracking down on irresponsible operators.

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<sup>29</sup> Green Bay Equal Rights Commission, Regular Meeting, December 12, 2024, transcript (Green Bay, WI, December 12, 2024).

<sup>30</sup> City of Green Bay Community & Economic Development Department, "Short Term Rental Permits – As of 3/18/2025."

In their view, the “bad apples” (unlicensed rentals, or those consistently causing nuisance) give all STRs a bad name. One owner explicitly urged the City to focus action on “people that are finding loopholes and abusing” the system, rather than penalizing those who comply and operate respectfully.<sup>31</sup> This supports a regulatory approach that includes both strict enforcement against violators and outreach/education to help well-intentioned hosts stay in compliance.

**Burden of Existing Requirements:** Several hosts described the current permitting process and requirements in Green Bay. While generally manageable, there are pain points that could be improved. For instance, obtaining the initial health inspection and gathering all paperwork (insurance proof, etc.) can be complex for first-timers. The annual renewal cycle (by June 30) can sneak up on owners, especially if the City’s reminder communications are limited. Some owners felt the fee levels are high, though others acknowledged they are similar to other cities’ and simply a cost of doing business. There was interest in seeing more of the fee revenue reinvested into the STR program (through hiring additional staff or investing in better software) to help with compliance monitoring. This would make owners feel their fees directly support a level playing field. The presence of a dedicated STR inspector was seen as very positive; owners appreciate having a single knowledgeable point of contact at City Hall for their questions or issues.

**Opposition to a 7-Day Minimum Stay Rule (with Caveats):** One of the most discussed potential regulations is requiring a minimum rental length (such as Ashwaubenon’s 7-day minimum). Many Green Bay STR owners are concerned that a blanket 7-day minimum would severely hurt their ability to rent, especially for weekend tourism or Packer game trips which are typically 2–3 nights. They argue this could drive away visitors who only want a short stay and push them to hotels or to STRs in neighboring municipalities, like Allouez or Bellevue, without such rules. There was some openness to compromise solutions, such as exempting owner-occupied rentals or only applying a minimum stay during certain high-demand event periods. If Green Bay were to consider a 7-day minimum, owners urge that it be nuanced rather than one-size-fits-all, and only after weighing the economic impact. This report will later discuss how other locales like Ashwaubenon handled this issue. At minimum, STR owners want their input considered in such decisions.

**Desire for Clarity and Communication:** Another theme was the need for clear, readily available information on rules. Owners asked for better FAQs, checklists, or even training sessions from the City to ensure they understand their obligations (such as what the local contact agent must do, how to handle neighbor complaints, etc.). For example, some were initially unaware they needed a separate room-tax permit from the City’s Finance Department (to remit the 8% room tax), which led to inadvertent non-compliance.<sup>32</sup> The City does have information on

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<sup>31</sup> Green Bay Equal Rights Commission, Regular Meeting, December 12, 2024, transcript (Green Bay, WI, December 12, 2024).

<sup>32</sup> Green Bay Equal Rights Commission, Regular Meeting, December 12, 2024, transcript (Green Bay, WI, December 12, 2024).

its website and Mr. Boutott has been very responsive via email and phone, but newer hosts especially would benefit from a more streamlined onboarding process. STR owners generally indicated they want to follow the rules, so the simpler and clearer the City makes it, the higher compliance we can expect.

Responsible STR owners in Green Bay are not opponents of regulation. In fact, they share many of the same goals as their neighbors: safe, quiet neighborhoods and a fair marketplace. They ask that regulations be fair, consistent, and targeted at genuine problems. Heavy-handed measures that treat all STRs as a nuisance would, in their view, punish those who have been good actors and harm the local tourism economy. The challenge is to strike a balance where good operators face minimal burden beyond what's needed for health, safety, and community standards and bad operators face real consequences. The recommendations later in this report strive to achieve that balance, incorporating owner feedback such as better communication and support for compliance.

## **STR Overconcentration and Equity in Housing**

One of the Equal Rights Commission's primary concerns, and a driving reason for our involvement in this issue, is the impact of short-term rental proliferation on housing equity and availability in Green Bay. The Commission's 2023 housing report, "Life, Liberty, and the Pursuit of Happiness: Recommendations to Promote Equal Housing Opportunity in Green Bay," examined a local housing affordability crisis, especially for vulnerable groups.<sup>33</sup> While STRs were not the main focus of that report, the core finding was that Green Bay needs more accessible, affordable housing for residents, achieved through strategies like zoning reforms, encouraging new housing development, and preventing discrimination in the housing market. The rapid growth of STRs poses a potential challenge to these goals in several ways:

**Conversion of Long-Term Rentals to STRs:** When a property owner opts to rent their house to short-term visitors rather than to a long-term tenant, that unit is effectively removed from the local housing supply for residents. In tight housing markets like Green Bay's, this can exacerbate shortages and drive up rents. A 2020 Green Bay housing market study revealed the need for all sorts of housing, including single family homes and duplexes, which are often the units rented out as STRs.<sup>34</sup> For example, a landlord with a single-family home might find it more lucrative to rent it on Airbnb by the night than to lease it to a local family for a year. If many landlords make this choice, the available stock of long-term rental homes declines. We have already seen signs of this in Green Bay. Several investors and LLCs have bought homes specifically to use as STRs,

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<sup>33</sup> Green Bay Equal Rights Commission, *Life, Liberty, and the Pursuit of Happiness: Recommendations to Promote Equal Housing Opportunity in Green Bay* (Green Bay, WI: City of Green Bay, 2023), accessed August 15, 2025, <https://www.greenbaywi.gov/DocumentCenter/View/9861/ERC-Housing-Report-PDF?bidId=>

<sup>34</sup> City of Green Bay, Community & Economic Development Department, *Green Bay Housing Market Study* (Green Bay, WI: City of Green Bay, 2020), PDF, accessed September 17, 2025, <https://www.greenbaywi.gov/DocumentCenter/View/6110/Green-Bay-Housing-Market-Study-2020?bidId=>

and about a third of registered STRs are owned by a corporation rather than an individual.<sup>35</sup> Each such conversion means one less home for a Green Bay resident. The Commission is concerned that, if left unchecked, this trend could undermine the City’s efforts to expand affordable rental options. Our housing report stressed that increasing affordable housing stock is essential; losing existing units to the STR market moves in the opposite direction.

**Impact on Home Purchase Opportunities:** Similarly, some STR operators are purchasing houses that would otherwise be starter homes for families or first-time buyers, creating unfair competition in the single-family housing market. National studies have found that in popular tourism cities, the growth of STRs has put upward pressure on housing prices.<sup>36</sup> Green Bay is not yet a Madison or a Milwaukee in terms of housing cost, but in desirable neighborhoods or those near attractions, an STR buyer can often outbid local families because they are evaluating the property’s income potential, not just its personal value as a home. In fact, 48 STR owners in Green Bay hold at least two properties and 12 hold three or more. The largest single owner holds 7 properties.<sup>37</sup> When a significant portion of buyers are investors rather than owner-occupants, the risk is that prices detach from what local working households can afford. This dynamic threatens to further stratify the housing market and limit homeownership opportunities, especially for moderate-income and first-time buyers, who are often the young, minority, or otherwise marginalized groups the ERC is focused on empowering.

**Location-Specific Burdens on Vulnerable Communities:** It’s worth noting that STR proliferation doesn’t impact all areas equally. In Green Bay, much of the STR concentration is near entertainment and vacation locales (like Stadium Neighborhood, Downtown Core, and Bay Waterfront districts). Some of these areas are higher-income by nature, but others include working-class neighborhoods. If those neighborhoods experience rising housing costs or disruptions, the burden falls on the residents who might have fewer resources to relocate. Additionally, if landlords in lower-cost neighborhoods switch to STRs, they might be removing some of the only affordable rentals available to low-income residents. In our housing equity hearings, we heard how immigrants and large families struggle to find good housing due to limited supply and other barriers. An uncontrolled STR boom could tighten that supply further. So, there is an equity dimension: ensuring that STRs do not concentrate in a way that disproportionately disadvantages certain communities, either demographically or geographically.

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<sup>35</sup> City of Green Bay Community & Economic Development Department, “*Short Term Rental Permits – As of 3/18/2025.*”;

<sup>36</sup> Kyle Barron, Edward Kung, and Davide Proserpio, “The Effect of Home-Sharing on House Prices and Rents,” *Marketing Science* 40, no. 1 (2021): 23–47, <https://doi.org/10.1287/mksc.2020.1227>; Keren M. Horn and Mark Merante, “Is Home Sharing Driving Up Rents? Evidence from Airbnb in Boston,” *Journal of Housing Economics* 38 (2017): 14–24, <https://doi.org/10.1016/j.jhe.2017.08.002>

<sup>37</sup> City of Green Bay Community & Economic Development Department, “*Short Term Rental Permits – As of 3/18/2025.*”; see also, Green Bay Equal Rights Commission, Regular Meeting, December 12, 2024, transcript (Green Bay, WI, December 12, 2024).

The ERC's stance is not that STRs are the root of the housing crisis. However, we do believe over-concentration of STRs can aggravate housing inequities if not managed. Our 2023 report called on the City to pursue policies ensuring all residents have access to a home.<sup>38</sup> In our view, part of a comprehensive housing strategy is to make sure residential properties primarily serve residential needs. STRs should complement, not cannibalize, the housing market.

Green Bay has tools to balance these interests. For instance, imposing the allowed 180-day annual rental cap can discourage full-time conversion of housing to tourist use, possibly nudging some owners to keep properties in partial long-term use. A 180-day cap still permits significant STR activity (a property could be rented half the year), but ensures it cannot be a dedicated year-round mini-hotel. Likewise, a 7-day minimum, if carefully targeted, could make speculative STR purchases less attractive in certain cases. Even simply enforcing strict licensing and prohibiting unpermitted STRs protects housing, because it disincentivizes the casual, possibly speculative, operators who might otherwise flood the market.

In short, the Commission urges the Common Council and Mayor to view STR regulations through the lens of housing equity. The recommendations that follow will include specific measures that help safeguard Green Bay's housing supply for those who live and work here, while still allowing STRs to operate in a responsible, community-friendly manner. The goal is a sustainable coexistence: STRs can provide economic benefit and lodging options, but not at the expense of Green Bay residents' ability to find an affordable, quality place to live, which the ERC firmly believes is a fundamental right and key to equal opportunity.

The Go Big Green Bay Comprehensive Plan echoes this approach: it notes that while platforms like Airbnb and VRBO expand options for visitors and traveling remote workers, STRs can reduce the long-term rental supply, drive up prices, and displace residents, impacts that are especially visible during Packers season. The plan recognizes the limits imposed by Wisconsin's 2017 statewide "Right to Rent" law, and still sets out a balanced path forward: (1) work with state legislators to restore greater local authority to regulate STRs; (2) cap STR permits in residential neighborhoods to preserve long-term housing; (3) set an annual limit on rentable days to prevent de-facto year-round STR hotels; (4) modernize the GB Services portal and establish a clear enforcement process; (5) collaborate with STR platforms so only registered, compliant listings appear; and (6) coordinate with property owners around Lambeau Field and along Lombardi Avenue so redevelopment leverages game-day demand in mixed-use areas without eroding neighborhood housing.<sup>39</sup> The ERC supports this direction: targeted caps and night limits in residential districts, stronger registration and enforcement, and channeling most visitor-

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<sup>38</sup> Green Bay Equal Rights Commission, *Life, Liberty, and the Pursuit of Happiness: Recommendations to Promote Equal Housing Opportunity in Green Bay*

<sup>39</sup> City of Green Bay, Go Big Green Bay 2050 Comprehensive Plan (Draft), project website, accessed September 10, 2025, <https://www.gobiggreenbay.com/>

oriented activity to appropriate mixed-use corridors will allow STRs to add value without undermining Green Bay’s housing stability.

## **Case Studies: Lessons from Town of Holland and Ashwaubenon**

Green Bay is not alone in grappling with STR regulation. Many Wisconsin municipalities have adopted ordinances in recent years to address the same state-law framework of §66.1014. The Commission examined two relevant case studies—the Town of Holland and the Village of Ashwaubenon—to inform our recommendations with local examples of what has worked.

### **Town of Holland (Sheboygan County)**

This small town gained attention for its proactive and stringent STR ordinance, passed in 2018, which became the subject of the Good Neighbors Alliance lawsuit.<sup>40</sup> Key features of Holland’s approach include:

**Annual Licensing with Strict Conditions:** Holland requires a town-issued STR license for anyone renting more than 10 nights/year (a threshold similar to Green Bay’s). The license must be renewed annually, with board approval each year. The town can suspend or revoke a license after a hearing if an owner violates any ordinance requirements, has guests involved in illegal activity on the premises (2 or more occasions in 12 months), or owes any taxes/fees. This built-in enforcement mechanism ensures chronic violators can be removed from the STR market.

**180-Day Cap and 7-Day Minimum:** Holland’s initial ordinance limited the rental of any dwelling to no more than 180 days per year if the rental periods are between 7 and 29 days.<sup>41</sup> This is the maximum restriction allowed by state law and prevents year-round short-term renting.

**Local Agent and Guest Registry:** Recognizing that many STR owners might live far away, Holland requires a local property manager/agent who resides or is based within 25 miles and is available 24/7 by phone.<sup>42</sup> This contact’s name and phone must be on file, and the owner must update the town within 24 hours of any change. Additionally, every STR must maintain a register of all guests (names, addresses, dates, and payment amounts) for at least one year, available for town inspection.

**Nuisance and Safety Provisions:** Holland’s ordinance explicitly incorporates the town’s noise ordinance by referencing quiet hours between 10 PM and 7 AM and prohibits any outdoor event at an STR from lasting more than one day without special approval. Off-street parking

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<sup>40</sup> Remzy D. Bitar, “Short-Term Rentals,” The Municipality (League of Wisconsin Municipalities), April 2020, 22–23, PDF, accessed September 17, 2025, <https://www.lwm-info.org/DocumentCenter/View/3990/Licensing-and-Regulations-403-Short-Term-Rentals>

<sup>41</sup> Town of Holland (Sheboygan County, WI), *Ordinance No. 3-2018: Short-Term Rental Licensing Ordinance* (adopted March 12, 2018), accessed September 30, 2025, <https://www.townofhollandwi.gov/assets/files/2019/03/3-2018%20Short%20Term%20Rental%20posted.pdf>

<sup>42</sup> Town of Holland (Sheboygan County, WI), *Ordinance No. 3-2018: Short-Term Rental Licensing Ordinance*

requirements were set (one space per every four occupants). STR owners must also provide a “Service Checklist” of emergency contacts to guests.<sup>43</sup>

**Penalties:** Violations of the ordinance in Holland carry fines from \$50 up to \$500 per day per offense.<sup>44</sup>

The Town of Holland faced legal challenges from a group of STR owners, the Good Neighbors Alliance, who argued that §66.1014 preempted some of these rules. Notably, they objected to requirements like the local manager residency and insurance mandates, claiming these put too great a burden on STR owners. In 2019, a circuit court upheld most of Holland’s ordinance, finding that the state law “preserved local power” through its carve-outs and that the town acted within its authority to protect public health, safety, and welfare.<sup>45</sup> The town did make a few concessions via amendments. For example, they removed an explicit minimum insurance coverage requirement and allowed STR owners to get a provisional license while waiting for their state license, to address practical concerns. Importantly, Holland removed its limitation on the number of annual rental days during the lawsuit. Even so, the core components of permitting, local oversight, and nuisance regulation remained and were validated.

**Takeaways from Holland:** The Holland case shows that if a locality doesn’t outright ban STRs, it can impose rigorous requirements to address community impacts. It also illustrates the importance of enforcement: Holland’s ordinance clearly spelled out that licenses can be revoked for non-compliance, setting a clear outcome for owners who do not follow the rules.

## Village of Ashwaubenon

Our immediate neighbor to the west, the Village of Ashwaubenon, updated its short-term rental ordinance in May 2023 amid growing complaints and in anticipation of future demand during the 2025 NFL Draft in Green Bay.<sup>46</sup>

Ashwaubenon’s new ordinance made headlines for establishing a minimum stay requirement: all non-owner-occupied STRs in one- and two-family dwellings must be rented for at least 6 nights and 7 days per stay.<sup>47</sup> In other words, it effectively banned weekend-only rentals for those properties. Owner-occupied STR units were exempted from this minimum, under the rationale that an on-site owner mitigates issues and should have more flexibility. To avoid penalizing

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<sup>43</sup> Town of Holland (Sheboygan County, WI), *Ordinance No. 3-2018: Short-Term Rental Licensing Ordinance*

<sup>44</sup> Town of Holland (Sheboygan County, WI), *Ordinance No. 3-2018: Short-Term Rental Licensing Ordinance*

<sup>45</sup> Remzy D. Bitar, “Short-Term Rentals”

<sup>46</sup> Ben Krumholz, “Short-term rentals in Ashwaubenon get new restrictions after residents’ complaints,” FOX 11 News (WLUK), May 23, 2023 (updated May 24, 2023), accessed August 12, 2025, <https://fox11online.com/news/local/ashwaubenon-lambeau-field-green-bay-packers-airbnb-restrictions-ordinance-neighborhoods-northeast-wisconsin-rental-permit-nuisance>

<sup>47</sup> Samantha Cavalli, “Ashwaubenon Village Board Approves Short-Term Rental Ordinance Requiring a 6-Night Minimum Stay,” WBAY, May 23, 2023, <https://www.wbay.com/2023/05/24/ashwaubenon-village-board-approves-new-short-term-rental-ordinance-requiring-6-night-minimum-stay/>

existing hosts abruptly, Ashwaubenon grandfathered current license holders through June 30, 2024 before the rule fully applied.

Ashwaubenon also imposed a 180-day annual cap on rental days (the Village board explicitly included “180 consecutive days” and then clarified it as 180 total days by striking the word “consecutive” in their meeting). New STR licensees as of mid-2023 are bound by this 180-day limit.

The impetus for Ashwaubenon’s stricter rule was the stream of complaints from residents about noise, parties, and a sense that residential areas were turning into motel strips solely for Packer weekends.<sup>48</sup> Village officials noted that prior to the change, they had no minimum stay and no cap, and some houses were rented to different groups every few days, which the neighborhood found disruptive. By requiring a 7-day minimum, they aimed to discourage people from renting a house just to host a big one-night party. It forces a different business model, catering to families or groups who want a longer vacation. The inclusion of the owner-occupied exemption was an important compromise, reflecting that when the homeowner is present, the dynamic is more like a traditional bed-and-breakfast and problems are rarer.

Ashwaubenon officials openly acknowledged the trade-off: this rule would likely reduce the number of STR bookings, and even the number of STR properties in the long run, but they felt it was necessary to avoid losing “the fabric of [our] community.”<sup>49</sup> They faced pushback from some STR owners and notably from the Wisconsin Realtors Association, which threatened legal action, arguing the 7-day minimum might violate state law or property rights. The Realtors Association has at times challenged local STR rules they see as too restrictive, but no suit moved forward after an initial complaint letter in 2024.<sup>50</sup>

**Takeaways from Ashwaubenon:** This case study shows a local government using the full extent of state-allowed STR restrictions to curb what it perceived as excessive STR activity. The 7-day minimum is the strictest tool available, and Ashwaubenon’s implementation provides a model of how to do it in a tailored way. The 180-day cap and continued permit enforcement complement the minimum stay rule to ensure STR houses are more occasional rentals than constant ones.

**Summary:** Wisconsin communities have raised the bar on STR regulation within the confines of state law. The Town of Holland case illustrates that strict licensing and operational rules can survive legal challenges if grounded in safety and welfare concerns. The Ashwaubenon example shows how the use of maximum restrictions can directly address neighborhood concerns.

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<sup>48</sup> Ben Krumholz, “Short-Term Rentals in Ashwaubenon Get New Restrictions After Residents’ Complaints,”

<sup>49</sup> Mary Kardoskee, interview by Frederica Freyberg, “Village Pres. Mary Kardoskee on Short-Term Rental Regulation,” *Here and Now* (PBS Wisconsin), June 28, 2024, video, 6:29, transcript, accessed September 30, 2025, <https://www.pbs.org/video/village-pres-mary-kardoskee-on-short-term-rental-regulation-oywzvkl/>

<sup>50</sup> Jeff Bollier, “Ashwaubenon Rejects Realtors Group Demand to Change Airbnb Rules,” *Green Bay Press-Gazette*, March 5, 2024, <https://www.greenbaypressgazette.com/story/money/2024/03/05/ashwaubenon-rejects-realtors-group-demand-to-change-airbnb-rules/72750443007/>

## Recommendations

Based on our analysis of state law, local conditions, community complaints, owner input, equity considerations, and external examples, the Equal Rights Commission makes the following recommendations to the Common Council for improving short-term rental regulation in Green Bay. Our aim is to promote a fair, safe, and neighborly STR market that aligns with the City's housing and community goals.

### 1. Strengthen Nuisance Mitigation and Neighborhood Protections

Adopt clear, enforceable standards to prevent and address common STR nuisances (noise, trash, parking, etc.), and ensure STR owners are accountable for their guests' behavior. While Green Bay's current STR ordinance references general compliance with city laws, more specific references and proactive measures are warranted:

**Quiet Hours & Noise Limits:** Incorporate an explicit "quiet hours" provision for STRs (e.g., no outdoor noise audible at property lines after 10:00 PM) in the STR permit conditions. Green Bay should make it clear that excessive noise from an STR will result in a citation and/or count as a strike against the permit (see enforcement below). Require that owners include the City's noise rules in their rental agreements and in any house rules provided to guests. Guests should be informed before check-in that Green Bay enforces quiet hours.

**Occupancy Limits:** Consider setting a reasonable maximum occupancy for STRs based on the dwelling size (for example, no more than 2 adults per bedroom, or a flat cap like 12 persons for any STR). Overcrowded STR parties can be a source of noise and safety issues. A clear occupancy limit, tied to the permit, gives an enforceable standard.

**Parking Requirements:** Amend the ordinance to require STR owners to provide sufficient off-street parking for their guests or otherwise limit on-street parking. For example, require a demonstrated parking plan as part of the permit application: one off-street space for every 4 adults accommodated could be a guideline. If a property cannot meet the parking requirement (like an STR in a dense area with no driveway), the owner must explicitly inform guests of where they can and cannot park and perhaps limit the number of vehicles. This should also be communicated to neighbors and enforced via either parking enforcement or permit strikes if violated. Proactively, the City could produce a "Good Neighbor Parking Guide" for STRs, reminding guests not to block alleys, driveways, sidewalks, or to park on lawns--all existing rules that just need reinforcing.

**Cleanliness:** Hosts should also be required to keep the exterior of the property in neat condition (mow grass, shovel snow) just as any homeowner must; chronic complaints about property maintenance could trigger non-renewal of the STR permit, ensuring STRs do not become visibly neglected.

**Neighbor Notification:** Implement a system to improve communication between STR operators and neighbors. We recommend that upon receiving an STR permit, the owner (or City) notify the immediate neighbors with contact information for the local responsible party. This way, if an issue arises (noise, etc.), neighbors have the option to call the STR owner/agent directly to resolve it quickly, rather than always involving police or waiting for the City. In addition, the City can publicly list Short Term Rentals on its Open Data dashboard, increasing transparency about which properties are functioning as STRs. Finally, the City should add, advertise, and educate neighbors about a Short-Term Rental Complaint section to the City’s Request for Service website. That way, complaints can be logged to a specific address and followed up on by staff.

Taken together, these nuisance mitigation steps will help maintain the residential character and livability of neighborhoods even with STRs present. They also set clear expectations for guest conduct, which responsible hosts will enforce via rental contracts. The City could create a concise “Code of Conduct” for STR guests and require owners to post it in the home. By anticipating problems and responding decisively when they occur, Green Bay can show that we value both our residents’ peace and the success of responsible STRs. While these nuisance rules exist in city code, explicitly referencing them in the STR ordinance helps set clear guidelines to avoid permit revocation.

## **2. Establish a Three-Strikes Enforcement Policy for STR Permits**

Implement a clear enforcement protocol whereby repeated violations by an STR owner or their guests will result in permit suspension or revocation.

### **We recommend a “three strikes and you’re out” policy:**

Define what constitutes a “strike.” For example, a strike could be any citation or verified violation of either the STR ordinance or other city laws at the property. This could include police-documented nuisance violations, failure of the owner or local agent to respond to a complaint call, operating without required licensure, or other significant breaches like overcrowding beyond occupancy limit or not having the permit placard displayed after a warning has been issued. Minor infractions could be given warnings, but significant ones should count as strikes.

- If an STR property accrues three strikes within a 12-month period, the City should initiate proceedings to revoke or nonrenew the STR permit.
- Revocation should bar the owner from obtaining a new STR permit for a set period for that property, and possibly citywide, to prevent simply transferring it to a spouse’s name or another workaround. This creates a strong incentive to improve behavior after two strikes, or to exit the STR business if unable to operate responsibly.

Green Bay’s current ordinance already allows revocation or non-renewal for violations, but the criteria and process are not explicitly laid out. Formalizing the three-strike policy in the

ordinance or as an adopted policy will provide transparency and consistency. It is important that each strike is well-documented via police report or inspection report to withstand any legal challenge by the owner.

**Enhanced local agent requirement:** Part of enforcement should involve the local contact's performance. We recommend that if a neighbor or police attempts to reach the listed local agent about a serious issue and the agent is unresponsive, that itself should count as a violation by the owner. The owner designated that agent and is responsible for their availability. The ordinance can require that the local representative respond in-person or at least by phone within ½ hour of being contacted about an urgent issue. If they fail to do so, the City can issue a citation or strike. This ensures the system has teeth; it's not enough to simply name a local individual as the contact if that person never picks up the phone. Tying this to the strike system means owners will choose reliable contacts and impress upon them the importance of responsiveness.

By enforcing progressively (first incident: fine or warning; second: larger fine, notice of permit jeopardy; third: revocation) the City demonstrates fairness for STR owners but also resolve to protect the community from chronic offenders.

### **3. Treat STRs as Businesses: Adjust Permit Fees and Enforcement Resources**

Elevate short-term rentals to a true business through appropriate fees and robust enforcement, aligning their regulatory treatment with other lodging businesses. If someone is operating an STR, especially as an investment property, they are effectively running a small lodging business. The City should regulate and charge accordingly, which will both fund program needs and discourage frivolous or marginal operators.

Key actions under this recommendation:

**Increase the City's STR Permit Fee to be more in line with the upper end of Wisconsin municipalities and reflective of the administrative burden.** Currently \$500 initial/\$250 renewal, the fee could be raised, for example, to \$1000 initial and \$500 annual renewal. However, we recognize fees should not be set so high as to be exclusionary or viewed as a ban. Any increase should be justified by increased services like funding an additional inspector or contracting a monitoring service. We recommend the Council direct staff to conduct a fee study comparing STR fees in peer cities and evaluating the full cost of our STR program. The Commission does not prescribe an exact number but suggests exploring an upward adjustment with revenues dedicated to STR enforcement and affordable housing initiatives if possible.

**Annual Reporting Requirement:** Treat STR permits like a business license that requires an annual report or renewal application detailing any changes. Green Bay already has annual renewal, but we could add that owners must report if they've had any evictions, safety incidents, changes in ownership or management, etc. This keeps information up to date and reinforces that this is an actively managed privilege, not a one-time license. The Town of Holland required

owners to re-submit updated info each year and voided the license upon change of ownership; Green Bay should do the same.

If implemented, we believe these steps will professionalize the STR sector under City oversight. Legitimate STR owners should have no objection to fair fees and regulations that mirror what any small B&B or motel faces. STRs historically flew under the radar of such requirements; we can now catch them up to appropriate standards.

By increasing fees and putting that revenue back into enforcement and community protection, Green Bay can ensure the STR program is self-sustaining and effective.

#### **4. Impose an Annual Cap on Rental Days to Prevent Full-Time STRs**

Limit the number of days per year a property can be rented on a short-term basis to 180 days) as allowed by state law, in order to preserve residential use and encourage a mix of rental activity. This recommendation directly addresses the housing availability and over-commercialization concern.

We propose the Council amend the ordinance to include: “No dwelling unit may be rented as a short-term rental for more than 180 consecutive days in a calendar year.” This aligns with the floor set by Wis. Stat. §66.1014(2)(d). Some points to consider in implementing this:

- The City could require STR owners to maintain an online booking calendar or log that can be provided on request to verify compliance.
- STR owners would be able to choose when their permit is issued when they would like to start their 180 days.

The Commission believes this measure will help prevent the worst-case scenario of homes becoming like hotels with permanent turnover. It’s a moderate approach used in several jurisdictions to balance interests. Importantly, it also signals to the community that these houses are still homes first, rentals second. At least half the year they cannot be filled with new guests every night.

We acknowledge that enforcing this may require trust and occasional verification. But since several Wisconsin municipalities have included the 180-day rule, we can look to their enforcement for guidance. The mere presence of the rule may dissuade someone from purchasing a property solely for STR income, knowing they can only monetize half the year unless they get a long-term tenant for the rest.

#### **5. Consider a Minimum Stay Requirement With Exceptions**

Evaluate the implementation of a minimum consecutive-night stay for STR bookings, with possible exceptions.

**Options for Green Bay:**

- A 6-day, 7-night minimum (the maximum allowed) mirroring Ashwaubenon’s approach. This regulation would effectively eliminate weekend-only rentals.

**Owner-Occupied Exemption:** If a minimum stay is imposed, we strongly recommend copying Ashwaubenon’s exemption for owner-occupied STRs. There is little rationale to ask someone who is renting out a room in their home, or their primary residence while on vacation, to find week-long renters only. The problems we’re targeting typically arise when the owner is absent. So, an owner-present scenario should be exempt or at least given a far shorter minimum.

A minimum stay requirement is a powerful tool to reduce the rapid turnover and anonymizing effect of STRs. It is not a panacea, but it’s an option Green Bay should weigh, learning from Ashwaubenon’s early experience.

## **6. Improve the STR Registration Process with a User-Friendly Online System**

Make it easier for owners to comply with the rules by streamlining the permit application and renewal process, ideally through an online portal. A simpler process will increase compliance rates and data accuracy, and reduce staff workload in the long run.

Currently, applying for an STR permit in Green Bay requires filling out forms (either PDF or in person), providing documentation, and making payment via check or in person. Some aspects, like obtaining the health license, involve separate steps with the county. That process can be burdensome, especially for new hosts. We recommend:

**Adopting an Online Permit Portal:** The City should deploy an online platform where STR owners can create an account, input all required information, upload documents, and pay fees electronically. This portal can integrate with our databases so that renewals are as easy as logging in, updating any changed info, and submitting payment. Ideally, it should also interface with Brown County’s health department or at least guide the applicant through that step. We have an example to follow: Sheboygan County’s Short-Term Rental Application Portal, which towns like Holland use.<sup>51</sup> That system (provided by Host Compliance/Granicus) allows online filing of STR license applications and tracks things like insurance certificates and state seller’s permits. The City of Sheboygan itself also uses Host Compliance for permitting and room-tax reporting. Green Bay could contract a similar service or build one in-house. Given our number of STRs is growing, a dedicated portal may be worth its cost in increased efficiency.

**One-Stop Shop Information:** On the City website, consolidate all information related to STR regulations, permits, room tax, contacts, etc., in one easy location. The current page is a good start, but could be expanded. The Village of Lake Delton, for example, provides a step-by-step

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<sup>51</sup> Town of Holland, *Short-Term Rental Application Portal Guide*, February 27, 2020, accessed July 12, 2025, [https://townofholland.com/wp-content/uploads/2020/05/20200227\\_STR\\_ApplciationPortalGuide.pdf](https://townofholland.com/wp-content/uploads/2020/05/20200227_STR_ApplciationPortalGuide.pdf).

checklist for applicants.<sup>52</sup> Additionally, once an online system is in place, consider making certain data public. For instance, a list or map of licensed STR addresses so neighbors can verify if a house is licensed and the designated local contact phone number. Transparency can help community acceptance and compliance.

**Automatic Notifications:** Use the permitting system to send automated reminders to STR owners about key obligations, renewal reminders, reminders to schedule annual health inspections, etc. Also possibly push out seasonal reminders (e.g., at the start of summer, a reminder about noise and parking rules to all owners, suggesting they communicate with their upcoming guests). These small communications can improve adherence to rules.

**Integration with Enforcement:** The system should log complaints and violations so that when staff review a renewal, they can see the history. If an STR had issues, perhaps flag it for closer review before renewing. Conversely, a spotless record could mean a quick online auto-renewal with minimal staff intervention.

By lowering the barrier to comply, we remove excuses for those who currently operate under the radar claiming the process is too difficult. It also demonstrates that the City is not trying to trap or trick STR hosts; we genuinely want them registered and following the rules, and we'll make it as convenient as possible to do so.

## Conclusion

The Green Bay Equal Rights Commission appreciates the opportunity to advise the Common Council on this important issue at the intersection of tourism, housing, and equal rights. Short-term rentals in Green Bay are a reality of the modern economy that bring benefits and challenges. Our goal, guided by the principles in our 2023 housing equity report, is to ensure that the rise of STRs does not compromise residents' quality of life or equal access to housing. We believe the set of recommendations in this report creates a path to that balance. They draw upon best practices from other municipalities and are tailored to Green Bay's legal and local context, respecting the rights of property owners under state law while asserting the City's authority to protect community welfare.

In summary, we recommend the Council enact a more robust STR ordinance and set of procedures that: require higher standards of conduct and enforce them through a three-strike rule and other penalties; treat STR operations as the regulated businesses they are, with appropriate fees and oversight; guard against the loss of residential housing to all-year tourist use, via an annual rental cap and minimum stay requirement; and support both neighbors and responsible hosts through better tools, information, and engagement. Collectively, these actions will help

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<sup>52</sup> Village of Lake Delton, "Tourist Rooming House," Village of Lake Delton (official site), accessed September 30, 2025, <https://www.lakedeltonwi.gov/203/Tourist-Rooming-House>

integrate short-term rentals more harmoniously into our neighborhoods, mitigating the negatives and preserving the positives.

It is the Commission's view that implementing these measures will result in safer, quieter, and more stable neighborhoods, without eliminating the economic opportunities STRs provide. More importantly, it will affirm the City's commitment to equitable housing opportunities, by preventing unchecked STR commercialization from eroding the long-term housing market. This aligns with the vision we set forth in "Life, Liberty, and the Pursuit of Happiness: Recommendations to Promote Equal Housing Opportunity in Green Bay," wherein every resident should have a fair chance at a decent home, a vision we can uphold by thoughtfully regulating alternative uses like short-term rentals.

The Commission urges the Common Council to refer some, or all recommendations outlined in this report to the appropriate City planning and legal staff to draft policy and/or ordinance amendments reflecting these points.

**From:** Tyler <[greenbaystralliance@gmail.com](mailto:greenbaystralliance@gmail.com)>

**Sent:** Sunday, November 2, 2025 9:09 AM

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**Subject:** [EXTERNAL] Official Statement from the Green Bay STR Alliance – Sustaining Green Bay’s Growth

**Caution:** This email originated from a sender outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Dear Stephanie and Planning Committee Members,**

**(Stephanie, we kindly request you forward this message with attachment to all Planning Committee Members prior to the Planning Meeting on Monday - 11/3/2025.)**

On behalf of the **Green Bay STR Alliance**, we are honored to submit our **official, signed statement** titled “*Sustaining Green Bay’s Growth: A Fee-Based Alternative to Short-Term Rental Restrictions.*”

Our Alliance leadership is composed of **14 of the largest and most experienced short-term rental operators in the City of Green Bay**, representing local families, small businesses, cleaners, and contractors whose livelihoods depend on this industry. Together, we manage a substantial share of the city’s visitor lodging and contribute millions annually to Green Bay’s economy.

Our unified message is clear:

**Now is not the time to regulate short-term rentals out of existence.**

It’s time to work collaboratively toward a *balanced, fee-based solution*. One that strengthens affordable housing opportunities while preserving the local jobs, tax revenue, and tourism that make Green Bay thrive.

The enclosed submission includes:

1. **Official Council Statement & Executive Summary** – outlining verified economic data and a practical, sustainable policy proposal.
2. **Community Impact Letters** – from local cleaners, tradespeople, and service providers whose livelihoods rely on STRs.

We respectfully ask the Council and Planning Committee to review this data-driven proposal before advancing restrictive measures. We are confident that Green Bay can lead the state in developing fair, balanced policy through collaboration, not elimination.

For any questions or further discussion, please feel free to contact our Alliance representatives:

**Jason Fischer – (920) 819-5160**

**Brooke Tassoul – (646) 330-9689**

With appreciation for your time and service,

**Green Bay STR Alliance Leadership**

[GreenBaySTRAlliance@gmail.com](mailto:GreenBaySTRAlliance@gmail.com)

*Working together to strengthen housing, jobs, and tourism in Green Bay*

**Attachment:** Green\_Bay\_STR\_Alliance\_Council\_Submission\_2025.pdf

Green Bay STR Alliance  
Sustaining Green Bay's Growth: A Balanced, Data-Driven Solution for Short-Term Rentals

# **Green Bay STR Alliance – Council Submission Packet (2025)**

**Contact:** [GreenBaySTRAlliance@gmail.com](mailto:GreenBaySTRAlliance@gmail.com)

*Working together to strengthen housing, jobs, and tourism in Green Bay*

Green Bay STR Alliance  
Sustaining Green Bay's Growth: A Balanced, Data-Driven Solution for Short-Term Rentals

# Official Council Statement

**Title:** Sustaining Green Bay's Growth: A Fee-Based Alternative to Short-Term Rental Restrictions

**Submitted by:** Green Bay STR Alliance Leadership

**Date:** October 31, 2025

## Executive Summary

Short-term rentals (STRs) are a cornerstone of Green Bay's tourism economy — supporting hundreds of local jobs, generating millions in annual visitor spending, and funding critical city programs through room-tax revenue. As our city grows, we must pursue solutions that balance housing affordability with economic vitality. The proposed 7-night minimum and 180-day cap threaten to dismantle this vital ecosystem.

Our coalition proposes a **fee-based reform** that protects affordable housing and sustains the local workforce. Modestly increasing STR permit fees, with revenue directed toward **first-time homebuyer education and grant programs**, ensures short-term rentals become an active part of the housing solution, not a scapegoat for the problem.

*"This job made it possible for me to buy my first home. Without short-term rentals, my family couldn't have made that dream possible."*

— **Claudia Garcia, Cleaner, Affordable Quality Cleaning Services**

The data is clear: the market already self-regulates. STR supply expanded ahead of the 2025 NFL Draft and has since declined naturally as demand stabilized. Overregulation would only harm small business owners, cleaners, and tradespeople who depend on this work to live and raise families in Green Bay.

Green Bay STR Alliance  
Sustaining Green Bay's Growth: A Balanced, Data-Driven Solution for Short-Term Rentals

## Main Statement

### 1. Why the Market — Not Strict Regulations — Should Guide STR Supply

Recent permit data show the STR market adjusts naturally to demand:

- **2023–2024:** 255 permitted STRs
- **2024–2025 (NFL Draft cycle):** 500 permitted STRs
- **2025–2026 (as of Oct 31, 2025):** 444 permitted STRs

This represents an **11% decline** following the NFL Draft, proof that Green Bay's STR market corrects itself without intervention. Properties added temporarily for the Draft have largely returned to long-term housing or personal use.

According to the *ERC Advisory Report (2024)*, “*The strength of Green Bay's short-term rental market lies in its local ownership and integration with neighborhood economies.*” These homes are not speculative investments. As the *Green Bay Equal Rights Commission (ERC)* acknowledges, **87% of short-term rental owners in the city have only one property**, and the majority are residents operating responsibly within state and city regulations. These homes are community assets that welcome visitors, sustain hundreds of working-class jobs, and generate millions in local tax revenue. Short-term rentals help fund the very programs that make Green Bay a desirable place to live and visit.

The ERC's own report cautions that any local regulation must be “*crafted to mitigate problems without outright preventing STR operation.*” The proposed ordinance crosses that line, limiting economic activity and local job creation without evidence of measurable housing benefit.

### 2. Economic and Employment Impact

Data from the *Wisconsin Department of Tourism* and *Airbnb Economic Impact Report (2023)* confirm that short-term rentals are a major driver of local economic growth:

- STR lodging represents **21% of total visitor spending**, with every \$1 in lodging revenue generating roughly **\$3.70 in total local spending** on dining, entertainment, and retail.
- With an estimated **\$25 million in annual STR revenue**, this equates to over **\$117 million in local economic activity** tied directly to visitors staying in Green Bay's STRs.
- STRs collectively contribute **over \$2.5 million annually** in room taxes, funding tourism marketing and city development initiatives.

## Green Bay STR Alliance

### Sustaining Green Bay's Growth: A Balanced, Data-Driven Solution for Short-Term Rentals

*“If these properties disappear, hundreds of us — cleaners, landscapers, handymen — lose steady work that keeps food on our tables.”*

— **Todd Schmidt, Contractor, Green Bay**

*“The STR industry isn't just about lodging; it's about opportunity. It's about families like mine being able to work hard and get ahead.”*

— **Jody Demuth, Cleaner, Green Bay**

### 3. Case Study: The Village of Ashwaubenon

Ashwaubenon enacted nearly identical STR restrictions in 2023 with the goal of increasing school enrollment and affordable housing. However, **school data showed no measurable improvement**:

- 2022–2023: 3,215 students - 0
- 2023–2024: 3,197 students - ▼ 18
- 2024–2025: 3,201 students - ▲ 4

Despite removing dozens of short-term rentals and restricting property use, **Ashwaubenon's school enrollment did not grow**. After two full years under this restrictive policy, the district's student population remains **essentially unchanged, even slightly lower than before**.

Meanwhile, local cleaning crews, maintenance providers, and Short Term Rental owners in Ashwaubenon **lost a substantial share of their income**, as STR activity shrinks. The result: a loss of jobs and tax revenue, with **no measurable benefit to housing affordability or school enrollment**.

*“After the ordinance, we lost half our work. There are fewer houses to clean and fewer opportunities to earn.”*

— **Kendall Harju, Cleaner, Ashwaubenon**

Green Bay risks repeating the same mistake, adopting a policy that destroys a thriving local industry without delivering any real community benefit.

### 4. Why Overregulation Fails: The 7-Night Minimum's Real Impact

According to VRBO data (October 2025), fewer than **3% of all Green Bay bookings** exceed six nights. Imposing a 7-night minimum would eliminate **97% of legitimate reservations**, devastating STR operators and their employees.

Even during peak demand, hotels alone cannot accommodate Green Bay's visitor volume. For family reunions, Packer weekends, and major events, STRs provide flexible space, group lodging, and authentic community experiences that hotels cannot replicate.

Green Bay STR Alliance

Sustaining Green Bay's Growth: A Balanced, Data-Driven Solution for Short-Term Rentals

*"We gathered for the 100th birthday of our family matriarch. The home gave us space to connect, reminisce, and celebrate together."*

— **Marjorie, Guest, Green Bay**

## 5. A Balanced Path Forward: Fee-Based Reform

A sustainable, fair solution exists: Increase permit fees modestly to fund housing initiatives.

### Three core benefits:

1. **Discourages conversion of entry-level homes.** Higher permit fees make speculative purchases less attractive, preserving affordable housing.
2. **Promotes responsibility and quality.** Owners who operate responsibly will remain committed and invested in compliance.
3. **Creates a revenue stream for housing support.** Increased permit fees can fund:
  - First-time homebuyer **education and readiness programs**
  - **Down payment or closing cost grants** for local residents
  - **Workforce housing initiatives** for essential workers

Even a modest, across-the-board increase in STR permit fees could generate significant new funding. Enough to meaningfully support housing access initiatives without undermining the tourism ecosystem that sustains local jobs and small businesses.

*"Raising permit fees is a solution we can support for the right cause — homeowners, workers, and city leaders alike."*

— **Tyler LeRoy, STR Owner, Green Bay**

## 6. Conclusion

**Now is not the time to regulate short-term rentals out of existence.** Green Bay's lodging market is already finding balance through natural supply and demand, and the post-NFL Draft decline in permits proves it. Instead of imposing restrictive policies that erase jobs and revenue, let's collaborate to create a **win-win solution** — one that preserves the economic vitality STRs bring to our city while contributing directly to affordable housing through thoughtful, fee-based reform. Together, we can strengthen both our neighborhoods and our local economy for the long term.

*"We're proud of our city. Let's grow it smartly — together."*

— **Jason, STR Owner, Green Bay**

**Respectfully submitted,**

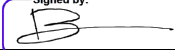
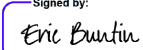
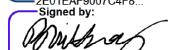
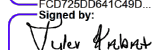
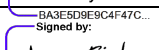
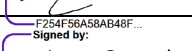
***Green Bay STR Alliance Leadership***

*October 31, 2025*

Green Bay STR Alliance  
Sustaining Green Bay’s Growth: A Balanced, Data-Driven Solution for Short-Term Rentals

**Green Bay STR Alliance – Member Signatures**

The undersigned members of the Green Bay STR Alliance hereby affirm our collective support for the attached statement, ‘**Sustaining Green Bay’s Growth: A Fee-Based Alternative to Short-Term Rental Restrictions.**’ We endorse the collaborative, data-driven approach outlined herein and commit to working alongside the City of Green Bay to achieve a balanced, sustainable future for housing and tourism.

Name (Printed)	Business Name / Affiliation	Signature
Ben Bauknecht	Elevate Property Management	 Signed by: <small>5D330CB00024E4...</small> Benjamin Bauknecht manager@rentwithelevate.com
Jon Skogg (Rick)	Retired	 Signed by: <small>DF A15F5CB246A2...</small> Jon Skogg rickskogg@gmail.com
Brooke Tassoul	Functional Properties	 Signed by: <small>AA3A359E508B448...</small> Brooke Tassoul brooke@functionalproperties.com
Eric Buntin	GameDay on Rockdale LLC	 Signed by: <small>E318359637374F8...</small> Eric Buntin eric.buntin@schreiberfoods.com
Tyler LeRoy	Wisconsin Getaways	 Signed by: <small>2E01EAF9007C4F8...</small> Tyler LeRoy contact@wisconsingetaways.com
Brittney Munro	Wisconsin Getaways	 Signed by: <small>F0D725D0841C49D...</small> Brittney Munro brittney@wisconsingetaways.com
Tyler Kabat	Doorway Travel	 Signed by: <small>77D9083ADAD44E...</small> Tyler Kabat tyler@doorwaytravel.com
Mark Danen	Restiva Properties	 Signed by: <small>BA3E5D9E9C4F7C...</small> Mark Danen mark@restivaproperties.com
Jason Fischer	Stay Green Bay	 Signed by: <small>E12446BBEAB486...</small> Jason Fischer staygreenbay@gmail.com
Richard DeJardin	Rise and Shine Retreats	 Signed by: <small>F254F56A58AB48F...</small> Richard DeJardin rdejardin777@hotmail.com
Rochelle DeJardin	Rise and Shine Retreats	 Signed by: <small>EB8654CCF404BA...</small> Rochelle DeJardin chel624@gmail.com
Jay DeJardin	STR Services	 Signed by: <small>8FC28391EA0C48B...</small> Jay DeJardin jdejardin66@hotmail.com
John Vander Leest	Green Bay Lodge LLC	 Signed by: <small>22173ACDD65448D...</small> John Vander Leest vanderleest@hotmail.com
Thomas Budenz	Terra2 Vacation Rentals	 Signed by: <small>4FA5C858DD6E4DD...</small> Thomas Budenz Tom.b@terra2.com
Colleen Boltz	Boltz Lee Rentals LLC	 Signed by: <small>568E6615D8D6411...</small> Colleen Boltz Boltzleerentals@gmail.com
Tony Wauters	Outside the Box Properties, LLC	 Signed by: <small>0EAEF878EB8C49A...</small> Tony Wauters info@otbproperties.net

## **Appendices**

**Appendix A – Impact Letters from Cleaners**

**Appendix B – Impact Letters from Local Businesses**

**Appendix C – Impact Letters from Hosts**

**Appendix D – Economic Impact Study**

**Appendix E – Airbnb Economic Report 2023**

# **Appendix A – Impact Letters from Cleaners**

Green Bay STR Alliance  
Sustaining Green Bay's Growth: A Balanced, Data-Driven Solution for Short-Term Rentals

**Letter from Claudia Garcia**

3179 Finger Road

Green Bay, WI

Email: [maxaly0709@icloud.com](mailto:maxaly0709@icloud.com)

Phone: **920-445-3428**

To the Members of the Green Bay City Council,

My name is **Claudia Garcia**, and I am a resident of Green Bay, a mother of two, and a proud homeowner at 3179 Finger Road. I work with **Affordable Quality Cleaning Services**, and my job is to clean short term rental homes across our city. These homes are more than just properties to me, they represent families like mine who depend on the short term rental industry to make an honest living.

This work has allowed me to provide for my children while still being present in their lives. The flexible hours and consistent income have been life changing. Because of this job, I was able to buy my first home, something that once felt impossible. I am incredibly proud of that, and I know it would not have been possible without the short term rental industry.

The proposed **7 night minimum and 180 day maximum** limits would directly threaten my ability to support my family. If these rules pass, the demand for my cleaning work will drop dramatically. For me and many others like me, that does not just mean fewer hours. It means lost income, lost stability, and the potential to lose everything we have worked so hard for.

I am asking you to please **oppose the 7 night and 180 day restrictions**. I urge you to support the short term rental industry that gives working parents like me a chance to thrive and raise our families right here in Green Bay.

Respectfully,

**Claudia Garcia**

Cleaner, Affordable Quality Cleaning Services

Green Bay, Wisconsin

**Dan DeChamps**

Green Bay, WI

10/31/2025

**To the Members of the Green Bay City Council,**

My name is Dan, and I work as a handyman here in Green Bay. Over the years, I've done all kinds of repair and maintenance work for homeowners in the area, including short-term rental properties near Lambeau Field. I wanted to share my perspective because I see firsthand how much these rentals contribute to the local economy and to the people who keep them running behind the scenes.

Short-term rentals help provide steady work for people in the trades. They require regular upkeep — cleaning, repairs, lawn care, snow removal, painting, and all the other things that come with taking care of a home. That work supports local tradesmen, not big companies. If the city places heavy limits on STRs, it's not just the homeowners who lose out — it's everyone who helps maintain and service these properties.

Most of the owners I've worked with are local families who take pride in their properties and their neighborhoods. They care about doing things the right way, keeping their homes in good condition, and being respectful of those who live nearby.

I believe the city already has the tools it needs to deal with issues like noise, parking, or nuisance complaints. Those rules should be enforced fairly and consistently. Adding strict new limits like a seven-day minimum stay or a 180-day annual cap won't fix those issues — it'll just hurt responsible property owners and the local people who depend on that business.

I also see the positive side of short-term rentals every week. Visitors who come for Packer games, concerts, or family trips spend their money at local restaurants, bars, and stores. That spending benefits the entire community — from small business owners to the folks doing the day-to-day work that keeps things running. STRs bring energy, opportunity, and jobs into Green Bay.

Sincerely,

**Dan DeChamps**

Green Bay Handyman: 920-639-5443

Green Bay STR Alliance  
Sustaining Green Bay's Growth: A Balanced, Data-Driven Solution for Short-Term Rentals

**Hope Beaverson**

[1132 S. Greenwood Ave](#)

[Green Bay, WI 54304](#)

11/1/25

To the Green Bay City Council,

My name is Hope Beaverson, and I have been working for Jon “Rick” Skogg cleaning his short-term rental (STR) properties in Green Bay for about six years. Jon owns six properties in the city, and my work maintaining and preparing these homes is my only source of income.

As a mother of three, I have found this work to be more than just a job—it has provided the flexibility I need to care for my children, get them to school, appointments, and practices, while still being able to support my family. Before I began cleaning STRs, I relied on food assistance and lived paycheck to paycheck. Since starting this work, I've finally been able to build a small savings, afford groceries without help, and look forward to things like birthdays, school shopping, and holidays. For the first time, I can provide my kids with the life they deserve.

I also take great pride in my work. I don't just clean; I help make these properties feel like home for visitors to Green Bay. Before listings go live, I've assisted with painting, deep cleaning, yard work, and moving furniture. My fiancé, who works in plastering, has even been hired to help with small remodeling jobs. Together, we take pride in improving the appearance and quality of homes in our community.

The short-term rental industry supports hundreds of local jobs like mine—cleaners, maintenance workers, landscapers, contractors, and small business owners. According to data shared by the Green Bay STR Alliance, short-term rentals contribute millions in tourism revenue and lodging taxes to the city. Limiting or heavily restricting STRs would not only hurt property owners, but also working families like mine who depend on this income to survive.

If new restrictions force Jon to close or scale back his properties, I would lose my livelihood. There are not many other jobs that would offer the flexibility and stability that this one has given me.

Green Bay STR Alliance | Data Sources: Wisconsin Department of Tourism, Airbnb Economic Impact Report (2023), Green Bay STR Alliance Economic Impact Study (2025)

Green Bay STR Alliance  
Sustaining Green Bay's Growth: A Balanced, Data-Driven Solution for Short-Term Rentals

I urge the Council to please consider the real families and workers behind these rentals when making your decision. STRs are not just about tourism—they are about local people building better lives through honest work.

Thank you for your time and for considering how this decision will impact the many Green Bay residents who depend on STRs to support their families.

Sincerely,

Hope Beaverson

920-615-4967

Green Bay STR Alliance  
Sustaining Green Bay's Growth: A Balanced, Data-Driven Solution for Short-Term Rentals

To Whom it may concern,

My name is Janel Byron, I have lived in Green Bay, WI my entire life and I have been cleaning and specializing in short term Rentals since 2019. I am a wife and a mom. I work full time for Associated Bank and Cleaning after work and on weekends helps my family in so many ways.

This income helps pay for extracurricular sports my kids love that I otherwise wouldn't be able to afford, helps me with my bills, put groceries on the table and feed my animals. Without this income I am not sure what I would do, our financial state would drop significantly, and I am worried that we would struggle and that is not something I ever want to have my family worry about.

I currently clean 7 Green Bay short term rentals, and I take pride in keeping those homes spotless. I try to go above and beyond at the properties I take care of making sure that out of towners are welcomed to Green Bay, for example, leaving them a small gift from something made locally in Green Bay to providing them with coupons/suggestions to places Green Bay has to offer (bars, restaurants, events, etc).

While I understand the concerns that have been raised, I believe that a 7-night minimum or 180-day cap would have a profoundly negative impact on our local economy. Short-term rentals are a vital part of our community's economic ecosystem, supporting local jobs, boosting small businesses, and providing significant revenue streams. Visitors who use STRs often seek an authentic, local experience, which means their spending directly supports our local restaurants, shops, and attractions. Unlike guests who stay at larger hotels, these travelers spend money dispersed throughout our community, providing a critical lifeline to neighborhood businesses. For many residents in Green Bay, renting out a property provides an essential source of income. This revenue stream can help families cover mortgage payments, pay for home maintenance, and navigate economic instability.

Not to mention the STR industry supports a wide range of local jobs that might otherwise not exist. This includes me as a cleaning person, other cleaning and maintenance crews, property managers, handymen, and landscapers. Eliminating STRs would cause many of these jobs to disappear, leaving dedicated workers unemployed.

Short-term rentals provide a diverse and flexible range of lodging options that appeal to a broad spectrum of visitors, from families seeking a spacious home to travelers looking for a unique neighborhood experience. These options attract tourists who might not otherwise visit our city, expanding our tourism base beyond the capacity of traditional hotels.

I support responsible regulation, not elimination. I ask the council to please choose a balanced approach that protects both jobs and housing opportunities. The 7-night, 180-day mandate is not the answer.

Thank you for your time and for considering the economic well-being of our entire community.

Sincerely,

Janel Byron

To Whom it May Concern,

My name is Jody DeMuth. I am a business owner who cleans Airbnb's. I employ 9 girls. They clean the Airbnbs mainly. Most are doing this as a supplemental money to help pay for groceries and pay their bills as necessary. If you change this to 7 day rentals and only 180 days maximum you will kill this business along with the Airbnb business.

These help my workers to feed their families! I pay them same day when they need it! I know I would have to lay off most of them if this happens, because people cannot afford a week rental in an Airbnb. These owners still have supplies to buy, to pay cleaners and many of the places are family oriented.

I would say all the ones I clean very very seldom do we have someone who abuses the no party rule. 1 in maybe 99 might be a bad renter. You get more high quality people in the Airbnbs. I own KD & JD Cleaning, LLC. Licensed and insured to protect my assets. I enjoy what I do and so do my girls and they NEED this business to earn the extra money they need to pay for their children's needs. Please DO NOT change this rule to 7 day rentals. It will kill the Airbnb's business, my cleaning business and my cleaner's lives will be in danger if they do not have this job.

Any questions please call me! Most of the new licenses applied for this year was because of the nfl draft and most will probably not apply again. But many are in this for the long hall but in no way does this affect the housing market. Quit making luxury apartments and put up more affordable housing. I see so many being built, but none for low housing. This is the problem, NOT Airbnb rentals .

Jody DeMuth  
1600 S Locust St  
Green Bay WI  
920-241-9899

Green Bay STR Alliance  
Sustaining Green Bay's Growth: A Balanced, Data-Driven Solution for Short-Term Rentals

To Whom it May Concern,

My name is Linda Burns, I am a Green Bay resident. I worked in factories for 40 years in the Shipping and Receiving Department. Last year due to a family situation I had to quit my full time job. I need to work. In August of 2024 I began working for Elevate Property Management cleaning Airbnbs for Andrew Brisson and Ben Bauknecht. It is a very flexible job for the hours and days I needed for my family situation.

In August of 2025 I seen on the news and signs throughout Green Bay that there was a shortage of school crossing guards. I wanted to help the community. I asked Andrew and Ben if they can work with me around the hours I would need for the school crossing position, he was very supportive. I applied and now I am the permanent school crossing guard for Chappell Elementary school.

If this city ordinance passes for Airbnb's to have a 7 day minimum and 180 days it would drastically hurt the Airbnb business, in turn it would drastically reduce my hours and wages and possibly let go due to lack of work.

It would be difficult for myself to find another job with the flexibility that I need for my family situation and for my school crossing position. I would most likely have to quit my position of crossing guard which I enjoy and love to do.

In your decision please consider all of the Airbnb cleaners, maintenance workers, Property Managers, homeowners of the property, clients who rent the Airbnb's, and all the businesses that the clients attends while staying in these Green Bay Airbnb's.

Thank you for your time,

Linda Burns - 920-495-9907  
1175 Oregon St.  
Green Bay, WI 54303

# **Appendix B – Impact Letters from Local Businesses**

Green Bay STR Alliance  
Sustaining Green Bay's Growth: A Balanced, Data-Driven Solution for Short-Term Rentals

**Kendall Harju**

Owner, Kendall Casey Social  
Green Bay, WI  
Email: kendallcaseymanagment@gmail.com  
Cell: 920.264.2051  
10/31/2025

**To the Members of the Green Bay City Council,**

My name is Kendall Harju, and I'm the owner of Kendall Casey Social, a local social media marketing business here in Green Bay. I manage marketing and online guest communication for several short-term rental (STR) properties in the area, including homes near Lambeau Field. I wanted to share my perspective on how these rentals positively impact our local economy and support small businesses like mine.

Short-term rentals are more than just a place for visitors to stay — they're an entire network of local opportunities. Behind every home, there are cleaners, maintenance workers, photographers, designers, and marketing professionals like myself who all contribute to making these properties successful. When the city limits how often or how easily these homes can be rented, it directly affects the work and income of many local small business owners who depend on them.

The hosts I work with are not large corporations or out-of-state investors. They're local families who care about their homes, their neighborhoods, and their guests' experiences. They invest time and resources into making Green Bay look good — both online and in person. Through my marketing efforts, I see how STRs help attract people to our city who end up supporting local restaurants, small shops, entertainment venues, and other tourism-based businesses.

I understand the need to maintain peace and safety in neighborhoods, but those concerns can be addressed through enforcement of existing rules around noise and parking. Adding broad new restrictions like seven-day minimum stays or a 180-day annual cap won't solve those issues — it will only take business away from responsible local owners and the people who work with them.

As a small business owner, I can say that short-term rentals help sustain year-round work and create opportunities for young entrepreneurs to grow right here in Green Bay. They add character, hospitality, and vitality to our community — all things that make our city a great place to live and visit.

Sincerely,

**Kendall Harju**

Owner, Kendall Casey Social

Green Bay STR Alliance  
Sustaining Green Bay's Growth: A Balanced, Data-Driven Solution for Short-Term Rentals

**Todd Schmidt**

585 Bluegrass Ln  
Pulaski, WI 54162  
920.366.6703  
October 31, 2025

**To the Members of the Green Bay City Council,**

My name is **Todd Schmidt**, and I run a small lawn care and property maintenance business here in Green Bay. I've taken care of several short-term rental properties near **Lambeau Field** over the years, and I wanted to share my perspective.

These homes have been a steady source of work for me and others in the area. During the warmer months, I handle mowing, trimming, and landscaping to keep the properties looking sharp for guests. That consistent work helps fill the gaps between other jobs and makes a big difference for small, local businesses like mine.

The property owners I work for are regular folks from the area — not big companies or investors. They hire local help, they keep their places in great shape, and they take pride in showing off our city to visitors. When guests come for games or events, it's good for everyone. Restaurants, shops, and local services all see a boost.

I understand there are concerns about noise or parking, but those things can be handled with the rules already in place. Making new limits, like minimum stay requirements or caps on how often homes can be rented, would take away work from a lot of people who rely on these properties for income — not just the owners.

Short-term rentals bring money and life into Green Bay. They support a network of local workers — cleaners, handymen, lawn care crews, and more — who keep things running smoothly. If the city makes it harder for these homes to operate, it'll hit small businesses like mine the hardest.

Thank you for taking the time to consider what these rentals mean for local workers and small business owners.

Sincerely,

**Todd Schmidt**

585 Bluegrass Ln  
Pulaski, WI 54162  
Phone: 920.366.6703

Green Bay STR Alliance  
Sustaining Green Bay's Growth: A Balanced, Data-Driven Solution for Short-Term Rentals

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**To Whom It May Concern,**

My name is **Nathan Jahnke**, and I own **Jahnke Building LLC** in the Fox Valley area. I've worked throughout northeast Wisconsin for many years, providing building, maintenance, and repair services for local homeowners and short-term rental (STR) operators.

Short-term rentals have had a **positive impact** on my business and on the community as a whole. They provide steady, year-round work for contractors like me and help support other local trades, suppliers, and service professionals. The income from STR-related projects directly supports my family and allows me to keep my crew working consistently.

The proposed **7-night minimum stay requirement and 180-day cap** would significantly reduce the number of STRs operating in Green Bay. That means less work for local businesses like mine and fewer opportunities for working families who rely on these properties for steady income.

From what I've seen, well-managed STRs **keep properties maintained, bring respectful visitors** to neighborhoods\*\*, and **add value** to local communities. I respectfully ask the Planning Commission to consider **balanced regulation** that supports both residents and small businesses — not restrictions that would effectively eliminate most STRs in Green Bay.

Thank you for your time and consideration.

Sincerely,  
**Nathan Jahnke**  
Jahnke Building LLC  
☎ 920-318-6708

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# **Appendix C – Impact Letters from Hosts**

Green Bay STR Alliance  
Sustaining Green Bay's Growth: A Balanced, Data-Driven Solution for Short-Term Rentals

To Whom may concern:

I have lived in Green Bay almost my entire life. I came here when I was just one year old, and though I spent about ten years away, Green Bay is in my heart — it is where I grew up, struggled, and learned what home really means.

When I was young, my family moved constantly around Green Bay — Crooks Street, Cass, Reber — all part of the housing program. We lived in a house filled with mice near the church that had the roller rink. My siblings and I slept on the floor because there just was not enough space.

During my freshman year at East High, my mom decided she could not keep moving anymore. She didn't make much — she worked at Packerland Packing, where she was paid very little, treated poorly, and didn't speak English well. But she saved enough to buy our first home on East Mason Street. It was not in a nice area, but it was ours. That house became full of laughter and memories. And she is still there.

As for me, I started working at KI in the factory when I was about 19 or 20. I was paid less than my white coworkers, but I worked hard and eventually bought my first home on Maple Street. Again, not the most desirable neighborhood — but it was my home, my accomplishment. I never felt entitled to anyone else's wealth or their house. My mom taught me to work hard and build my own.

Today, I own a few homes here — not luxury homes, but homes that mean something. I have always kept them available for my siblings/family who live in the area or for families who plan to move back because I know the fear of not having a place to stay. When my family does not need them, I rent them on Airbnb. The income is not huge — it mostly covers the mortgage, property taxes, and insurance — but it keeps the homes standing and available for my loved ones.

I also employ a local cleaning lady — a mother with young children. She is amazing. She never misses a day, and she's able to work on her own schedule. She can bring her kids if she needs to, clean after breakfast with her kids, or after putting the kids on school bus. When I worked as a hotel housekeeper, I had to work long hours under pressure for less pay. But now, my cleaner earns more in 2 or 3 hours than she would make in 8 hours working at a hotel. Short-term rentals give her better pay, better conditions, and dignity. I also hire a local handyman who helps me maintain the properties, and I pay him well. Together, we're not just maintaining buildings — we are supporting families.

That is why I strongly oppose any new restrictions on short-term rentals. I don't believe restricting them will suddenly make homes affordable for working families. Middle-class buyers have more access to lenders and networks — they'll always move faster. People like my mom or me — we never had that kind of help. No one guided us or made it easier. We worked for every single thing we have.

Green Bay STR Alliance  
Sustaining Green Bay's Growth: A Balanced, Data-Driven Solution for Short-Term Rentals

I understand the concern about housing affordability. But taking away opportunities like short-term rentals doesn't lift people up — it just pushes down those of us who've worked hard to create stability and opportunity for ourselves and others. I worked so so hard to be where I am today and I never felt entitled to anything.

Please don't take away a path that has allowed families like mine to own, maintain, and share homes here in Green Bay. For me, this isn't about profit. It's about family, stability, and giving others — especially women and working parents — a chance to earn with dignity.

Thank you for listening to my story and for hearing the voices of people like me who deeply love this community and call Green Bay home.

Ann Lor

920-655-7458

Green Bay STR Alliance  
Sustaining Green Bay's Growth: A Balanced, Data-Driven Solution for Short-Term Rentals

To Whom it May Concern:

My name is Dan Piechowski, and I am the Chief Operating Officer of NSD Property Management, a Wisconsin-based company managing short-term rentals (STRs) across several communities — including one near Lambeau Field in Green Bay. As a lifelong Packers fan, managing a short-term rental in this city has been both a personal dream and a professional honor.

Since launching our Green Bay property, we've had the privilege of hosting hundreds of guests — from families visiting for Packers games, concerts, and bowling tournaments, to travelers attending events at the Resch Center or visiting relatives for the holidays. These guests often choose short-term rentals because they provide what hotels cannot — a full home where families can stay together, cook meals, accommodate elderly relatives, and celebrate meaningful moments under one roof. STRs help visitors feel at home while contributing to the community economy in a very tangible way.

Beyond the visitors themselves, short-term rentals create real, local jobs. NSD Property Management employs professional cleaners, maintenance teams, lawn care professionals, and contractors, many of whom rely on this consistent work to support their families. A 7-night minimum or 180-day cap may not explicitly “ban” STRs, but the economic effect would be nearly the same. Such restrictions would drastically reduce bookings, destabilize small property management companies like ours, and eliminate dependable income for dozens of working families across Green Bay.

It's also important to recognize that responsible STR hosts and managers keep properties well-maintained and code-compliant. We maintain high standards for cleanliness, safety, and neighborhood respect. STRs help prevent housing blight by ensuring properties remain cared for, occupied, and generating local tax revenue. Eliminating or over-restricting STRs would lead to fewer well-kept homes, not more.

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Sustaining Green Bay's Growth: A Balanced, Data-Driven Solution for Short-Term Rentals

Additionally, I would respectfully urge the City of Green Bay to examine data-based evidence before assuming STR restrictions will solve the housing shortage. Across the U.S., studies have repeatedly shown that short-term rentals represent a very small percentage of total housing stock and that eliminating them does not meaningfully increase affordable housing availability. Until the City can present clear, peer-reviewed data proving that STRs directly drive housing scarcity in Green Bay, such measures risk harming working residents and small businesses without achieving their intended goal.

In conclusion, I ask that the Planning Commission support balanced regulation — not elimination. Well-managed short-term rentals are an asset to Green Bay. They promote tourism, strengthen the local economy, support small businesses, and help share the spirit of this city with visitors from around the country.

Thank you for your time and thoughtful consideration.

Respectfully,



Green Bay STR Alliance  
Sustaining Green Bay's Growth: A Balanced, Data-Driven Solution for Short-Term Rentals

October 31, 2025

Dear Members of the Green Bay City Council,

As a local resident who works in downtown Green Bay and cares deeply about our community and the people who make it thrive, I'm writing to share my concern and objection to the proposed restrictions on short-term rentals — specifically, the ban on stays under seven days and the 180-day annual operating limit. While I understand the intent behind these changes, I believe these changes could unintentionally harm the very fabric of our neighborhoods and the local economy that so many families depend on.

Short-term rentals bring vitality and opportunity to the city of Green Bay. They allow homeowners to open their doors to visitors from all over the country — visitors who come to experience Lambeau Field, local festivals, tournaments, weddings, and our incredible small businesses. These guests fill our restaurants, coffee shops, and local establishments. They ride with local Uber drivers, shop with area vendors, and help sustain jobs that keep Green Bay thriving year-round.

For us, hosting a short-term rental isn't about profit—it's about preserving and reinvesting in our community. In 1950, my husband's grandparents, Jack and Lorraine, built a home at 1244 Rockdale Street, just half a mile north of Lambeau. Back then, it was just a farm field. Lambeau wasn't built, but it's where they settled. Over the years, the house became a cherished family gathering place. At 94 years old, Grandma Lorraine had to leave the only home she'd ever known and move into assisted living. For several years, our family chose to maintain the house rather than sell it, knowing how much it meant to Grandma Lorraine, who still loved visiting the home. In February 2023, it was finally decided by the family to sell due to her deteriorating health and extra burden on the family to maintain it. My husband was asked by his parents if we would be interested in purchasing it. We, along with friends Shannon and Dawn, purchased the house—not to flip it for profit, but to restore it and share its legacy with others. We wanted to continue enjoying the house my husband grew up with on Rockdale...to share the enjoyment with others...and to make the neighborhood a better place! We chose to turn it into a short-term rental to breathe new life into the neighborhood and honor the memories tied to the home. We've seen the street decline over the years, and we hoped that by revitalizing Grandma's house, we might inspire others to do the same. You should see the new flower beds the neighbor next door put in this summer – they were beautiful!

Inside the home, we've created a space that celebrates Green Bay. We have a map showing where our guests come from and a journal filled with heartfelt stories—family reunions, anniversaries, weddings, hunting trips, birthdays, dart tournaments, high school volleyball competitions, a quiet place to go after a marathon, training camps, first-time visits to Green Bay, and of course, Packers games. I've even hosted strategy meetings for my remote sales team from Schreiber Foods there—it's a space that sparks creativity and connection.

Green Bay STR Alliance | Data Sources: Wisconsin Department of Tourism, Airbnb Economic Impact Report (2023), Green Bay STR Alliance Economic Impact Study (2025)

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Short-term rentals offer visitors a unique, personal experience of Green Bay's warmth and hospitality, something a hotel simply can't replicate.

Rather than imposing broad restrictions, I urge the Council to consider balanced solutions that promote accountability while supporting our local economy. Enhanced registration, clear safety standards, and enforcement of existing nuisance and occupancy rules can address concerns without penalizing responsible hosts.

Green Bay has always been a community built on connection — neighbors helping neighbors, welcoming visitors, and taking pride in what makes our community special. I hope you'll consider solutions that keep that spirit alive while supporting the local families, small businesses, and workers who depend on tourism to make ends meet.

Thank you for listening and for your continued leadership in making Green Bay a great place to live, work, and visit.

Sincerely,



Erin Buntin  
920-217-5470

Cc: Eric Buntin

**Jack Kiser**  
**1081 Shadow Lane**  
**Green Bay, WI 54304**  
**jackkiser11@gmail.com**  
**10/31/2025**

**To the Members of the Green Bay City Council,**

I am writing to voice my strong concern regarding the proposed changes to short-term rental (STR) regulations as outlined in the recent Equal Rights Commission advisory summary. While I understand and support the city's goal of promoting safe and respectful neighborhoods, several of the proposed measures would unfairly impact responsible hosts, reduce tourism revenue, and place unnecessary burdens on local homeowners who rely on STR income.

**1. Impact on Local Homeowners**

Many STR operators in Green Bay are local residents — not large investors. These homeowners take pride in their properties and work hard to create a positive experience for visitors and neighbors alike. Overly restrictive limits, such as a 7-day minimum stay or a 180-day annual cap, would make it difficult for responsible local hosts to continue operating. These types of rules would end up penalizing the people who are doing things the right way instead of targeting the few who are not.

**2. Economic Value to the City**

STRs play a major role in supporting Green Bay's tourism economy. Visitors staying in STRs spend money at local restaurants, shops, and attractions, contributing directly to small businesses throughout the city. Game weekends, concerts, and special events bring in thousands of visitors who often prefer staying in homes near Lambeau Field rather than in already fully booked hotels. Limiting STR availability would reduce overall visitor capacity — and, in turn, local tax revenue.

**3. Existing Laws Already Protect Neighborhoods**

Wisconsin state law (Wis. Stat. §66.1014) already provides a clear framework for municipalities to regulate STRs through permits, inspections, and enforcement mechanisms. Green Bay's existing noise, parking, and nuisance ordinances are sufficient to address legitimate neighborhood concerns. Rather than adding blanket restrictions, the city should focus on consistent enforcement against actual violations — not new limits that penalize compliant owners.

#### 4. Unintended Housing Impacts

The assumption that STRs are significantly reducing the city's housing stock is not supported by data. Many STRs are owner-occupied homes, seasonal properties, or residences that would not otherwise be available for long-term rental. Restricting these uses will not create new affordable housing; it will only reduce property use flexibility for local residents.

#### 5. Constructive Path Forward

Responsible hosts want to work *with* the city to ensure Green Bay neighborhoods remain safe, clean, and welcoming. We support fair permitting, realistic occupancy limits, and consistent enforcement against problem properties. However, we ask that the council reconsider measures such as the 7-day minimum stay and 180-day cap, which would harm local homeowners and weaken our tourism economy.

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**In closing**, we urge the council to work collaboratively with STR owners to develop balanced, data-driven policies that preserve neighborhood integrity without discouraging tourism or hurting responsible property owners. Green Bay has a long tradition of hospitality, and we hope to continue sharing that with visitors from across the country.

Thank you for your time and consideration.

Sincerely,

**Jack Kiser**  
**Local Short-Term Rental Owner**  
**Green Bay, Wisconsin**

## **Affordable Housing – Jason Fischer**

Thank you, members of the Planning Commission and City Council.

My name is Jason Fischer. I'm a short-term rental owner, a long-term rental owner, and currently developing a 106-unit 55-plus community in Bellevue. I'm also a licensed full-time mortgage loan originator, and over the past 20 years I've helped more than 4,000 families in Brown County become homeowners.

In 2016, I turned a property on Shadow Lane into a short-term rental to give visiting families a cost-sharing alternative to hotels — much like how Uber created ride-share. These homes let families stay together while supporting local cleaners, landscapers, and tradespeople year-round.

The Equal Rights Commission proposes limiting roughly 430 short-term rentals to boost long-term housing. I agree affordable housing is critical — but this approach will not meaningfully move the needle.

Here's why:

Even if every one of those 430 homes converted tomorrow, that's less than 1% of Green Bay's 44,000 households. Our city needs 3,000 to 7,000 new rental units by 2040 — this would barely cover 15% of that.

Affordability math tells the same story. A \$215,000 home — well below our \$275,000 median — costs about \$1,670 per month with today's rates, taxes, and insurance. To stay under the 30% of-income rule, a household must earn \$67,000 a year — above the local median income of \$62,500 and higher than HUD's 2025 low-income threshold of \$64,200. Converting STRs doesn't suddenly make them affordable; their market values and quality will still command higher rents.

Meanwhile, home values climbed 6.8% this year, median sale prices reached \$305,000, and homelessness rose to 643 people in Brown County. Wisconsin as a whole needs more than 200,000 new units by 2030.

We've already seen what happens elsewhere. The Village of Ashwaubenon passed a similar 7-night minimum and 180-day cap in 2023 to boost school enrollment. Yet enrollment *fell* from 3,215 students to 3,197 the next year and remains nearly unchanged. The policy wiped out local STR activity, cutting jobs and tax revenue — with no measurable gain in affordability or enrollment.

Let's not repeat that mistake here.

Instead of blanket restrictions, let's focus on *real solutions*: housing subsidies, flexible zoning, and public-private partnerships that include STR owners who already invest locally.

Green Bay STR Alliance

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Please table this proposal, commission a full impact study, and build a policy based on data — not assumptions.

Thank you.

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My name is Paula Reynolds.

I have been running my one Short Term Rental for 3 year now and have had ZERO complaints from any of my neighbors.

I am a retired widow and I rely on my supplemental income from my STR.

I don't feel it's fair to put all STR owners into a stereotyped group saying they are a nuisance, party houses and ruin neighborhoods.

I have had wonderful families and couples and even work groups that have stayed at my home and enjoyed having their

own personal space vs staying at a hotel. Some even bring their pets with them as they are also welcome in my home, which is equipped for pets.

It is one of the many comforts I can provide that usually isn't an option at hotels.

Changing to the ordinances recommended by the Equal Rights Commission will take these options away from the visitors that prefer

to rent a home for 1, 2, or 3 nights and have the comfort of their own personal space and having their pets with them.

If these ordinance changes are approved, are Hotels and Long Term rentals going to have to abide by the same ordinances, 7 night minimum?

only rent out rooms for 6 months out of 12? upkeep? annual safety inspections? nuisance ordinances? pay license and health inspection fees?

What applies to one type of rental should apply to all, EQUAL RIGHTS.

Every STR is cleaned after each guest stay which keeps the rentals in nice, clean orderly fashion.

The yards and sidewalks are maintained.

Homes are inspected annually for safety issues.

Most STRs have a guidebook in the home regarding quiet hours, parking, garbage, recycling etc and this information is usually in

the listing on the platforms used, ie: Airbnb, VRBO etc

Some long term rental properties are not kept up, cleaned or inspected and can end up being a nuisance in neighborhoods.

The recommended ordinance changes are going to hurt not only owners of STRs but local small businesses and independent contractors that service them,

such as cleaning companies, lawncare, snow removal, maintenance workers, construction workers, handymen, electricians, plumbers, restaurants, coffee shops and stores.

It will likely be impossible to get bookings if a 7 night minimum ordinance is enforced.

The proposed 180 consecutive day ordinance will basically shut most of us down for 6 out of 12 months, if not for good.

In 2024 I had total of 150 nights rented which is well below the recommended number of 180 without abiding by such an ordinance.

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People come to Green Bay for weekend events, visit family, work, hospital stays/Dr. appointments, marathons, sporting events, weddings, concerts etc. Generally they stay 2-3, maybe 4 nights max. The 7 night bookings are far and in between. I have had one or two in the past 3 years.

In addition, who will want to rent our homes for long term rental leases for 5-6 months and then have to move out when we want to rent to our short term rental guests during our permit months.

Not to mention, there would probably be repairs to make at owners expense before renting again to our short term rental guests.

Are there people at these meetings the ERC is representing in regards to them not being able to find a place to live in Green Bay? If so, are we hearing from them or just the ERC?

I do not feel that 400 some homes being utilized as STRs in Green Bay is affecting availability of affordable housing as the Equal Rights Commission is implying.

From what I have seen from certain "ERC" member interviews, the ERC is trying to provide long term renters with homes to rent long term in Green Bay. I don't see this happening with many STRs.

If we are forced to sell our STR homes, they are not going to be affordable to many buyers as most STRs have had costly renovations, which will put them out of range for first time home buyers.

Financially, the City of Green Bay receives 10% room tax fee and 5.5% sales and use tax of every night booked in our STR homes.

The city also receives annual income from STR owners for licenses. Instead of raising the fees for STR owners, why not make the license fee and health inspection fees payable by long term rental property owners also? Long term rental property owners and HOMEOWNERS alike purchased their homes as investments? Why should owning a home for STR be any different?

This is my comparison: High end boutiques should be shut down or converted to dollar stores so EVERYONE can afford to shop there.... but you can only be open to sell products 180 days per year.

In my eyes, the Equal Rights Commission is trying to eliminate STRs in Green Bay. I do not believe that is best for Green Bay, it's visitors or the local businesses that rely on servicing them.

You will be taking away Equal Rights from all involved.

# **Appendix D – Economic Impact Study**

## **Economic Impact Study: The Role of Short-Term Rentals in Green Bay's Tourism Economy**

### **Executive Summary**

Short-term rentals (STRs) in Green Bay, such as those on Airbnb and VRBO, have grown rapidly from approximately 120 licensed properties in 2022 to over 430 by October 2025, contributing significantly to the local economy through direct host revenues, tax collections, and enhanced tourism capacity. Based on estimates derived from industry data (e.g., average annual revenue of \$34,000 per property), licensed STRs have generated approximately \$34.92 million in direct revenue from 2022 to 2025 year-to-date (YTD), with an additional \$3.5 million in local room tax revenue at the city's 10% rate. When applying a conservative economic multiplier of 1.58 (based on Wisconsin's statewide tourism ratios of direct spending to total impact), this translates to a total economic impact of about \$55.17 million over the period.

STRs provide key benefits, including boosting visitor spending during major events like Packers games and the 2025 NFL Draft (where they accounted for 37% of lodging and \$2.55 million in expenditures), supporting local jobs in cleaning, maintenance, and related services, and attracting affluent tourists who spend on dining, retail, and attractions. However, if all STRs were eliminated—such as through proposed regulatory tightenings—this could result in substantial losses: \$34.92 million in direct revenue, \$3.5 million in taxes, reduced tourism capacity leading to fewer visitors, and job losses for hundreds of service providers. While some argue this could alleviate housing shortages, evidence suggests minimal impact on long-term rental supply (less than 2% change), with greater harm to tourism dollars.

This study draws on data from Discover Green Bay, Tourism Economics, AirDNA, and recent reports, focusing on licensed STRs in the City of Green Bay within Brown County.

### **Introduction**

Green Bay's tourism sector is a powerhouse, contributing \$1.335 billion in total economic impact to Brown County in 2023 (up from prior years) and supporting over 10,676 jobs. In 2024, this grew to \$1.41 billion total impact with \$847 million in direct visitor spending. STRs play a vital role in this ecosystem by expanding lodging options beyond traditional hotels, particularly for events that draw large crowds. With lenient regulations historically supporting growth, STRs have become integral to the city's appeal as a sports and leisure destination. This report synthesizes available data to highlight STR benefits and the potential fallout from their absence, amid ongoing discussions about tightening rules to address housing concerns.

### **Benefits of Short-Term Rentals to the Local Economy**

STRs offer multifaceted advantages, from direct financial gains to broader ripple effects that enhance Green Bay's tourism vibrancy. They attract visitors who might otherwise skip the

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area due to limited hotel availability, especially during peak seasons tied to the Green Bay Packers or events like the 2025 NFL Draft, which generated \$94 million statewide and \$20 million locally. Hosts benefit from supplemental income, while guests—often affluent—spend heavily on local businesses, revving the economy.

- 1. Direct Revenue to Hosts and Increased Visitor Capacity** Licensed STRs provide flexible, home-like accommodations, boosting tourism by accommodating overflow during high-demand periods. For instance, during the 2025 NFL Draft, 37% of paid overnight stays were in STRs, contributing \$2.55 million to lodging expenditures out of \$6.9 million total. Overall, STR guests tend to spend more locally on groceries, dining, and experiences compared to hotel guests, as they engage with neighborhoods. Estimated direct revenues (host earnings from rentals) for licensed properties are summarized below, based on an average of \$34,000 per property annually (from 2023 data, with 46% occupancy and \$219 average daily rate).

Year	Estimated Licensed STRs	Estimated Annual Revenue per STR	Estimated Total Direct Revenue
2022	120	\$34,000	\$4.08 million
2023	223	\$34,000	\$7.58 million
2024	326	\$34,000	\$11.08 million
2025 YTD	430	\$34,000 (prorated at 10/12)	\$12.18 million

- 2. Cumulative Direct Revenue (2022–2025 YTD):** \$34.92 million.
- 3. Tax Contributions** The City of Green Bay collects a 10% room tax on STR gross receipts, which funds tourism promotion and infrastructure. This has generated an estimated \$3.5 million from 2022 to 2025 YTD, as shown below. These funds directly support Discover Green Bay's efforts to attract more visitors, creating a virtuous cycle.

Year	Estimated Total Direct Revenue	Estimated Room Tax Collected (10%)
2022	\$4.08 million	\$0.41 million
2023	\$7.58 million	\$0.76 million
2024	\$11.08 million	\$1.11 million

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<b>Year</b>	<b>Estimated Total Direct Revenue</b>	<b>Estimated Room Tax Collected (10%)</b>
2025 YTD	\$12.18 million	\$1.22 million

4. **Cumulative Room Tax (2022–2025 YTD):** \$3.5 million.
5. **Job Creation and Support for Local Services** STRs create employment opportunities for cleaners, property managers, maintenance workers, and related vendors. With over 430 properties, this likely supports hundreds of part-time and full-time roles. Broader tourism, bolstered by STRs, sustained 10,676 jobs in Brown County in 2023 alone. STRs also indirectly benefit sectors like retail and dining through guest spending.
6. **Total Economic Impact** Applying Wisconsin's tourism multiplier of approximately 1.58 (total impact divided by direct spending, per statewide data: \$25.8 billion total / \$16.3 billion direct in 2024), STR direct revenues amplify to a total economic impact of ~\$55.17 million from 2022–2025 YTD. This includes indirect effects (e.g., supply chain spending) and induced effects (e.g., worker wages recirculated locally). STRs enhance Green Bay's competitiveness as a destination, contributing to record tourism growth.

### **Potential Negative Impacts if All STRs Were Eliminated**

Recent proposals to tighten STR regulations could effectively phase out many operations, leading to significant economic drawbacks. While proponents cite housing shortages, evidence indicates bans would have minimal effect on rental supply (<2% change) but substantial harm to tourism.

1. **Loss of Direct Revenue and Tax Income** Eliminating STRs would erase \$34.92 million in host revenues over the analyzed period, putting many out of business and reducing supplemental income for residents. The city would forfeit \$3.5 million in room taxes, straining budgets for tourism marketing and infrastructure.
2. **Job Losses for Service Providers** Hundreds of jobs in cleaning, maintenance, and property management would vanish, exacerbating unemployment in service sectors. This could ripple to tourism's 10,676 supported roles if visitor numbers drop due to lodging shortages.
3. **Reduced Tourism Capacity and Visitor Numbers** Without STRs, events like the NFL Draft could see fewer attendees, as hotel capacity alone may not suffice for 250,000+ visitors. This might reduce overall tourism spending, potentially costing millions in lost economic activity and benefiting competitors like hotels at the expense of diverse options.

4. **Broader Economic Ripple Effects** Using the 1.58 multiplier, the total lost impact could reach \$55.17 million, including diminished guest spending on local businesses and weakened neighborhood vitality. This could slow Green Bay's tourism growth trajectory, which has seen consistent records.

### **Recommendations and Conclusion**

To maximize benefits while addressing concerns, Green Bay could enhance STR enforcement without bans, such as through better permitting and data tracking. STRs are a net positive for the economy, driving growth in a tourism-dependent region. Their removal would inflict avoidable harm, underscoring the need for balanced policies. For more detailed data, consult Discover Green Bay or the city's Finance Department.

# **Appendix E – Airbnb Economic Impact Report 2023**

## Travel on Airbnb generated \$85B in economic activity in the US

By [Airbnb](#) · April 3, 2024 · [Community](#)



### Key Takeaways

- Hosts on Airbnb helped support approximately one million US jobs.
- Airbnb guests generated more than \$80B in visitor spending.
- Guest spending generated more than \$24B in taxes for governments.

In 2023, Airbnb guests traveled to more than 100,000 cities and towns around the world making it the most dispersed year of travel ever on the platform. In the US, nearly 600 cities and towns welcomed their first guest, demonstrating that travel on Airbnb continues to be a popular way for people to experience new places. Airbnb helps support travel that is good for Hosts, guests and communities that want to benefit from tourism:

- Hosts keep the vast majority of what they charge for their listing and help keep that money in their local communities.

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- Listings are located in a wide range of neighborhoods including those that historically have not reaped the economic benefits from tourism.
- Guests can use Airbnb to find affordable accommodation options, often with more amenities than hotels offer, and stay in neighborhoods where their spending helps support local restaurants and small businesses

Home sharing is a net benefit to communities and we are proud to share the results of a newly released economic analysis which estimates that travel on Airbnb **generated more than \$85 billion in economic impact across the US in 2023**.<sup>1</sup> In addition, for every \$100 spent on an Airbnb stay, guests spent about \$264 on other goods and services such as local businesses, restaurants, attractions, shops, and more. This economic activity helps to create an additional income stream for Hosts, fuel visitor spending in communities, support jobs across multiple industries, and contribute substantial tax revenue for local governments.

The report uses insights from IMPLAN Cloud, a software that combines data and analytics, to better understand how home sharing supports economic activity in communities across the US. The analysis looked at direct spending from Airbnb guests, as well as the indirect and induced effects from visitor spending in 2023. Below is a summary of the key findings.

## Travel on Airbnb supported one million jobs

In 2023, 87 percent of Hosts in the US reported they recommend restaurants, shops and other local attractions located in the neighborhood of their listing to guests.<sup>2</sup> By welcoming guests who then patronize local businesses, Hosts on **Airbnb helped support approximately one million US jobs** last year across multiple sectors, including restaurants, arts and entertainment, retail, and more. These jobs generated **an estimated \$50 billion in income for workers in key industries**,<sup>3</sup> and with many Airbnb listings located in areas without hotels, this income benefits people in communities outside traditional tourism hubs.

## Guests on Airbnb generated \$80B in local spending

In 2023, guests on Airbnb reported they spent an estimated \$210 per day during their trip<sup>4</sup> and approximately 40 percent of their spending was in the neighborhood of their listing.<sup>5</sup> In total, **guests who traveled on Airbnb generated more than \$80 billion in visitor spending** last year by supporting local small businesses, restaurants, transportation and other establishments.

Guest spending also **generated more than \$24 billion in taxes, including more than \$2.2 billion in tourism related taxes collected and remitted by Airbnb on behalf of Hosts**.<sup>6</sup> Since 2014, Airbnb has worked with cities and towns around the world to help Hosts pay their fair share of tourism taxes and support a vital source of funding for local governments.

## Hosts earned more than \$24B in supplemental income

Across the U.S. Hosts rely on the income from home sharing to help make ends meet, save for retirement, or pay for improvements to their home. Last year, **Hosts in the US earned more**

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than **\$24 billion** and the typical Host earned an estimated **\$14,000** by welcoming visitors to their community.<sup>7</sup> According to internal Airbnb survey data, this supplemental income is a lifeline for many Hosts:<sup>8</sup>

- 65% of US hosts say they plan to use earnings to cover the heightened cost of living
- 43% of US hosts say the income earned has helped them stay in their homes
- 11% of US Hosts say hosting on Airbnb helped them avoid eviction or foreclosure

## A state-by-state breakdown of economic impact

The economic analysis also yielded interesting insights about guest spending habits in various states, including:

- Guests who traveled to **Florida** spent the most money on restaurants (nearly \$5 billion in 2023)
- Guests who traveled to **Nevada** spent the most per person on entertainment (nearly \$200)<sup>9</sup>
- Guests who traveled to **Hawaii** spent the most per person on transportation (more than \$200)<sup>10</sup>

## Methodology

The analysis was generated using the **IMPLAN** calculation process to estimate the economic impact of Airbnb in the US, both in the aggregate and for each state. For this project, the model integrates Airbnb Host earnings and guest spending, which is based on a survey of guests who booked a listing through Airbnb and stayed in the US in 2023. The model includes direct, indirect and induced economic contribution as defined below:

- **Direct Economic Effects:** refers to the immediate effects of an economic activity. In the context of tourism, direct economic impact refers to spending by tourists on goods and services such as accommodation, meals, transportation, attractions, and souvenirs.
- **Indirect Economic Effects:** refers to the secondary effects generated by the initial spending in related industries that supply goods and services to the primary industry. These industries provide inputs or support services necessary for the functioning of the primary industry.
- **Induced Economic Effects:** refers to the tertiary effects resulting from the increased household spending by employees in the directly and indirectly affected industries. This includes the spending of wages earned by employees in restaurants and other establishments as a result of guests' and hosts' economic activity.
- **Total Economic Contribution to GDP:** This is a measure of the contribution to GDP generated by Airbnb activity as a result of direct, indirect and induced effects.
- **Total Jobs Supported:** Number of full-time, part-time and seasonal jobs supported by the output generated by Airbnb activity. This metric includes direct, indirect, and induced effects.
- **Total Tax Revenue:** This includes the total value of taxes associated with (i) hosts' income and spending and the economic activity stemming from guests visiting local businesses, and (ii) tourism taxes directly associated with hosting remitted by Airbnb.

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<sup>1</sup>Estimated economic impact based on an internal analysis using the IMPLAN economic impact model which assesses direct, indirect and induced economic activity.

<sup>2</sup>According to an internal survey of Hosts in the US from January 1, 2023 to December 31, 2023.

<sup>3</sup>Excludes income earned through hosting.

<sup>4</sup>Internal survey of guests in the US from January 1, 2023 to December 31, 2023.

<sup>5</sup>Internal survey of guests in the US from January 1, 2023 to December 31, 2023.

<sup>6</sup>Estimated taxes associated with economic activity generated by Airbnb stays. More information provided in the Methodology section.

<sup>7</sup>According to internal Airbnb data. Typical refers to median.

<sup>8</sup>Internal survey of guests in the US from January 1, 2023 to December 31, 2023.

<sup>9</sup>Average spent by person per trip.

<sup>10</sup>Internal survey of guests in the US from January 1, 2023 to December 31, 2023.

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#### About Airbnb

Airbnb was born in 2007 when two hosts welcomed three guests to their San Francisco home, and has since grown to over 5 million hosts who have welcomed over 2 billion guest arrivals in almost every country across the globe. Every day, hosts offer unique stays, experiences, and services that make it possible for guests to connect with communities in a more authentic way.

**The following pages will NOT be apart of  
our submittal package.**

# Public Press Statement

**Date:** October 31, 2025

The Green Bay STR Alliance, representing the city's largest and most community-focused short-term rental operators, has submitted its official statement to the Green Bay Common Council opposing the proposed 7-night minimum and 180-day cap on short-term rentals. The Alliance's submission demonstrates, through verified economic and community data, that short-term rentals are a cornerstone of Green Bay's tourism economy — supporting hundreds of local jobs, generating millions in visitor spending, and funding city programs through room-tax revenue.

“Our message is simple,” said the Alliance leadership. “We want to be part of the solution — not regulated out of existence. The data show that the market already balances itself, and we're proposing a fee-based alternative that protects affordable housing while preserving local jobs and tourism.”

The full statement, *Sustaining Green Bay's Growth: A Fee-Based Alternative to Short-Term Rental Restrictions*, was submitted to the Planning Commission on October 31, 2025.

For media inquiries or to join the coalition, contact [GreenBaySTRAlliance@gmail.com](mailto:GreenBaySTRAlliance@gmail.com).

# Council Remarks Sheet

## Full 2–3 Minute Opening Statement

Good evening, Council Members, and thank you for the opportunity to speak tonight. My name is XXXX, and I'm here on behalf of the **Green Bay STR Alliance**, a coalition of local property owners, cleaners, maintenance providers, and small business partners who sustain one of Green Bay's most important community-driven industries: short-term rentals.

We're not here to resist regulation. We're here to be **part of the solution**. We all share the same goals, protecting housing affordability, strengthening neighborhoods, and supporting our city's growth. But the proposed 7-night minimum and 180-day annual limit would not achieve those goals. Instead, it would **eliminate hundreds of local jobs**, drive visitors to surrounding municipalities, and erase millions of dollars in visitor spending that currently supports Green Bay's economy.

Over the last two years, our city's STR market has already shown it's **self-regulating**. Leading up to the NFL Draft, STR supply expanded to meet demand and since then, active permits have declined by more than 10%, returning homes naturally to long-term housing.

Meanwhile, our workers, cleaners, landscapers, maintenance crews, are the ones who will feel this most. People like **Claudia Garcia**, a mother of two who was able to buy her first home thanks to her work cleaning short-term rentals. Or **Todd Schmidt**, a local contractor whose family business relies on STR maintenance projects to keep his team employed year-round.

And let's not forget the guests who choose Green Bay because of the hospitality we provide, families celebrating milestones, Packer fans traveling from across the country, and visitors who spend their money in our restaurants, shops, and attractions. These are the people who make our city vibrant.

Our proposal is simple and constructive: **increase STR permit fees modestly** and dedicate that new revenue to **first-time homebuyer education and down payment programs**. This way, short-term rentals can directly help fund the very housing initiatives they're accused of hurting, while keeping local tourism and jobs intact.

Council Members, Green Bay has an opportunity to lead; to show that housing and tourism can thrive together. We ask you to reject the proposed restrictions and work with us on this balanced, sustainable approach.

Thank you for your time, your leadership, and your commitment to building a stronger, more inclusive Green Bay.

## Condensed 30-Second Closing Statement

Council Members, thank you for hearing us tonight.  
The short-term rental community isn't asking to be exempt from responsibility. We're asking to be part of the solution.

Our industry supports **hundreds of local jobs, generates millions in visitor spending, and keeps Green Bay's tourism strong year-round.**

The market is already self-correcting. Permits are down more than 10% post-NFL Draft and we're proposing a better path forward: **modestly higher permit fees that directly fund first-time homebuyer programs.**

That's balance. That's partnership. And that's how Green Bay can lead.

# Distribution Email Template

**Subject:** Proposed Short-Term Rental Ordinance — Official Statement from the Green Bay STR Alliance

Dear Council Members and City Staff,

On behalf of the **Green Bay STR Alliance Leadership**, we are submitting our official statement in response to the proposed 7-night minimum and 180-day short-term rental cap. Our goal is to partner with the City of Green Bay to create a balanced, data-driven solution that supports both housing affordability and the vital local jobs sustained by our short-term rental community.

Attached you'll find:

1. The **Official Council Statement** (with Executive Summary and verified data)
2. The **Public Press Statement** for community transparency
3. The **Council Remarks Sheet** prepared for public comment

We deeply appreciate your consideration and look forward to continuing productive dialogue to ensure Green Bay remains both a great place to live and a great place to visit.

**Respectfully,**

Green Bay STR Alliance Leadership

 [GreenBaySTRAlliance@gmail.com](mailto:GreenBaySTRAlliance@gmail.com)

*Working together to strengthen housing, jobs, and tourism in Green Bay*

# Comment Form for Committees and Council

11/04/2025 12:44 PM (CST)



## Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to no more than three minutes. Thank you!

**First name** Kristen and Mark

**Last Name** Jonas

**Address** 3151 Renaissance Lane

**Email Address** klindeman2015@gmail.com

**Which Committee/Commission/Board do you have comments for?** Green Bay Plan Commission

**What is the date of the meeting?** 11/17/2025

**For which item do you wish to provide comments?** Short Term Rentals

**What is your opinion of the item?** I OPPOSE the item.

**Please Note:**

- I understand this form does not register me to speak at the meeting.

**Comments** According to Airbnb, the increase in permit fees is 8x the cost of a permit in Chicago. However, the city repeatedly has told me the fees are "normal for the market.". That does not appear to be accurate For individual renters, owner occupied, that abide by the rules, it is an excessive charge. Seek to generate revenue from the violators.



---

**From:** Paul Kosmoski <paul@kosmanagement.com>  
**Sent:** Friday, October 31, 2025 11:36 AM  
**To:** khinkfuss@gmail.com  
**Cc:** David Buck <David.Buck@greenbaywi.gov>  
**Subject:** [EXTERNAL] Short term rentals

**Caution:** This email originated from a sender outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kathy, Thought I would send an email instead of a call, just to support your proposal limiting short term rentals. I am sure this is affecting numerous neighborhoods. The STR Ordinance could go further by taking away the license if numerous complaints are filed. I will also call the planning department. Hope your Trick or Treat day goes well.....

Paul Kosmoski  
President

Kos Management  
Commercial – Apartments – Leasing – Development

1270 Main St  
Green Bay, WI 54302  
(920) 432-9230 ext 106  
(920) 641-5546 direct line

(920) 432-1813 Fax

Email: [paul@kosmanagement.com](mailto:paul@kosmanagement.com)

[www.kosmanagement.com](http://www.kosmanagement.com)

Be "Kos" We Care About Our Residents, Our Communities ... and Our Future!

This Short-term Rental Permit (STRP) has been APPROVED having been found to be in reasonable conformance with Section 44-1580(G), Green Bay Zoning Code. This placard must be placed as to be visible from the street right-of-way on which the principal structure is addressed.

LOCAL CONTACT NAME:

**CASEY**

LOCAL CONTACT TELEPHONE NUMBER:

**(920) 555-0123**

This permit shall expire on or before:

**06/30/2026**

**CITY OF GREEN BAY  
COMMUNITY & ECONOMIC DEVELOPMENT  
100 N. JEFFERSON ST. ROOM 608  
GREEN BAY, WI 54301  
(920) 448-3300 OR  
PLANNING@GREENBAYWI.GOV**

**THE CITY OF GREEN BAY DEPARTMENT OF  
COMMUNITY AND ECONOMIC DEVELOPMENT  
CERTIFIES THAT A**

# **SHORT TERM RENTAL PERMIT**

HAS BEEN ISSUED TO:

**PARCEL OWNERSHIP**

**Address: 12345 ANY STREET GREEN BAY, WI**

**Parcel # X-XX Short Term Rental Permit # XYZ**

**Date Issued: X/XX/2025 1874**

**Titletown, USA**

Example of existing STR placard scaled to fit letter document view.

Normal STR placard is printed and scaled to legal size paper.

# Comment Form for Committees and Council

11/11/2025 3:52 PM (CST)



## Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to no more than three minutes. Thank you!

<b>First name</b>	Jared
<b>Last Name</b>	Olsen
<b>Address</b>	1136 Shadow Lane Green Bay
<b>Email Address</b>	jdolsen2@uwalumni.com
<b>Which Committee/Commission/Board do you have comments for?</b>	Green Bay Plan Commission
<b>What is the date of the meeting?</b>	11/11/2025
<b>For which item do you wish to provide comments?</b>	STR 7 day min and 180 day max
<b>What is your opinion of the item?</b>	I OPPOSE the item.
<b>Please Note:</b>	<ul style="list-style-type: none"><li>I understand this form does not register me to speak at the meeting.</li></ul>
<b>Comments</b>	<p>These 2 ordinances would eliminate a large percentage of STRs in Green Bay forcing small business owners to sell the property or try and convert it to a long term rental which would not work for most due to the investment put in to the property and the taxes. Most of these if not all current STRs that go up sale will not be affordable houses for the average citizen making the argument of trying to free up affordable housing null and void. Instead of trying to eliminate these successful businesses, a suggestion would be to use the stay tax to help develop affordable houses in vacate or abandon lots. This would allow the STR small business owners to continue to operate effectively, provide local and regional guests a unique and epic experience, as well as increase affordable homes across GB. We have Guests from all over the US and World that stay with us and they can't stop talking about how their experience and GB is like no other. Comments can be seen on my BnB sites.</p> <p>Jared Olsen</p>

# Comment Form for Committees and Council

11/14/2025 3:37 PM (CST)



## Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to no more than three minutes. Thank you!

**First name** Kristen

**Last Name** Jonas

**Address** 3151 Renaissance Ln

**Email Address** KLINDEMAN2015@GMAIL.COM

**Which Committee/Commission/Board do you have comments for?** Green Bay Plan Commission

**What is the date of the meeting?** 11/17/2025

**For which item do you wish to provide comments?** short term rental fees

**What is your opinion of the item?** I OPPOSE the item.

**Please Note:**

- I understand this form does not register me to speak at the meeting.

# Comment Form for Committees and Council

11/14/2025 6:57 PM (CST)



## Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to no more than three minutes. Thank you!

<b>First name</b>	Frank
<b>Last Name</b>	Torres
<b>Address</b>	617 Bodart St
<b>Email Address</b>	torres.fjr@gmail.com
<b>Which Committee/Commission/Board do you have comments for?</b>	Green Bay Plan Commission
<b>What is the date of the meeting?</b>	11/17/2025
<b>For which item do you wish to provide comments?</b>	9,10
<b>What is your opinion of the item?</b>	I am IN FAVOR of the item.
<b>Please Note:</b>	<ul style="list-style-type: none"><li>I understand this form does not register me to speak at the meeting.</li></ul>
<b>Comments</b>	<p>Dear Commissioners,</p> <p>I'm in favor of this proposed ordinance. Specifically the increase of registration and renewal fees, and the "three strikes and your out" safety policy".</p> <p>Last week many of us attended a budget hearing where our elected officials and department directors lamented that we were sending our hard earned revenue to Madison with no returns. In this case, many of these owners are taking that revenue out of Green Bay, with about 20 percent taking it out of Wisconsin altogether. Without the hard work of our city workers these STRS wouldn't even be possible. It's time for these owners to do their part in keeping this community sustainable.</p> <p>In regards to safety, it's hard to believe there is any resistance to this proposal at all. Last year, with the world watching for the Draft, we had bad STR property owners dodging inspections. We must be proactive in preventing a tragedy that could do permanent damage to our tourism economy.</p> <p>Respectfully,</p> <p>Frank Torres</p>

# Comment Form for Committees and Council

11/15/2025 10:17 AM (CST)



## Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to no more than three minutes. Thank you!

<b>First name</b>	Bill
<b>Last Name</b>	Knuth
<b>Address</b>	2726 SummerSet Circle
<b>Email Address</b>	knuthmjk@gmail.com
<b>Which Committee/Commission/Board do you have comments for?</b>	Green Bay Plan Commission
<b>What is the date of the meeting?</b>	11/17/2025
<b>What is your opinion of the item?</b>	I OPPOSE the item.
<b>Please Note:</b>	<ul style="list-style-type: none"><li>I understand this form does not register me to speak at the meeting.</li></ul>
<b>Comments</b>	I would assume that you have considered the economic impact of Green Bay Packer fans coming to games from outside of our community and not having enough occupancy in Green Bay. Also by forcing all short term rental including short term stay hotels like the Kohler to book all occupants for 7 days just the short term hosting community you will effectively force all of the out of town fans to come to Green Bay on the day of the game or force fans to stay the surrounding areas like Appleton which is the only city large enough to host fans on gameday

# Comment Form for Committees and Council

11/16/2025 7:59 PM (CST)



## Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to no more than three minutes. Thank you!

<b>First name</b>	Mark
<b>Last Name</b>	Danen
<b>Address</b>	825 Spring Hills Court De Pere, WI 54115
<b>Email Address</b>	mark@restivaproperties.com
<b>Which Committee/Commission/Board do you have comments for?</b>	Green Bay Plan Commission
<b>What is the date of the meeting?</b>	11/17/2025
<b>For which item do you wish to provide comments?</b>	Proposed changes to the short term rental ordinance
<b>What is your opinion of the item?</b>	I OPPOSE the item.
<b>Please Note:</b>	<ul style="list-style-type: none"><li>I understand this form does not register me to speak at the meeting.</li></ul>

# Comment Form for Committees and Council

11/17/2025 7:12 AM (CST)



## Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to no more than three minutes. Thank you!

<b>First name</b>	Jon (Rick)
<b>Last Name</b>	Skogg
<b>Address</b>	2520 Sage Drive, Green Bay
<b>Email Address</b>	rickskogg@gmail.com
<b>Which Committee/Commission/Board do you have comments for?</b>	Green Bay Plan Commission
<b>What is the date of the meeting?</b>	11/17/2025
<b>For which item do you wish to provide comments?</b>	STRs
<b>What is your opinion of the item?</b>	I OPPOSE the item.
<b>Please Note:</b>	<ul style="list-style-type: none"><li>I understand this form does not register me to speak at the meeting.</li></ul>



# Comment Form for Committees and Council

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<b>First name</b>	Jackie
<b>Last Name</b>	Greely
<b>Address</b>	1739 14th Ave, Green Bay WI 54304
<b>Email Address</b>	greelyjah@gmail.com
<b>Which Committee/Commission/Board do you have comments for?</b>	Green Bay Plan Commission
<b>What is the date of the meeting?</b>	11/17/2025
<b>For which item do you wish to provide comments?</b>	E.10 (TA 25-06) Consideration with possible action on amendments to Section 44-1580(j) of the Green Bay Municipal Code, Chapter 44, related to Short Term Rentals, as discussed in Communication PC-25-03.
<b>What is your opinion of the item?</b>	I OPPOSE the item.
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>I understand this form does not register me to speak at the meeting.</li> </ul>

<b>Comments</b>	<p>The proposed STR ordinance amendments are disproportionate to documented issues and risk unintended negative impacts. A targeted enforcement approach is more appropriate than broad restrictions.</p> <p>ERC Recommendations</p> <p>Support:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Strong nuisance enforcement, including three-strike removal</li> <li><input checked="" type="checkbox"/> Permit process improvements and online streamlining</li> </ul> <p>Concerns:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Restrictions or caps lack evidence of housing benefits</li> <li><input checked="" type="checkbox"/> Seasonal LTRs unlikely to produce meaningful housing stability</li> </ul> <p>Rather than broad restrictions, pursue a balanced regulatory approach emphasizing:</p> <ol style="list-style-type: none"> <li>1. Targeted enforcement for problem operators</li> <li>2. Clear parking and communication standards</li> <li>3. Data-driven evaluation after next renewal period, using updated housing studies</li> <li>4. Stakeholder collaboration before adopting measures such as minimum stays or caps</li> </ol> <p>This protects neighborhood quality and housing goals without penalizing responsible owners or undermining support of tourism, local employment, and property reinvestment.</p>
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# Comment Form for Committees and Council

11/17/2025 9:27 AM (CST)



## Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to no more than three minutes. Thank you!

**First name** Zachary

**Last Name** Waldrop

**Address** 857 5th St, Green Bay, WI

**Email Address** info@teamfirstrealty.com

**Which Committee/Commission/Board do you have comments for?** Green Bay Plan Commission

**What is the date of the meeting?** 11/17/2025

**For which item do you wish to provide comments?** E 9, 10 and 11

**What is your opinion of the item?** I OPPOSE the item.

**Please Note:**

- I understand this form does not register me to speak at the meeting.

# Comment Form for Committees and Council

11/17/2025 9:39 AM (CST)



## Comment Form for Committees and Council

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**First name** Tim

**Last Name** Engelbrecht

**Address** 1311 S Locust Street Green Bay WI 54304

**Email Address** trenlerme@gmail.com

**Which Committee/Commission/Board do you have comments for?** Green Bay Plan Commission

**What is the date of the meeting?** 11/17/2025

**For which item do you wish to provide comments?** Number 9, Short-term rental amendments

**What is your opinion of the item?** I OPPOSE the item.

**Please Note:**

- I understand this form does not register me to speak at the meeting.

# Comment Form for Committees and Council

11/17/2025 9:46 AM (CST)



## Comment Form for Committees and Council

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<b>First name</b>	Nikki
<b>Last Name</b>	Engelbrecht
<b>Address</b>	1624 S Locust Street Green Bay WI 54304
<b>Email Address</b>	the1966house@gmail.com
<b>Which Committee/Commission/Board do you have comments for?</b>	Green Bay Plan Commission
<b>What is the date of the meeting?</b>	11/17/2025
<b>For which item do you wish to provide comments?</b>	Number 9, amendments to short-term rentals
<b>What is your opinion of the item?</b>	I OPPOSE the item.
<b>Please Note:</b>	<ul style="list-style-type: none"><li>I understand this form does not register me to speak at the meeting.</li></ul>
<b>Comments</b>	I oppose adding the proposed short-term rental regulations as it would not solve the affordable housing crisis at all, and it would actually hinder economic growth that STRs contribute to the local economy. The city should be embracing the unique STR market and use it as a marketing tool as the Packer organization has in seeking Green Bay as a special place where people can come live like a local.

# Comment Form for Committees and Council

11/17/2025 12:31 PM (CST)



## Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to no more than three minutes. Thank you!

<b>First name</b>	Leo
<b>Last Name</b>	Villa
<b>Address</b>	535 S Clay
<b>Email Address</b>	leovillasan@outlook.com
<b>Which Committee/Commission/Board do you have comments for?</b>	Common Council
<b>What is the date of the meeting?</b>	11/17/2025
<b>For which item do you wish to provide comments?</b>	STR
<b>What is your opinion of the item?</b>	I OPPOSE the item.
<b>Please Note:</b>	<ul style="list-style-type: none"><li>I understand this form does not register me to speak at the meeting.</li></ul>
<b>Comments</b>	Against STR restrictions.

# Comment Form for Committees and Council

11/17/2025 12:32 PM (CST)



## Comment Form for Committees and Council

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**First name** Brooke

**Last Name** Tassoul

**Address** 127 S Ashland Ave Green Bay, WI 54303

**Email Address** brooke@functionalproperties.co

**Which Committee/Commission/Board do you have comments for?** Green Bay Plan Commission

**What is the date of the meeting?** 11/17/2025

**For which item do you wish to provide comments?** Proposed STR Ordinance

**What is your opinion of the item?** I OPPOSE the item.

**Please Note:**

- I understand this form does not register me to speak at the meeting.

**Comments** The proposed STR ordinance, particularly the 180 cap, would eliminate millions of dollars in local jobs and will not have a significant impact on the affordable housing crisis. There is data to support that STRs improve neighborhoods and reduce nuisance properties. This data will be presented at the meeting.

# Comment Form for Committees and Council

11/17/2025 1:10 PM (CST)



## Comment Form for Committees and Council

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<b>First name</b>	Kim
<b>Last Name</b>	Berg
<b>Address</b>	1811 sylvan drive, Green Bay
<b>Email Address</b>	kim@accentphotographybykim.com
<b>Which Committee/Commission/Board do you have comments for?</b>	Green Bay Plan Commission
<b>What is the date of the meeting?</b>	11/17/2025
<b>What is your opinion of the item?</b>	I OPPOSE the item.
<b>Please Note:</b>	<ul style="list-style-type: none"><li>I understand this form does not register me to speak at the meeting.</li></ul>
<b>Comments</b>	<p>I am a 6 year owner of an STR in West Green Bay. When I purchased this home, it was unlivable and the yard was severely neglected, and the eyesore on the block. Now it is a beautiful little home which people from around the world have told me they enjoy it and our city. By limiting how we operate our business will affect the visitors to Green Bay as well as all the local people I hire to help me run this business. We as owners follow all the rules as the hotel chains. We help improve the properties on the blocks where we are located. I am curious why it was pushed for the draft for people to take out permits and rent their homes and now those numbers are being used to try and shut us all down. We love what we do and feel we are a part of being a welcome committee to the people that come to Green Bay. When mine is not rented out, I am able to provide free housing for entertainers who come to town for a local music venue, if your ordinance goes through, they will be affected also.</p>

# Comment Form for Committees and Council

11/17/2025 1:30 PM (CST)



## Comment Form for Committees and Council

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<b>First name</b>	Tyler
<b>Last Name</b>	Kabat
<b>Address</b>	3120 N Windsong Ln
<b>Email Address</b>	tylerjkabat@gmail.com
<b>Which Committee/Commission/Board do you have comments for?</b>	Green Bay Plan Commission
<b>What is the date of the meeting?</b>	11/17/2025
<b>For which item do you wish to provide comments?</b>	E.11
<b>What is your opinion of the item?</b>	I OPPOSE the item.
<b>Please Note:</b>	<ul style="list-style-type: none"><li>I understand this form does not register me to speak at the meeting.</li></ul>
<b>Comments</b>	The Alliance stands ready to partner with the City—sharing our guest-screening protocols, technology recommendations, response SOPs, and enforcement strategies. We are local operators who want to work with you to raise the bar for everyone.

# Comment Form for Committees and Council

11/17/2025 1:48 PM (CST)



## Comment Form for Committees and Council

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**First name** Laurence

**Last Name** Chetcuti

**Address** 1624 Chateau Drive

**Which Committee/Commission/Board do you have comments for?** Green Bay Plan Commission

**What is the date of the meeting?** 11/17/2025

**For which item do you wish to provide comments?** Proposed STR ordinance

**What is your opinion of the item?** I OPPOSE the item.

**Please Note:**

- I understand this form does not register me to speak at the meeting.

**Comments** I oppose the new proposed STR ordinance and the reasons for it. The proposed ordinance will kill the STR market in Green Bay and will also cause those who service STR's to lose their jobs and income, and decrease tax revenue for the city. Ending STR's in Green Bay will not increase affordable housing but room tax revenue from STR's could be used to build affordable housing. Furthermore, revenue that STR owners eventually make after covering their initial investment and costs could be put towards investing in real estate that is affordable for more people in the community. Thank you. Laurence

# Comment Form for Committees and Council

11/17/2025 2:08 PM (CST)



## Comment Form for Committees and Council

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<b>First name</b>	Robert
<b>Last Name</b>	Heinritz
<b>Address</b>	1807 Lost Dauphin Rd
<b>Email Address</b>	rlheinritz@me.com
<b>Which Committee/Commission/Board do you have comments for?</b>	Green Bay Plan Commission
<b>What is the date of the meeting?</b>	11/17/2025
<b>For which item do you wish to provide comments?</b>	Proposed STR Ordinance
<b>What is your opinion of the item?</b>	I OPPOSE the item.
<b>Please Note:</b>	<ul style="list-style-type: none"><li>I understand this form does not register me to speak at the meeting.</li></ul>
<b>Comments</b>	<p>I thank the plan commission for their time on this matter. I am opposed to the STR ordinance and I am very concerned about how it was brought about. The 180 day limit and 6 day minimum requirements are severely detrimental to the STR industry and the local community members we support through our business operations.</p> <p>The STR business model supports local cleaners, contractors and maintenance staff on a consistent basis that enacting the proposed restrictions would severely limit or more likely end.</p> <p>These job offer local community members options that work with their personal and family needs by offering flexible schedules and consistent hours throughout the year.</p> <p>The STR houses are also the forward face of the hospitality industry for visitors to Green Bay, giving them flexible options, instead of small hotel rooms, when they are visiting family for hospital stays, holidays, weddings, anniversaries and many other important life events of which most are outside NFL calendar.</p>

# Comment Form for Committees and Council

11/17/2025 2:12 PM (CST)



## Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to no more than three minutes. Thank you!

<b>First name</b>	Tyler
<b>Last Name</b>	LeRoy
<b>Address</b>	3184 Morning Woods Court
<b>Email Address</b>	Contact@WisconsinGetaways.com
<b>Which Committee/Commission/Board do you have comments for?</b>	Green Bay Plan Commission
<b>What is the date of the meeting?</b>	11/17/2025
<b>For which item do you wish to provide comments?</b>	10. (TA 25-06) Consideration with possible action on amendments to Section 44-1580(j) of the Green Bay Municipal Code, Chapter 44, related to Short Term Rentals, as discussed in Communication PC-25-03
<b>What is your opinion of the item?</b>	I OPPOSE the item.
<b>Please Note:</b>	<ul style="list-style-type: none"><li>I understand this form does not register me to speak at the meeting.</li></ul>
<b>Comments</b>	<p>The proposed 180-day cap would eliminate nearly half of Green Bay's most compliant, professionally managed STR operators. Properties that are quiet, safe, and contribute millions to the local economy. Data from nine leading operators shows four exceed 180 nights annually across every one of their properties. Removing these 4 operators alone would cost the city over \$5M a year in tourism impact, plus significant losses in room tax, cleaning wages, and maintenance jobs. This isn't about protecting neighborhoods. It harms working families like Claudia Garcia, whose cleaning income made homeownership possible. We support fair, data-driven regulation that targets nuisance properties, not measures that punish responsible operators and destabilize local jobs. Green Bay deserves a smarter, balanced approach and we are committed to working together with you to develop it.</p>

# Comment Form for Committees and Council

11/17/2025 2:13 PM (CST)



## Comment Form for Committees and Council

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<b>First name</b>	Melissa
<b>Last Name</b>	Peterson
<b>Address</b>	1166 Morris Ave
<b>Email Address</b>	jmpetes4@aol.com
<b>Which Committee/Commission/Board do you have comments for?</b>	Green Bay Plan Commission
<b>What is the date of the meeting?</b>	11/17/2025
<b>For which item do you wish to provide comments?</b>	Regarding proposed STR recommendations
<b>What is your opinion of the item?</b>	I OPPOSE the item.
<b>Please Note:</b>	<ul style="list-style-type: none"><li>I understand this form does not register me to speak at the meeting.</li></ul>
<b>Comments</b>	I'd like to propose that we all table this and all landlords and STR owners come together to help this national housing crisis.

# Comment Form for Committees and Council

11/17/2025 2:52 PM (CST)



## Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to no more than three minutes. Thank you!

<b>First name</b>	Amy
<b>Last Name</b>	Nelson
<b>Address</b>	1146 Wirtz Ave. S.
<b>Email Address</b>	amynelsonsander@gmail.com
<b>Which Committee/Commission/Board do you have comments for?</b>	Green Bay Plan Commission
<b>What is the date of the meeting?</b>	11/17/2025
<b>For which item do you wish to provide comments?</b>	Reconsideration of short-term rental requirements
<b>What is your opinion of the item?</b>	I OPPOSE the item.
<b>Please Note:</b>	<ul style="list-style-type: none"><li>I understand this form does not register me to speak at the meeting.</li></ul>
<b>Comments</b>	<p>As you consider the proposed short-term rental restrictions recommended by the Human Rights commission, I hope you do a full study of the economic impacts these changes likely would bring. As a short-term rental owner of two properties in the 54304 area code, we are continually surprised at the diversity of reasons our renters cite for visiting the area — from weddings and graduations to religious pilgrimages and pinball and bowling tournaments. Guests cite access to a full kitchen, laundry facilities and the fact we allow pets as main reasons they book us over a hotel. And, of course, there are the main attractions like Packers games and Lambeau Field. Eliminating these options for visitors could severely impact the tourism industry in and around Green Bay. We also employ local house cleaners, lawn maintenance and gutter cleaners to keep our properties and up to code. Would you consider limiting new permits/grandfathering in current owners as a solution?</p>

# Comment Form for Committees and Council

11/17/2025 3:11 PM (CST)



## Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to no more than three minutes. Thank you!

**First name** Ashley

**Last Name** Kane

**Address** 235 McKenzie Lane, Green Bay, WI 54311

**Email Address** zeneal13@gmail.com

**Which Committee/Commission/Board do you have comments for?** Green Bay Plan Commission

**What is the date of the meeting?** 11/17/2025

**For which item do you wish to provide comments?** (TA 25-06) Public Hearing on amendments to Section 44-1580(j) of the Green Bay Municipal Code, Chapter 44, related to Short Term Rentals, as discussed in Communication PC-25-03. BACKGROUND RECOMMENDATION

**What is your opinion of the item?** I OPPOSE the item.

**Please Note:**

- I understand this form does not register me to speak at the meeting.

**Comments** My husband & I have been Airbnb hosts since 2016, renting a guest bedroom & bathroom within our primary home of residency. We have nothing but positive things to say about our experience! Not only has it generated over \$50K in revenue that we have turned back over into our home as improvements, but it has provided a home-like atmosphere & local person's perspective of Green Bay for tourists coming into our city. Unfortunately, imposing a 7-night minimum stay is not realistic for the types of travelers our listing attracts. Even for those coming into Green Bay for Packers games, they are looking to short-term rentals because we do NOT impose a minimum stay requirement & we can provide a place to stay for less than what area hotels would charge. Choosing to punish Short-Term Rentals for wanting to be hospitable & show off our city is disappointing from our local government. We ask that you rethink imposing these strong restrictions, especially to listings like ours. Thank you!

# Comment Form for Committees and Council

11/17/2025 3:23 PM (CST)



## Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to no more than three minutes. Thank you!

<b>First name</b>	Dan
<b>Last Name</b>	Piechowski
<b>Address</b>	1744 13th Ave
<b>Email Address</b>	dan@staywithnsd.com
<b>Which Committee/Commission/Board do you have comments for?</b>	Green Bay Plan Commission
<b>What is the date of the meeting?</b>	11/17/2025
<b>For which item do you wish to provide comments?</b>	Short term rentals
<b>What is your opinion of the item?</b>	I OPPOSE the item.
<b>Please Note:</b>	<ul style="list-style-type: none"><li>I understand this form does not register me to speak at the meeting.</li></ul>
<b>Comments</b>	I would like to speak

# Comment Form for Committees and Council

11/17/2025 3:27 PM (CST)



## Comment Form for Committees and Council

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**First name** Samantha

**Last Name** Hearley

**Address** 516 Northern Ave

**Email Address** shearley12@gmail.com

**Which Committee/Commission/Board do you have comments for?** Green Bay Plan Commission

**What is the date of the meeting?** 11/17/2025

**For which item do you wish to provide comments?** Proposed STR Ordinance

**What is your opinion of the item?** I OPPOSE the item.

**Please Note:**

- I understand this form does not register me to speak at the meeting.

**Comments** The proposed restrictions on short-term rentals would devastate my cleaning business and put people out of reliable jobs. There are hundreds of contractors, employees and small businesses that would suffer greatly. The demand for STR's is year-round, and it would be very unfair and uneconomical to limit their use. These proposed ordinances would not solve the problems that they were suggested for. More research, data and input from all sides is needed to make a more impactful decision.

# Comment Form for Committees and Council

11/17/2025 4:01 PM (CST)



## Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to no more than three minutes. Thank you!

<b>First name</b>	Kenny
<b>Last Name</b>	Anderson
<b>Address</b>	2745 Humboldt Rd
<b>Email Address</b>	Chefearly2s@icloud.com
<b>Which Committee/Commission/Board do you have comments for?</b>	Green Bay Plan Commission
<b>What is the date of the meeting?</b>	11/17/2025
<b>What is your opinion of the item?</b>	I OPPOSE the item.
<b>Please Note:</b>	<ul style="list-style-type: none"><li>I understand this form does not register me to speak at the meeting.</li></ul>
<b>Comments</b>	Just wanna express what STR have done for my business and hope it can effect us

# Comment Form for Committees and Council

11/17/2025 4:07 PM (CST)



## Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to no more than three minutes. Thank you!

<b>First name</b>	Nancy
<b>Last Name</b>	Huguet
<b>Address</b>	310 Floral Drive
<b>Email Address</b>	nancyhuguet@yahoo.com
<b>Which Committee/Commission/Board do you have comments for?</b>	Green Bay Plan Commission
<b>What is the date of the meeting?</b>	11/17/2025
<b>For which item do you wish to provide comments?</b>	Proposed STR Ordinance
<b>What is your opinion of the item?</b>	I OPPOSE the item.
<b>Please Note:</b>	<ul style="list-style-type: none"><li>I understand this form does not register me to speak at the meeting.</li></ul>
<b>Comments</b>	I oppose this ordinance

# Comment Form for Committees and Council

11/17/2025 4:31 PM (CST)



## Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to no more than three minutes. Thank you!

**First name** Lori

**Last Name** Serratto

**Address** 1506 Pilgrim Street, Green Bay, WI 54304

**Email Address** loriserratto@gmail.com

**Which Committee/Commission/Board do you have comments for?** Green Bay Plan Commission

**What is the date of the meeting?** 11/17/2025

**For which item do you wish to provide comments?** Proposed STR Ordinance

**What is your opinion of the item?** I OPPOSE the item.

**Please Note:**

- I understand this form does not register me to speak at the meeting.

**Comments** I strongly oppose any 180-day operating restriction, whether cumulative or consecutive. I also support reasonable permit structures that maintain accountability while protecting local jobs. For me, this isn't just a policy issue—it's personal. I worked in mental health until my mom became ill and ultimately passed away. Losing her was devastating, and I found myself unable to return to my former work. That's what led me to purchase a fixer-upper last December and turn it into my short-term rental. This home is not just something I own—it has become my purpose and my livelihood. I poured my heart and soul into renovating it. I am the host, the cleaner, the maintenance person, and the one caring for the yard. I've worked tirelessly to better this property and contribute positively to the neighborhood. If this right is taken away, it strips me of the job that has helped me heal through the grief of losing my mom and threatens the stability I've rebuilt for myself.



# Comment Form for Committees and Council

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**First name** Bridget

**Last Name** Flad Daniels

**Address** 2117 Lakeside Place

**Email Address** flad57@gmail.com

**Which Committee/Commission/Board do you have comments for?** Green Bay Plan Commission

**What is the date of the meeting?** 11/17/2025

**For which item do you wish to provide comments?** Proposed STR Ordinance

**What is your opinion of the item?** I OPPOSE the item.

**Please Note:**

- I understand this form does not register me to speak at the meeting.

**Comments** STRs provide a vital economic benefit to our community and hobbling them will not achieve the desired outcome of addressing the affordable housing crisis in Green Bay. Please focus on drawing investment in affordable multi family dwellings, perhaps even directing the taxes from STRs toward that purpose.



# Comment Form for Committees and Council

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**First name** Elton

**Last Name** Smith

**Address** 1444 Carroll Ave, Green Bay, wi

**Email Address** bige6972@gmail.com

**Which Committee/Commission/Board do you have comments for?** Green Bay Plan Commission

**What is the date of the meeting?** 11/17/2025

**For which item do you wish to provide comments?** Proposed STR ordinance

**What is your opinion of the item?** I OPPOSE the item.

**Please Note:**

- I understand this form does not register me to speak at the meeting.

**Comments** Please keep Green Bay thriving and support local businesses and its people. I believe 180 days consecutive or combined is capping the opportunity for Green Bay and its businesses. There are many new apartment/ condos being built and making affordable for first time/ at risk renters. We host a varied bunch so far and have had excellent reviews with no neighbor issues whatsoever so ever. We would love to work with Green Bay but please don't restrict what we both have set up and help us to continue this collaboration!  
Thank you,  
Elton Smith  
1444 Carroll Ave



# Comment Form for Committees and Council

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<b>First name</b>	Dung
<b>Last Name</b>	Nguyen
<b>Address</b>	1522 language av Green Bay WI 54304
<b>Email Address</b>	dunghuunguyen006@gmail.com
<b>Which Committee/Commission/Board do you have comments for?</b>	Common Council
<b>What is the date of the meeting?</b>	11/17/2025
<b>What is your opinion of the item?</b>	I am IN FAVOR of the item.
<b>Please Note:</b>	<ul style="list-style-type: none"><li>I understand this form does not register me to speak at the meeting.</li></ul>
<b>Comments</b>	Just watching



# Comment Form for Committees and Council

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<b>First name</b>	Peter
<b>Last Name</b>	Mueller
<b>Address</b>	1346 Holiday Ave
<b>Email Address</b>	peter.andrew.mueller@gmail.com
<b>Which Committee/Commission/Board do you have comments for?</b>	Green Bay Plan Commission
<b>What is the date of the meeting?</b>	11/17/2025
<b>For which item do you wish to provide comments?</b>	E11
<b>What is your opinion of the item?</b>	I OPPOSE the item.
<b>Please Note:</b>	<ul style="list-style-type: none"> <li>I understand this form does not register me to speak at the meeting.</li> </ul>
<b>Comments</b>	<p>STR helped my wife and I buy our first home 4 years ago in Green Bay when we started hosting packer weekends while we stayed with my mother-in-law in town. Since then we've been able to welcome dozens of diverse guests and provide moments of joy, security and comfort. Not only have we gotten to help families from Germany and Australia create a trip of a lifetime for their first Packer game, we also have hosted a vulnerable mother and baby escaping an abusive relationship, and last month had family stay at our home while their mom received cancer treatment at Bellin hospital. To be able to offer hospitality and human connection during these life moments is a big reason why we continue to host even after our family outgrew that first home.</p> <p>FYI helpful data - NYC tried this with no meaningful change. In two years since they passed their restrictive STR rules, rents are up over 8%  <a href="https://news.airbnb.com/two-years-later-momentum-grows-to-reform-nycs-short-term-rental-rules">https://news.airbnb.com/two-years-later-momentum-grows-to-reform-nycs-short-term-rental-rules</a></p>



## Report to the Green Bay Plan Commission

### MEETING DATE

December 2, 2025

### PREPARED BY

Jon LeRoy, Zoning Administrator

### AGENDA ITEM # M.7

To approve the communication from Alders Hinkfuss and Prestley: To adopt a resolution directed to the Wisconsin State Legislature requesting the laws governing short-term rentals be amended to allow for additional local control.

### BACKGROUND

As a part of the previous discussions regarding short-term rentals and the limitations a municipality has regarding local control over STRs, Alder Hinkfuss has made a communication seeking a resolution to be sent to the State of Wisconsin requesting legislative action. Said resolution seeks recognition which would amend state statutes to allow municipal discretion to regulate STRs based on zoning, to establish a cap on total STRs available in each permit cycle, and to further limit the total number of rental days.

### RECOMMENDATION

Approval of the request.

### FISCAL IMPACT

### ATTACHMENTS

- I. Draft Resolution Requesting Legislative Action on Short-Term Rental Regulations

**RESOLUTION REQUESTING LEGISLATIVE ACTION ON  
SHORT-TERM RENTAL REGULATIONS**

**December 2, 2025**

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS, short-term rentals (STRs)—defined as a residential dwelling that is offered for rent for a fee and for fewer than 30 consecutive days—have rapidly grown in use throughout Wisconsin and across the United States through digital platforms; and

WHEREAS, the growth of STRs has provided homeowners with additional sources of supplemental income, and have contributed, in part, to the tourism industry; and

WHEREAS the growth and use of STRS has also produced significant local impacts ranging from; increased housing costs, increased rental costs, decreased housing inventory, decreased neighborhood character and welfare; and

WHEREAS, current state statutes limit the extent to which municipalities may regulate STRs; and

WHEREAS, Green Bay, along with other communities, have a need and desire for additional authority to address local concerns that arise from the use of STRs to help alleviate tensions between local residents and STR operators; and

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Green Bay recognizes the importance of balancing community welfare with independent financial opportunities related to housing; and

BE IT FURTHER RESOLVED, that the Common Council of the City of Green Bay urges the Wisconsin Legislature to amend the state statutes related to STRs to enhance municipal discretion to; regulate STRs based on zoning, to establish a cap on total STRs available in each permit cycle, and to further limit the total number of rental days; and

BE IT FURTHER RESOLVED, that the City Clerk shall transmit a copy of this resolution to the Governor of the State of Wisconsin, the leadership of the Wisconsin State Legislature, and the Senate Committee on Insurance, Housing, Rural Issue and Forestry.

Adopted by the Common Council of the City of Green Bay, Wisconsin, this the 2nd day of December 2025.

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Eric Genrich, Mayor



Report to the  
**Parks Committee**  
of the City of Green Bay

### MEETING DATE

December 2, 2025

### PREPARED BY

Dan Ditscheit, Parks Director

### AGENDA ITEM # N.1

To approve accepting a \$3,850 grant from the C.D. Besadny Conservation Fund / Natural Resources Foundation to provide a free native plant kit giveaway as an alternate to "No Mow May" and expand the greenhouse productivity for the Conservation Corps.

### BACKGROUND

The Green Bay Conservation Corps will grow and distribute native plant kits as an alternative to "No Mow May". These kits will be free to Green Bay residents and offer an education and mentoring component. This grant allows the Conservation Corps to improve and expand its greenhouse operations with additional materials such as soil, seeds, trays, and a hoop house for expanded space. The GBCC will grow 100 free plant kits that will be matched by Stone Silo Prairie Nursery for a total of 200 free kits in 2026. Residents will be selected through a lottery system similar to the rain barrel program.

### RECOMMENDATION

To approve.

### FISCAL IMPACT

There will be no impact to the City budget.

Grant Award: \$3,850

City Match: In-kind City staff and Conservation Corps staff time, valued at \$1,750.

### ATTACHMENTS

1. Grant Award Email
2. Besadny\_NRF\_Grant Tracking Form2025
3. Green Bay Conservation Corps+C.D.-Besadny-Conservation-Fund-Application 2025

## Dan Ditscheit

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**From:** Dan Ditscheit  
**Sent:** Friday, November 14, 2025 9:46 AM  
**To:** Dan Ditscheit  
**Subject:** FW: Congratulations! C.D. Besadny Fund

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**From:** Marie Jensen <[marie.jensen@wisconservation.org](mailto:marie.jensen@wisconservation.org)>  
**Sent:** Tuesday, October 28, 2025 12:01 PM  
**To:** Maria Otto <[Maria.Otto@greenbaywi.gov](mailto:Maria.Otto@greenbaywi.gov)>  
**Cc:** NRF Grants <[NRFGrants@wisconservation.org](mailto:NRFGrants@wisconservation.org)>; Cait Williamson <[Caitlin.Williamson@wisconservation.org](mailto:Caitlin.Williamson@wisconservation.org)>  
**Subject:** [EXTERNAL] Congratulations! C.D. Besadny Fund

**Caution:** This email originated from a sender outside of your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Maria,

Congratulations! We are pleased to inform you that a grant in the amount of **\$3,850** from our C.D. Besadny Fund has been awarded to the City of Green Bay to support your Growing Green with the Green Bay Conservation Corps project. We would like to coordinate having an NRF board or staff member personally deliver the check and meet with you to learn more about the project. We'll be in touch soon with the next steps for that visit!

Please note that you will be required to submit a project report due **November 1, 2026**. You can learn more about our reporting requirements on our website:

<http://www.wisconservation.org/grant-recipients/>

Thanks for all that you do – we're so glad we can support your important work and look forward to hearing more about your project!

Best,

**MARIE JENSEN** (*she/her*)  
Conservation Program Specialist



Natural Resources  
**FOUNDATION**  
of Wisconsin

211 S Paterson St Suite 100, Madison, WI 53703

OFFICE (608) 409-3122 DIRECT (608) 409-3146

[marie.jensen@wisconservation.org](mailto:marie.jensen@wisconservation.org) | [wisconservation.org](http://www.wisconservation.org)



# GRANT TRACKING FORM

## **PART #1: Notification of Grant Funds**

([emailto:PamelaMa@greenbaywi.gov](mailto:PamelaMa@greenbaywi.gov))

**APPLICANT DEPARTMENT:** PRF **DATE:** 09/01/2025

**APPLICANT DEPARTMENT GRANT CONTACT NAME/TITLE:** Maria Otto/Conservation Corps Coordinator

**APPROPRIATE COMMITTEE:** Parks/Finance

**NAME OF GRANT/FUNDING SOURCE:** C.D. Besadny Conservation Fund/Natural Resources Foundation

**AMOUNT OF GRANT REQUEST:** \$3,850 **LOCAL MATCH REQUIREMENT:** \$1,750

**SOURCE OF MATCH:**  General Fund  Non-General Fund  Not Applicable

**TIMEFRAME OF GRANT:** 01/01/2026 through 07/31/2026

**TYPE OF GRANT REQUEST:**  Monetary  Other (explain under 'purpose of grant')

**PURPOSE OF GRANT (summary):** To provide a free native plant kit giveaway as an alternate to "No Mow May" and expand the greenhouse productivity for the Conservation Corps.

**How does the grant meet City/Department needs?** Promotes GSI practices, the Planned Natural Landscape Ordinance, and pollinator habitat improvements.

**What are the personnel requirements (include both existing and new staff) of the grant?** Conservation Corps AmeriCorps members will grow plants in the greenhouse throughout the early spring with a plant kit giveaway in early summer.

**DEPARTMENT HEAD SIGNATURE:** \_\_\_\_\_

## **PART #2: Request to Accept Grant Funds**

(complete after notification of grant award; [emailto:PamelaMa@greenbaywi.gov](mailto:PamelaMa@greenbaywi.gov))

**AMOUNT OF GRANT AWARD:** \$3,850 **CFDA/STATE ID #:** \_\_\_\_\_

**LOCAL MATCH REQUIREMENT:** \$1,750

**Please describe the source of match, if applicable:** In-kind staff and conservation corps member time.

**Please describe any major changes in proposed grant-funded activities:** N/A

**Please describe what the grant money will be spent on:** Soil, seeds, trays/pots, greenhouse supplies, promotional items, yard signs, and hoop house.

<i>PART</i>	<i>TO:</i>	<i>DATE:</i>	<i>TO:</i>	<i>DATE:</i>
#1: Request to Apply	Finance Dept		FC – Info/Action	
#2: Request to Accept	Finance Dept		FC – Action	

*FC = Finance Committee*



Natural Resources  
**FOUNDATION**  
of Wisconsin

## C.D. Besadny Conservation Fund Grant Application

### I. Overview

<b>Project Title</b>	Growing Green with the Green Bay Conservation Corps
<b>Organization Name</b>	Green Bay Conservation Corps
<b>Contact Information</b> <i>Name, Title, Email, Phone</i>	Maria Otto, Conservation Corps Coordinator <a href="mailto:Maria.otto@greenbaywi.gov">Maria.otto@greenbaywi.gov</a>   920-604-9171
<b>Check Payable</b> <i>Organization Name, c/o, Address, City, State, Zip</i>	City of Green Bay, Green Bay Conservation Corps 100 N Jefferson Street, Green Bay, WI 54301
<b>Project Timeframe</b> <i>Project Start and End Date</i>	January 1, 2026 July 31, 2026
<b>Project County</b> <i>County impacted by this project</i>	Brown
<b>Amount Requested (\$)</b>	\$3,850
<b>Total Project Cost (\$)</b>	\$5,600
<b>Would you accept less than the amount requested?</b> <i>Yes or No</i>	Yes
<b>Matching Funds (\$)</b> <i>1:1 encouraged but not required; may include volunteer hours</i>	\$1,750
<b>Purpose</b> <i>2 sentence description of project</i>	The Green Bay Conservation Corps will grow and distribute native plant kits to encourage conversion of monoculture lawns into native habitat as an alternative to “No Mow May”. These kits will be free to the public and offer an education and mentoring component.
<b>How did you hear about our C.D. Besadny Conservation Fund?</b>	Cait Williamson
<b>Grant Eligibility</b> <i>Required</i>	<input checked="" type="checkbox"/> Yes, I have reviewed the eligibility guidelines and my project meets all requirements.
<b>Grant Priorities</b> <i>Required: Please select at least one of the priorities that your project addresses.</i>	<input checked="" type="checkbox"/> Benefitting imperiled natural communities and native plant or wildlife species. <input checked="" type="checkbox"/> Engaging underserved communities in Wisconsin and/or supporting diversity, equity, and inclusion efforts within Wisconsin’s conservation and environmental education sectors. <input type="checkbox"/> Building climate resiliency of Wisconsin’s natural resources through natural climate solutions or climate adaptation.

Send application and supporting documents via email to [NRFgrants@wisconservation.org](mailto:NRFgrants@wisconservation.org) by September 1<sup>st</sup>. Please list the organization name in the subject line.

<b>Supporting Documentation</b> <i>Required</i>	<input checked="" type="checkbox"/> Yes, I have included proof of tax-exempt status.
<b>Applicant Commitment</b> <i>Required</i>	<input checked="" type="checkbox"/> To the best of my knowledge, all information provided in this grant application is true and accurate. I understand that the Natural Resources Foundation has sole discretion in awarding grants. I understand that if I am awarded a grant, the Natural Resources Foundation shall have the right to provide others with the project description. I understand that if I am awarded a grant, I will be required to submit a grant report within 1 year of receiving the grant to be considered for future funding.

## II. Narrative

### 1. Summary of the project, including purpose, activities, and objectives (250 words)

The Green Bay Conservation Corps (GBCC), the first municipally based AmeriCorps program in Wisconsin, was launched in 2022 to restore native habitats and engage the community in conservation. Since then, GBCC has restored over 200 acres, planted 50,000+ native plants, and led numerous public education events. A key initiative has been the Pollinator Corridor project, which has established nearly 10 large-scale habitats in city parks.

In 2025, GBCC seeks to expand this effort through the “Growing Green” program—an initiative that empowers residents to convert portions of traditional turf lawns to native plant habitats on private property. As an alternative to “No Mow May,” the program will distribute 100 free native plant kits, each containing 15 plants (sun/shade variations), grown by AmeriCorps members. These kits will include planting plans, maintenance guides, a yard sign, and educational materials.

“Growing Green” advances habitat connectivity, improves pollinator health (e.g., monarchs, rusty-patched bumblebee), and enhances stormwater resilience—all while removing financial and informational barriers to native landscaping.

### 2. Describe the project’s methods (i.e., timeline, activities, etc.) (250 words)

January: GBCC will finalize seed counts, order additional seeds if necessary, and begin stratifying species. Yard sign designs will be finalized and ordered. Planting plans and educational materials will be compiled.

February: Promotional materials for the program will be shared, including social media graphics, printed flyers, and a press release. The program will be publicized on social media accounts for Green Bay Conservation Corps, City of Green Bay Government, City of Green Bay Parks, Recreation, and Forestry, and City of Green Bay Public Works. Seedlings will start in 200-cell trays.

March: Residents can register for a chance to receive a free plant kit. Valid registrations will get a unique number, and recipients will be chosen using a random number selector once the registration period is closed. The Conservation Corps will begin repotting seedlings into 50-cell trays as species are ready. Repotting will continue into April. AmeriCorps members will monitor plant health and manage pests as needed.

May: Kits will be assembled with 15 plants; 3 plants per species, including 1 grass/sedge and 4 flowering species. Kits will be assembled for sun and shade areas. Plants will be repotted into 2-inch pots and hardened in the hoop house to increase success rates. Residents will pick up their free plant kit at the Bay

*Send application and supporting documents via email to [NRFgrants@wisconservation.org](mailto:NRFgrants@wisconservation.org) by September 1<sup>st</sup>. Please list the organization name in the subject line.*

Beach Wildlife Sanctuary. Kits will include a planting guide, maintenance resources, and educational resources. Residents are encouraged to install the provided yard sign to promote the program, submit photos, and complete a short survey in June.

**3. Describe how your project aligns with the purpose of this grant program (250 words)**

“Growing Green” aligns with all four priorities of the C.D. Besadny Conservation Fund. It:

- Directly benefits pollinator species identified in the Wisconsin Wildlife Action Plan, including the federally listed rusty-patched bumblebee and monarch butterfly.
- Builds climate resilience by reducing lawn mowing (carbon savings), enhancing stormwater absorption, and increasing urban biodiversity.
- Reduces barriers for low-income households and marginalized communities to participate in native landscaping.
- Leverages innovative partnerships between the City of Green Bay, the Green Bay Botanical Garden, the Sustainability Commission, and AmeriCorps to deliver scalable, replicable impact.

The native plant kits will include key species such as milkweed (*Asclepias* spp.) and others that ensure season-long blooms for native pollinators. Green Bay has a high population of monarch butterflies and rusty-patched bumblebees, a federally listed species. Additionally, native plantings better manage rainwater and water quality in residential areas. Green Bay is the third-largest city in Wisconsin and would benefit from increased native habitats on private lands.

Based on the Brown County ALICE report, 1 in 3 households in Brown County live at or below the ALICE threshold and struggle to meet daily basic needs. The “Growing Green” program will offer an opportunity to engage communities that have previously had financial or educational barriers to native plants. Finally, the educational resources with the free plant kits will help break down knowledge and language barriers, offering access to resources previously not available. All educational resources will be posted on the Conservation Corps’ website for the public to download.

**4. Why is this project important? What gaps or challenges does it address? (250 words)**

“Growing Green” addresses the urgent need for urban biodiversity, pollinator conservation, and climate resilience in a way that is accessible, equitable, and community-driven. The project addresses challenges by empowering Green Bay residents to create pollinator-friendly native plant gardens at home. Urban development has fragmented natural habitats, reducing food and nesting resources for pollinators such as monarch butterflies and the federally endangered rusty-patched bumblebee—both identified in the Wisconsin Wildlife Action Plan. At the same time, traditional turf lawns dominate residential areas, offering minimal ecological value and contributing to stormwater runoff, heat retention, and carbon emissions.

“Growing Green” fills critical gaps by increasing habitat connectivity, especially on private lands, while promoting climate resilience through natural solutions. The project also removes financial and educational barriers to participation. In Brown County, one in three households lives at or below the ALICE threshold. By providing free native plant kits, planting guides, and multilingual educational resources, the program makes conservation accessible to families who might otherwise be excluded from such efforts.

Led by the Green Bay Conservation Corps, this project builds on proven success in habitat restoration and community engagement. It leverages partnerships and volunteer service to connect people directly to nature, fostering a healthier, more resilient city for both wildlife and residents.

*Send application and supporting documents via email to [NRFgrants@wisconservation.org](mailto:NRFgrants@wisconservation.org) by September 1<sup>st</sup>. Please list the organization name in the subject line.*

**5. Describe the intended impact of this project, including goals, objectives, and measurable outcomes (250 words)**

The goal of the “Growing Green” project is to expand native habitat throughout Green Bay by engaging residents in accessible, hands-on conservation that benefits pollinators, strengthens climate resilience, and builds community awareness around sustainable land stewardship.

Objectives include:

- Distribute 100 free native plant kits to residents in 2025, focusing outreach on underserved communities.
- Support the installation of at least 1,500 native plants (15 plants per kit), increasing habitat connectivity for pollinators such as monarch butterflies and the rusty-patched bumblebee.
- Provide accessible educational materials and planting guides to 100+ residents through printed kits and online downloads.
- Increase public awareness of native landscaping, pollinator conservation, and climate-friendly practices.

Residents will be asked to complete a follow-up survey assessing residents’ knowledge gain, satisfaction with the kit, likelihood to maintain or expand native plantings, and photographic documentation of installed plantings.

The number of residents who apply, receive kits, and report planting success will be tracked and documented for future expansion.

Long-term, this project aims to catalyze a cultural shift toward more ecologically beneficial residential landscapes in Green Bay. By demonstrating the feasibility and value of native planting, “Growing Green” will serve as a model for future habitat efforts that are equitable, scalable, and community-centered.

**6. Describe your plans for media outreach for this project (e.g., press releases, newsletters, etc.) (250 words)**

The City of Green Bay will launch a press release announcing the registration for a free plant kit in March. The Green Bay Sustainability Commission will also make an announcement at its public meetings. Information about the “Growing Green” program will also be in the Conservation Corps quarterly newsletter. The Conservation Corps will also submit a story to the “Sustainably Speaking” segment on Local 5 news.

Additionally, the program will be promoted across multiple social media accounts, including the Green Bay Conservation Corps, City of Green Bay, Green Bay Parks, Recreation, and Forestry, and Green Bay Public Works.

**7. When time allows, we like to schedule site visits to see the work of our grant recipients in action. Please indicate two opportunities (i.e. time of year, or specific date) for the Natural Resources Foundation to visit your project.**

March – visit the greenhouse and see the plants growing and the kits being compiled.

May – come to the community kit pickup event

*Send application and supporting documents via email to [NRFgrants@wisconservation.org](mailto:NRFgrants@wisconservation.org) by September 1<sup>st</sup>. Please list the organization name in the subject line.*

We would welcome a visit any time as well!

### III. Budget

1. In the table below, enter budget information for the project. The total for the “C.D. Besadny conservation Fund Portion” column may not exceed \$5,000.

2. List any other pending or received funding sources for this project. Include the dollar amount and status of those requests.

AmeriCorps grant for \$395,162 to fund the Conservation Corps from September 2025 to August 2026.

Pending City budget for 2026. Proposed budget of \$203,706.

<b>Line Item</b>	<b>C.D. Besadny Conservation Fund Portion (\$)</b>	<b>Other Funding (List Source, \$)</b>	<b>Total Cost (\$)</b>
Greenhouse soil	\$ 400.00	\$ 0	\$ 400.00
Trays and pots	\$ 600.00	\$ 0	\$ 600.00
Hoop house	\$ 125.00	\$ 0	\$ 125.00
Greenhouse supplies (hoses, fans, labels, flood table, shelving, etc.)	\$ 1,100.00	\$ 0	\$ 1,100.00
Native seed supplements	\$ 200.00	\$ 0	\$ 200.00
Promotional/Educational Items (Yard signs, flyers, planting plans, etc.)	\$ 1,450.00	\$ 0	\$ 1,450.00
Staff coordination and logistics	\$ 0	\$1,000	\$1,000
AmeriCorps member time (in-kind)	\$ 0	\$750.00	\$750.00
	<b>\$3,850.00</b>	<b>\$1,750.00</b>	<b>\$5,600.00</b>

*Send application and supporting documents via email to [NRFgrants@wisconservation.org](mailto:NRFgrants@wisconservation.org) by September 1<sup>st</sup>. Please list the organization name in the subject line.*



Report to the  
**Parks Committee**  
of the City of Green Bay

**MEETING DATE**

December 2, 2025

**PREPARED BY**

Emma Baierl, Dan Ditscheit, Parks Director

**AGENDA ITEM # N.2**

To approve hiring Minnesota Playground Inc. to supply and install a GameTime playground with synthetic turf surfacing (Option 2) at Beaumont Park/School for a total cost of \$354,819.90.

**BACKGROUND**

In 2023 the City of Green Bay bonded \$75,000 towards the replacement of the playground at Beaumont Park/School. The anticipated total cost at the time was \$150,000, with the School District funding 50% of the cost. Since then, the School District decided to move ahead with a major addition to Beaumont School. Earlier this year, the School District approached the City and requested a larger playground with more ADA ramping than a traditional park playground. They also requested the installation of synthetic turf surfacing instead of traditional wood chips. The School District agreed to fund any additional costs associated with these proposed changes.

This playground replacement was quoted through the City's Purchasing Department. Four companies submitted proposals. One of the four companies (Minnesota Playground Inc.) submitted 2 proposals. All proposals were reviewed and scored by a team consisting of City staff and Green Bay Public School District staff. Minnesota Playground Inc.'s Proposal #2 scored the highest. Everyone on the team is in agreement to proceed with the purchase of the highest scoring proposal. In addition, the Green Bay Public School District has confirmed that they have adequate funding in place to proceed.

If approved, Minnesota Playground Inc. will supply and install the playground from GameTime, along with the synthetic turf.

**RECOMMENDATION**

To approve.

**FISCAL IMPACT**

Total Cost \$354,819.90

City Cost: \$75,000, Already approved 2023 Park bonding  
Green Bay Public School District: \$279,819.90

**ATTACHMENTS**

1. 2025-35 Intent to Award and Bid Summary
2. Beaumont Playground Proposal



Purchasing Department  
100 North Jefferson Street - Room 410  
Green Bay, Wisconsin 54301-5026  
www.greenbaywi.gov

Phone 920.448.3047  
Fax 920.448.3050

11/12/25

RE: Notice of Intent to Award  
RFP # 2025-35 Beaumont Park Playground Equipment

Dear Sir/Madam:

The evaluation of proposals received for this RFP has been completed and the following is recommended for award:

The City of Green Bay Parks, Recreation & Forestry Department is recommending awarding the Beaumont Park Playground Equipment to Minnesota Playground Proposal #2 (D12885R) in the amount of Equipment: \$200,000 Synthetic Turf - \$154,820 Total Price: \$354,820.

The recommended award will be brought for approval before the next Parks Committee meeting scheduled for November 19, 2025 @ 5:00 PM.

The meeting is open to the public and attendance is not required. As the room and time may change, please confirm the date, time, and location if you plan to attend.

Please see the summary of bids received for this project.

Thank you for your continued interest in doing business with the city of Green Bay. If you have any questions, or require additional information, please feel free to contact me at 920-448-3049.

Sincerely,

*Troy Van Handel*

Troy Van Handel  
Buyer

Attachment

Cc: Dan Ditscheit

<b>CITY OF GREEN BAY BID SUMMARY</b>
RFP #2025-35 Beaumont Park Playground Equipment & Surfacing
ISSUED: 10/07/2025 DUE: 11/04/2025
CC: 65018, 65038
Scoring Criteria & Points

Evaluation Team Total Possible Points	Categories	Highest Score (Avg.)			---->			---->			---->			---->		
		Minnesota Playground Proposal 2: D12885R			Minnesota Playground Proposal 1: D12884R			Northland Recreation			Lee Recreation			Boland Recreation		
		Option #1			Option #2			Option #3			Option #4			Option #5		
		EV1	EV2	EV3	EV1	EV2	EV3	EV1	EV2	EV3	EV1	EV2	EV3	EV1	EV2	EV3
<b>30</b>	<b>Play Value</b>	28	21	25	26	21	24	25	23	22	24	26	16	27	27	18
<b>25</b>	<b>Number of Components</b>	25	21	20	24	21	18	24	19	20	25	20	18	24	21	18
<b>25</b>	<b>Number of ADA Accessible Components</b>	25	23	20	24	23	20	22	20	18	23	20	16	23	18	15
<b>15</b>	<b>Creativity</b>	15	13	13	13	13	13	12	12	10	10	12	10	14	10	8
<b>5</b>	<b>Warranty</b>	5	2	3	5	2	3	5	1	3	5	5	3	5	1	3
<b>100</b>	Vendor Score(s) (Total Possible Points = 100)	98	80	81	92	80	78	88	75	73	87	83	63	93	77	62
		<b>86.33</b>			<b>83.33</b>			<b>78.67</b>			<b>77.67</b>			<b>77.33</b>		

**Recommendation:** Award Minnesota Playground Proposal #2 as the highest scoring vendor that provided the best overall solution and value to the City of Green Bay.



CONSULTANT: RUSSELL WILLIAMS

**Beaumont Park - Option 2 - Green Bay, WI - D12885R**

City of Green Bay  
 Attn: Troy Van Handel  
 1600 Sue Ln  
 Green Bay, WI 54304  
 United States  
 Phone: 920-448-3049  
 purchasingag@greenbaywi.gov

Ship to Zip 54304

Quantity	Part #	Description	Unit Price	Amount
1	RDU	GameTime - Powerscape ADA Ramped Play Unit, Ages 5-12 [Deck:Pvc:_____] [Accent:_____] [Basic:_____] [RotoPlastic:_____] [Accent2:_____] [SkyWheel:_____] [Arch:_____] [2ColorHDPE:_____] [HDPE:_____] [Tube:_____] [Cabling:_____]	\$214,498.98	\$214,498.98
		(2) 10768 -- Toad Stool Seat		
		(3) 16803 -- Ada Wide Triangular Platform		
		(3) 16818 -- Trapezoid Deck		
		(2) 26094 -- Triangular Shroud		
		(1) 26095 -- Hanging Pod Link		
		(2) 27102 -- X Connector (Powerscape)		
		(2) 80000 -- 49" Sq Punched Steel Deck		
		(3) 80001 -- 49"Tri Punched Steel Deck		
		(1) 80082 -- Slide Transfer		
		(1) 80686 -- Handhold/Kickplate Pkg		
		(1) 81587 -- Skywheel Attachment		
		(1) 81664 -- Single Thunderring		
		(1) 81670 -- Crunch Bar		
		(1) 81695 -- Train Whistle		
		(1) 90042 -- 4' Bubble Climber		
		(1) 90107 -- 5'-6"/6' Schooner Climber		
		(3) 90216 -- Rung Enclosure W/Barrier, Above Dk		
		(1) 90224 -- Decorative Panel Molded Steer Wheel		
		(1) 90262 -- 4' Upright, Alum		
		(2) 90264 -- 6' Upright, Alum		
		(5) 90265 -- 7' Upright, Alum		





CONSULTANT: RUSSELL WILLIAMS

## Beaumont Park - Option 2 - Green Bay, WI - D12885R

Quantity	Part #	Description	Unit Price	Amount
	(4)	90266 -- 8' Upright, Alum		
	(3)	90267 -- 9' Upright, Alum		
	(4)	90268 -- 10' Upright, Alum		
	(3)	90270 -- 12' Upright, Alum		
	(1)	90272 -- 14' Upright, Alum		
	(1)	90305 -- Climber Archway W/Socket & Guardrail		
	(1)	90317 -- Toad Stool Climber		
	(1)	90355 -- Store Front Panel, Below Dk		
	(1)	90402 -- Std Funnel Bridge, 2 Dk Span Guardrail		
	(1)	90403 -- Sloped Funnel Climber W/ Guardrail		
	(1)	90466 -- Maze Panel, Above Dk		
	(1)	90504 -- 4' Single Zip Slide		
	(1)	90506 -- 6' Single Wave Zip Slide		
	(1)	90674 -- Std Access Ramp Link 3 Dk Gr		
	(1)	90676 -- Std Access Ramp Link Gr 2'-6" & 3'		
	(2)	90709 -- Support Wilderslide li		
	(4)	90729 -- Double Straight (2 Ft Section)		
	(2)	90762 -- Long Exit ( Use On 7' & 8' Slides)		
	(1)	90778 -- Triple W Spiral		
	(4)	91139 -- Entryway - Barrier		
	(3)	91146 -- Entryway - Guardrail		
	(1)	91334 -- Climber Offset Entryway (Barrier)		
	(1)	91555 -- 6' Ramp Attachment (Guardrail)		
	(1)	91600 -- HDPE Vertical Ladder 2'0"		
	(1)	91741 -- Tic-Tac-Toe Panel		
	(1)	91749 -- Wiggle Wobble (Link) 1 Deck		
	(1)	91767 -- Altus X Tower Tube To Right		
	(1)	91774 -- Trellis Climber 3'6" to 5'6"		
	(1)	91805 -- Communication Board		
	(1)	91808 -- Altus Spire 10' - Slide Right		
	(1)	91860 -- ModernTransfer Platform w/Guardrail		
	(3)	91867 -- Falcon's Nest		
	(5)	91868 -- Falcon's Nest Guide Cable		
	(1)	91977 -- Ludo Game Panel		





CONSULTANT: RUSSELL WILLIAMS

**Beaumont Park - Option 2 - Green Bay, WI - D12885R**

Quantity	Part #	Description	Unit Price	Amount
		(1) 91984 -- Solar System Panel		
		(1) 95149 -- 4' Straight Wilderslide w/Every		
		(1) 203858 -- Single Zip Slide Hood		
		(1) 205960 -- Single Entrance Section		
		(1) 205962 -- Straight Section		
		(1) 223226 -- Slide Footbuck Mounting Plate C/O		
		(1) 223226 -- Slide Footbuck Mounting Plate C/O		
		(1) 223228 -- 1 1/4" Footbuck Tube 32"Lg.C/O		
		(1) 223228 -- 1 1/4" Footbuck Tube 32"Lg.C/O		
		(1) 223696 -- Rotomold Slide Transfer		
		(1) 224954 -- Straight Section		
		(1) 225418 -- Hardware Complete for 18939/95149		
		(1) 95159 -- Exuma Seat		
		(2) G90262 -- 4' Upright, Galv		
		(1) G90266 -- 8' Upright, Galv		
		(5) G90268 -- 10' Upright, Galv		
		(1) G90270 -- 12' Upright, Galv		
		(5) G90272 -- 14' Upright, Galv		
		(4) G90273 -- 15' Upright, Galv		
1	RDU	GameTime - Powerscape ADA Swing Frame w/ Saucer [Basic: _____] [RotoPlastic: _____]	\$13,396.00	\$13,396.00
		(3) 5287 -- Belt Seat for 8' Toprail		
		(1) 5333 -- 8' ADA Powerscape Swing Add-A-Bay		
		(1) 5373 -- ADA Powerscape & Saucer Swing Combo		
		(1) 5376 -- Zero-G (5-12) Yellow 8' Height		
1	6372	GameTime - Spin With Me (With Handle) [Accent: _____] [Roto Plastic: _____]	\$7,748.00	\$7,748.00
1	7053	GameTime - 4'Hi Ribbon Wall [Handgrip: _____] [Wallcano: _____]	\$7,343.00	\$7,343.00
1	8475	GameTime - Surfboard	\$10,649.00	\$10,649.00
1	7332SP	GameTime - VISTA CUBE 6 [2 Color HDPE: _____] [Accent: _____] [Basic: _____] [Basic 2: _____] [Netting: _____] [Roto Plastic: _____]	\$60,887.00	\$60,887.00
1	178749	GameTime - Owner's Kit	\$98.07	\$98.07





CONSULTANT: RUSSELL WILLIAMS

## Beaumont Park - Option 2 - Green Bay, WI - D12885R

Quantity	Part #	Description	Unit Price	Amount
1	INSTALL	Install - Installation of Play Equipment- Includes layout and digging for footings Includes Lull rental Includes accepting delivery of play equipment Includes disposal of packing material	\$40,193.27	\$40,193.27
			<b>Sub Total</b>	\$354,813.32
			<b>Discount</b>	(\$171,414.47)
			<b>Freight</b>	\$16,601.15
			<b>Total</b>	<b>\$200,000.00</b>

**Comments**

Owner is responsible for excavating play area to appropriate depth  
 Owner is responsible for providing a flat and level area with less than 1% grade change  
 Owner is responsible for providing an adequate border to contain safety surfacing

This quotation is subject to current MWP Recreation (MWP) policies as well as the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment. Purchases in excess of \$1,000.00 to be supported by your written purchase order made out to MWP Recreation.

Each quote is handled on a per order/project basis. Unless a long-term agreement is in place between purchaser and MWP, terms and conditions of this quotation shall be as outlined herein with no other requirements applicable.

Any changes made to product and/or services after initial order(s) has/have been received by MWP will result in production and/or schedule time frame modifications. Please contact your regional representative to receive a revised schedule for your order/project.

Indemnification; Owner/Owner's Representative will indemnify and hold Minnesota Playground, Inc., dba, MWP Recreation (MWP), harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of Owner/Owner's Representative's negligence or noncompliance with any of its commitments under this document. MWP will indemnify and hold Owner/Owner's Representative harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of MWP's negligence or noncompliance with any of its commitments under this document.

Excusable Delays/Additional Costs: MWP, and/or its affiliates, shall be liable for default unless delay of performance, whether supplying materials only or including installation in accordance with our project scope, is caused by an occurrence beyond reasonable control of MWP, and/or its affiliates, such as, but not limited to, acts of Superior Force or the public enemy, acts of Government in either its sovereign or contractual capacity, fire, floods, epidemics, quarantine restrictions, strikes, unusually severe weather, delays of common carriers (for transportation of goods whether raw materials or finished product), attainability of raw materials and severe tariffs. Such events resulting in additional costs are not included in quoted amounts and shall be the responsibility of the Owner/Owner's Representative. Any additional costs shall be provided in writing for purchaser's records and shall be due upon payment of invoice.

This quotation is subject to polices in the current GameTime Park and Playground catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment. Purchases in excess of \$1,000.00 to be supported by your written purchase order made out to GameTime, c/o MWP Recreation.

Each quote is handled on a per order/project basis. Unless a long-term agreement is in place between purchaser and GameTime, terms and conditions of this quotation shall be as outlined herein with no other requirements applicable.

Any changes made to product and/or services after initial order(s) has/have been received by GameTime will result in production and/or schedule time frame modifications. Please contact your regional representative to receive a revised schedule for your order/project.





CONSULTANT: RUSSELL WILLIAMS

## Beaumont Park - Option 2 - Green Bay, WI - D12885R

Pricing: f.o.b. factory, firm for 15 days from date of quotation. If placing an order after expiration of quote, please contact our office for updated pricing. A tax-exempt certificate is needed at time of order entry for all orders whether from tax-supported government agencies or not. Sales tax, if applicable, will be added at time of invoice unless a tax exempt certificate is provided at time of order entry.

Payment terms: net 30 days for tax supported governmental agencies. Should this quotation be forwarded to an agency not listed on this quote, credit terms, as well as other terms and conditions herein, may be need to be altered. For instance, non-tax supported organization purchasing any or all products and/or services quoted herein may require full payment for that amount due at time of order entry. Remaining balance owed by tax supported agency, if any, shall still be net 30 days. A 1.5% per month finance charge will be imposed on all past due accounts. Equipment shall be invoiced separately from other services and shall be payable in advance of those services and project completion. Retainage not accepted.

Unless already on file, please include a tax exempt certificate upon order entry whether a tax supported government agency or other.

GameTime Standard Product Shipment: order shall ship within six to eight weeks after GameTime's receipt and acceptance of your purchase order, color selections, approved submittals, if required, and receipt of deposit, if required. Receipt of anything other than what is stated herein will not constitute an order and therefore no materials will be placed into production nor installation, if required, will be scheduled.

GameTime VistaRope Products Shipment: order shall ship within twelve to eighteen weeks after GameTime's receipt and acceptance of your purchase order, color selections, approved submittals, and receipt of deposit/full payment, if required. Receipt of anything other than what is stated herein will not constitute an order and therefore no materials will be placed into production nor installation, if required, will be scheduled.

Freight charges: Prepaid & added

Installation: shall be by a Certified GameTime Installer. Customer shall be responsible for scheduling coordination and site preparation. Site should be level and permit installation equipment access. Purchaser shall be responsible for unknown conditions such as buried utilities, tree stumps, bedrock or any concealed materials or conditions that may result in additional labor or material costs.





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## Beaumont Park - Option 2 - Green Bay, WI - D12885R

### Project Scope:

Please note, installation is based on site being ready prior to our arrival to install play equipment as well as site conditions that have been conveyed to our organization by the owner/owner's representative and/or ideal conditions existing for a timely completion of your project as quoted. Unless addressed prior to the installation quote being issued or specifically mentioned herein, any issues that arise that impede the progress/completion of your project as quoted will result in additional charges.

Weather can change project scheduling in many ways. Take rain for an example. Day, or days, before rain... If weather forecasts show a high percentage chance for rain that will effect the site conditions, a postponement may be in order. Digging holes, laying certain surfacing materials, etc., are greatly affected by weather conditions and work may not begin/continue due to weather forecasts. There's the rain days themselves, which if heavy enough rainfall occurs, makes a site unworkable. Day, or days, after rain... Drying time will be needed after rain and the number of days needed will vary depending on amount of moisture received. One actual rain day may equal multiple delay days depending on work scheduled to be done.

#### + INCLUSIONS +

- + One mobilization
- + Public utility locates only
- + Installation of equipment as outlined herein
- + Marking and digging of footings holes to accept direct embedment supports as needed
- + Unpacking of play equipment
- + Assembly of play equipment
- + Concrete for footings as needed
- + Pouring of concrete for footings
- + Synthetic turf safety surfacing as outlined on quote #106664-01-03
- + Construction tape/temporary bracing (as needed)
- + Standard insurance offerings
- + Standard warranty offerings
- + Standard industry accepted labor wages
- + Disposal of packing material

#### - EXCLUSIONS -

- Clear access path up to and into play area for installation equipment (minimum of 8-foot wide, includes but not limited to gates, walkways, driveways, etc.)
- Staging area for materials and installation equipment, trailers, etc.
- Unobstructed space for maneuvering installation equipment as well as performing work
- Security fencing of any type
- On site security personnel
- If fencing is in place (by others), ability to unlock fencing is to be provided to our office a minimum of one week prior to our start
- Private utility locates such as, but not limited to, irrigation, fiber optics, private lighting, etc.
- Accepting, unloading and storage of order(s)/shipment(s) prior to installation. Please note, orders can be packaged/shipped in large crates, pallets, etc., requiring heavy-duty equipment to unload.
- Sitework of any kind such as, but not limited to, grading (play area to have max slope of 1%), site restoration, drainage, etc.
- Removal of existing play equipment, border, safety surfacing, etc.
- Backfill and compaction of backfill after removal of existing items (for footing holes as an example) that leave voids in area (marking and digging of new footing holes based on workable site)
- Digging in compacted sub-surfaces, rock, hard pan, tree roots, unstable soil conditions, etc.
- Restoration of compacted sub-surfaces for playground surfacings such as, but not limited to, poured-in-place rubber, rubber tiles, artificial turf, etc.
- Digging/maneuvering in sand, pea gravel, mud, etc.
- Offsite removal of spoils from footing holes (can be stockpiled near play area for owner/owner's representative removal or spread within play area)
- Border to help contain playground safety surfacing
- Removal of temporary braces, caution/construction tape, etc. (Can be removed and disposed of after concrete has cured.)
- Bonding of any type
- Permits of any kind
- Prevailing, Davis Bacon, Union, or similar, wages
- Restroom facilities. Please provide access to restrooms whether within a building or portable style. Should use of site facilities not be available, additional charges will be required to bring on site temporary/portable restrooms. These temporary facilities will be removed once your project has





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Beaumont Park - Option 2 - Green Bay, WI - D12885R

been completed.

- Short term maintenance, check manufacturer's owner's manual recommendations for maintenance and always follow these written instructions. To help set up short (and ongoing) term maintenance, use the first twelve months to regularly check equipment (such as, but not limited to, tightening hardware, checking moving features, etc.). Twelve months allows use in all seasons and will provide a better understanding of what will be necessary for your ongoing maintenance. This short term schedule will be based on the amount of use the play equipment is getting as well as the type of play event that is being played on. Activities with movement have a more dynamic play which can lead to more maintenance due to the nature of the motion but also because these types of play events tend to be more popular. Static features may require less attention during the short term and ongoing maintenance as inspections will determine frequency of maintenance needed for these events. There may be a need for scheduled lower and higher frequency inspections.

- Ongoing maintenance, check manufacturer's owner's manual recommendations for maintenance and always follow these written instructions. After short term maintenance period is done and data is collected for that time period, an ongoing schedule should be implemented. The ongoing maintenance can change with age and greater use. There may be a need for scheduled lower and higher frequency inspections.

Should weekend work be necessary or non-standard hours be worked, please provide a site contact and the best telephone number to reach this person in case an urgent matter arises requiring immediate attention.

(Name) \_\_\_\_\_

(Cell) \_\_\_\_\_

(Other Telephone Number) \_\_\_\_\_

Wet Site Conditions: installation areas located near wetlands, where a high water table exists or in any environment that produces excessive moisture will require additional planning prior to installation of your project. Unless excessively wet conditions have been conveyed prior to installation quote and accounted for in some manner, your installation will not proceed. Ideal dry conditions need to be present to begin, and complete, your project as quoted.

Exclusions: unless specifically included, this quotation excludes all site work and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; equipment assembly and installation; safety surfacing; borders and drainage provisions.

Order Information:

Bill To: \_\_\_\_\_ Ship To: \_\_\_\_\_

Company: \_\_\_\_\_ Project Name: \_\_\_\_\_

Attn: \_\_\_\_\_ Attn: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

Tel: \_\_\_\_\_ Tel: \_\_\_\_\_

Fax: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Acceptance of quotation:

Accepted By (printed): \_\_\_\_\_ P.O. No: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_ Phone: \_\_\_\_\_

Facsimile: \_\_\_\_\_ Purchase Amount: \$200,000.00





CONSULTANT: RUSSELL WILLIAMS

# Beaumont Park - Turf Surfacing - Green Bay, WI

City of Green Bay  
Attn: Troy Van Handel  
1600 Sue Ln  
Green Bay, WI 54304  
United States  
Phone: 920-448-3049  
purchasingag@greenbaywi.gov

Ship to Zip 54304

Quantity	Part #	Description	Unit Price	Amount
1	TURF	Other - Synthetic Turf Surfacing- 7980 SF 10ft CFH	\$154,820.00	\$154,820.00
			<b>Sub Total</b>	\$154,820.00
			<b>Total</b>	<b>\$154,820.00</b>

### Comments

Owner is responsible for excavating play area to appropriate depth  
Owner is responsible for providing a flat and level area with less than 1% grade change  
Owner is responsible for providing an adequate border to contain safety surfacing

This quotation is subject to current MWP Recreation (MWP) policies as well as the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment. Purchases in excess of \$1,000.00 to be supported by your written purchase order made out to MWP Recreation.

Each quote is handled on a per order/project basis. Unless a long-term agreement is in place between purchaser and MWP, terms and conditions of this quotation shall be as outlined herein with no other requirements applicable.

Any changes made to product and/or services after initial order(s) has/have been received by MWP will result in production and/or schedule time frame modifications. Please contact your regional representative to receive a revised schedule for your order/project.

Indemnification; Owner/Owner's Representative will indemnify and hold Minnesota Playground, Inc., dba, MWP Recreation (MWP), harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of Owner/Owner's Representative's negligence or noncompliance with any of its commitments under this document. MWP will indemnify and hold Owner/Owner's Representative harmless for all claims, damages and related costs, including reasonable legal fees and costs, arising out of MWP's negligence or noncompliance with any of its commitments under this document.

Excusable Delays/Additional Costs: MWP, and/or its affiliates, shall be liable for default unless delay of performance, whether supplying materials only or including installation in accordance with our project scope, is caused by an occurrence beyond reasonable control of MWP, and/or its affiliates, such as, but not limited to, acts of Superior Force or the public enemy, acts of Government in either its sovereign or contractual capacity, fire, floods, epidemics, quarantine restrictions, strikes, unusually severe weather, delays of common carriers (for transportation of goods whether raw materials or finished product), attainability of raw materials and severe tariffs. Such events resulting in additional costs are not included in quoted amounts and shall be the responsibility of the Owner/Owner's Representative. Any additional costs shall be provided in writing for purchaser's records and shall be due upon payment of invoice.

Pricing: f.o.b. factory, firm for 15 days from date of quotation. If placing an order after expiration of quote, please contact our office for updated pricing. A tax-exempt certificate is needed at time of order entry for all orders whether from tax-supported government agencies or not. Sales tax, if applicable, will be added at time of invoice unless a tax exempt certificate is provided at time of order entry.





CONSULTANT: RUSSELL WILLIAMS

## Beaumont Park - Turf Surfacing - Green Bay, WI

Payment terms: net 30 days for tax supported governmental agencies. Should this quotation be forwarded to an agency not listed on this quote, credit terms, as well as other terms and conditions herein, may be need to be altered. For instance, non-tax supported organization purchasing any or all products and/or services quoted herein may require full payment for that amount due at time of order entry. Remaining balance owed by tax supported agency, if any, shall still be net 30 days. A 1.5% per month finance charge will be imposed on all past due accounts. Equipment shall be invoiced separately from other services and shall be payable in advance of those services and project completion. Retainage not accepted.

Unless already on file, please include a tax exempt certificate upon order entry whether a tax supported government agency or other.

Freight charges: Prepaid & added

Wet Site Conditions: installation areas located near wetlands, where a high water table exists or in any environment that produces excessive moisture will require additional planning prior to installation of your project. Unless excessively wet conditions have been conveyed prior to installation quote and accounted for in some manner, your installation will not proceed. Ideal dry conditions need to be present to begin, and complete, your project as quoted.

Exclusions: unless specifically included, this quotation excludes all site work and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; equipment assembly and installation; safety surfacing; borders and drainage provisions.

**Order Information:**

Bill To: \_\_\_\_\_ Ship To: \_\_\_\_\_

Company: \_\_\_\_\_ Project Name: \_\_\_\_\_

Attn: \_\_\_\_\_ Attn: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

Tel: \_\_\_\_\_ Tel: \_\_\_\_\_

Fax: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

**Acceptance of quotation:**

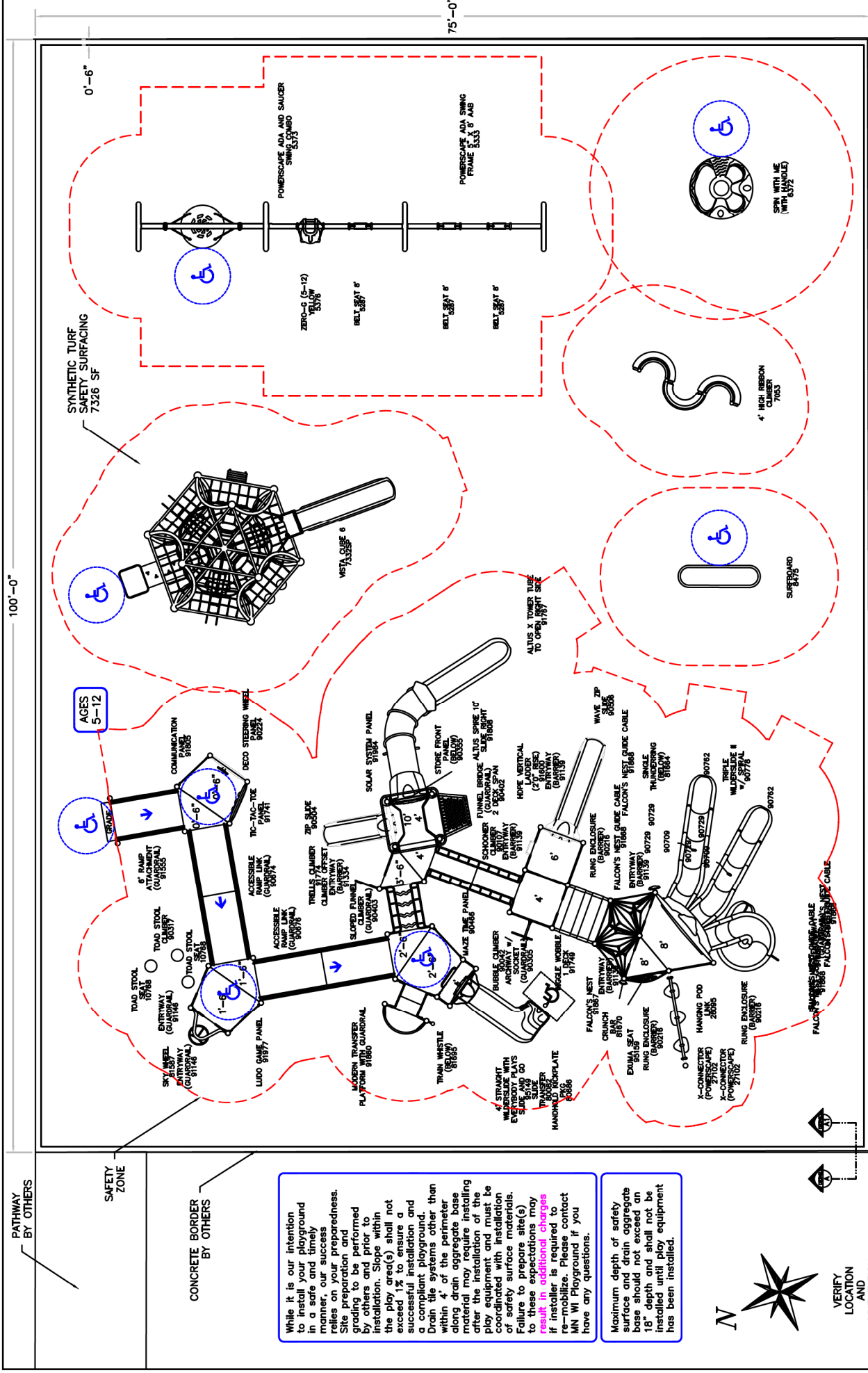
Accepted By (printed): \_\_\_\_\_ P.O. No: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Title: \_\_\_\_\_ Phone: \_\_\_\_\_

Facsimile: \_\_\_\_\_ Purchase Amount: **\$154,820.00**





Please Sign & Date the Final Top View:



ADA REQUIREMENTS FOR STRUCTURE AGES 5-12 YEARS OLD

TOTAL NUMBER OF ELEVATED PLAY COMPONENTS	IN PLAN	22
TOTAL EVENTS ACCESSIBLE VIA TRANSFER	IN PLAN	14
TOTAL ACCESSIBLE GROUND LEVEL EVENTS	IN PLAN	7
TOTAL ACCESSIBLE GROUND LEVEL EVENTS	IN PLAN	17
DIFFERENT TYPES OF GROUND LEVEL EVENTS	IN PLAN	10
	RECD.	4

THIS PLAYGROUND MEETS ALL CURRENT ADA REQUIREMENTS & THE FINAL RULE ABOVE CHART/INFO IS APPLICABLE WHEN USING AN ACCESSIBLE SAFETY SURFACE

Mfg. By: **GameTime**  
 A PLAYCOTE COMPANY  
 Enriching Childhood Through Play.

Sold & Distributed By: **mp recreation**  
 P.O. Box 27328, Golden Valley, MN 55427  
 763-546-7187 1-800-622-5425  
 Fax 763-546-5050  
 E-Mail info@mvprecreation.com

Beaumont Park - Option 2  
 Green Bay, WI

SCALE: 1" = 12'-0"

THIS PRINT IS THE PROPERTY OF MINNESOTA WISCONSIN PLAYGROUND, INC. AND IS NOT TO BE USED, COPIED OR REPRODUCED WITHOUT THEIR EXPRESSED WRITTEN PERMISSION.

10-27-25 DWG. D12885R

While it is our intention to install your playground in a safe and timely manner, our success relies on your preparedness. Site preparation and grading to be performed by others is a priority to installation. Slopes within the play area(s) shall not exceed 1:6 to ensure a successful installation and successful play. Drain tile systems other than within 4' of the perimeter along drain aggregate base are not to be installed after the installation of this play equipment and must be coordinated with installation of safety surface materials. Failure to prepare site(s) to these expectations may result in additional charges if installer is required to re-mobilize. Please contact MN WI Playground if you have any questions.

Maximum depth of safety surface and drain aggregate base should not exceed an 18" depth and shall not be installed until play equipment has been installed.

PATHWAY BY OTHERS

SAFETY ZONE

CONCRETE BORDER BY OTHERS

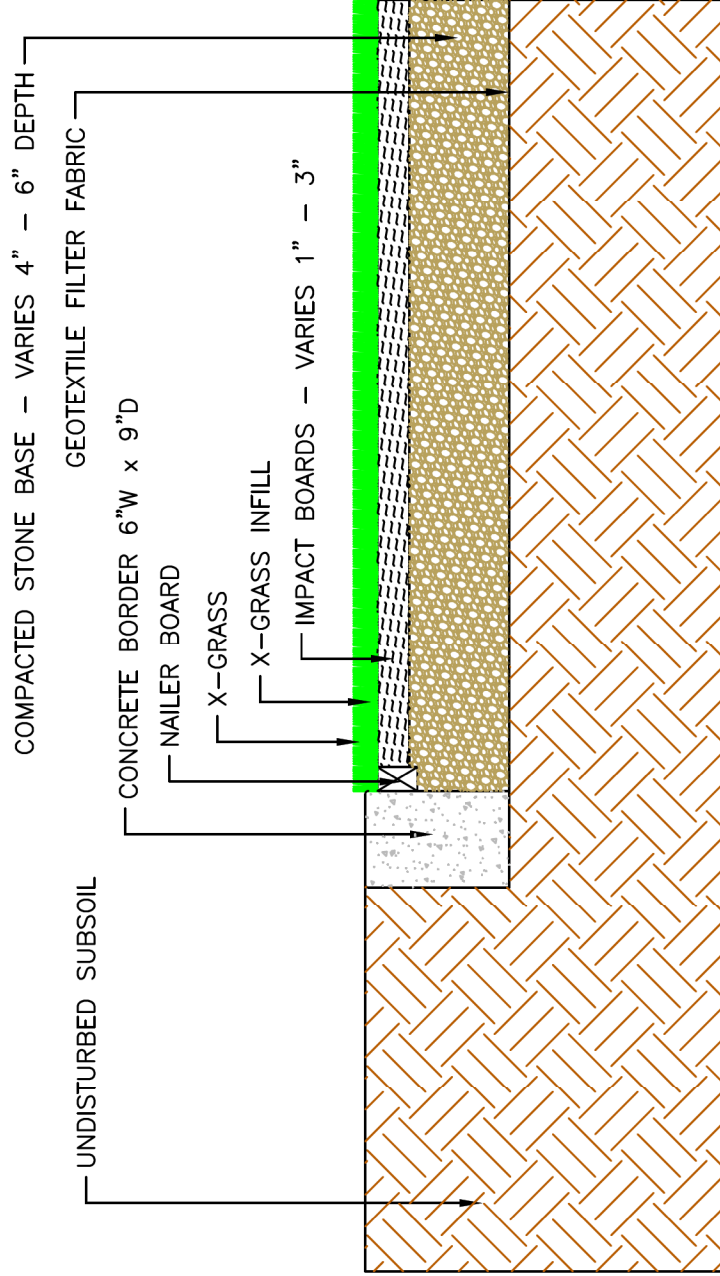
100'-0" 75'-0" 0'-6"

Please Sign & Date the Final Top View:

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SECT A-A1

ELEVATION DETAIL - SYNTHETIC TURF  
CONCRETE BORDER FLUSH TO SYNTHETIC TURF

SCALE: 1" = 1'-0"

THIS PRINT IS THE PROPERTY OF MINNESOTA WISCONSIN PLAYGROUND, INC. AND IS NOT TO BE USED, COPIED OR REPRODUCED WITHOUT THEIR EXPRESSED WRITTEN PERMISSION.

Mfg. By:



Sold & Distributed By:



P.O. Box 27328, Golden Valley, MN 55427  
763-546-7787 1-800-622-5425  
Fax 763-546-5050  
E-Mail info@mwprecreation.com

Beaumont Park - Option 2  
Green Bay, WI  
10-27-25  
DWG. D12885R



A PLAYACTIVITY Company

Color Palette: Custom

- Uprights: Brown
- Accent: Champagne
- Accent 2: Champagne
- HDPE: Red
- 2 Color HDPE: Red/White
- Roto Plastic: Red
- Roto Plastic 2: Red
- Tube: Red
- Rock: Deep Granite
- Netting: Red
- Decks: Gray



# BEAUMONT PARK - OPTION 2

Green Bay, WI D12885R





A PLAYCORE Company



# BEAUMONT PARK - OPTION 2

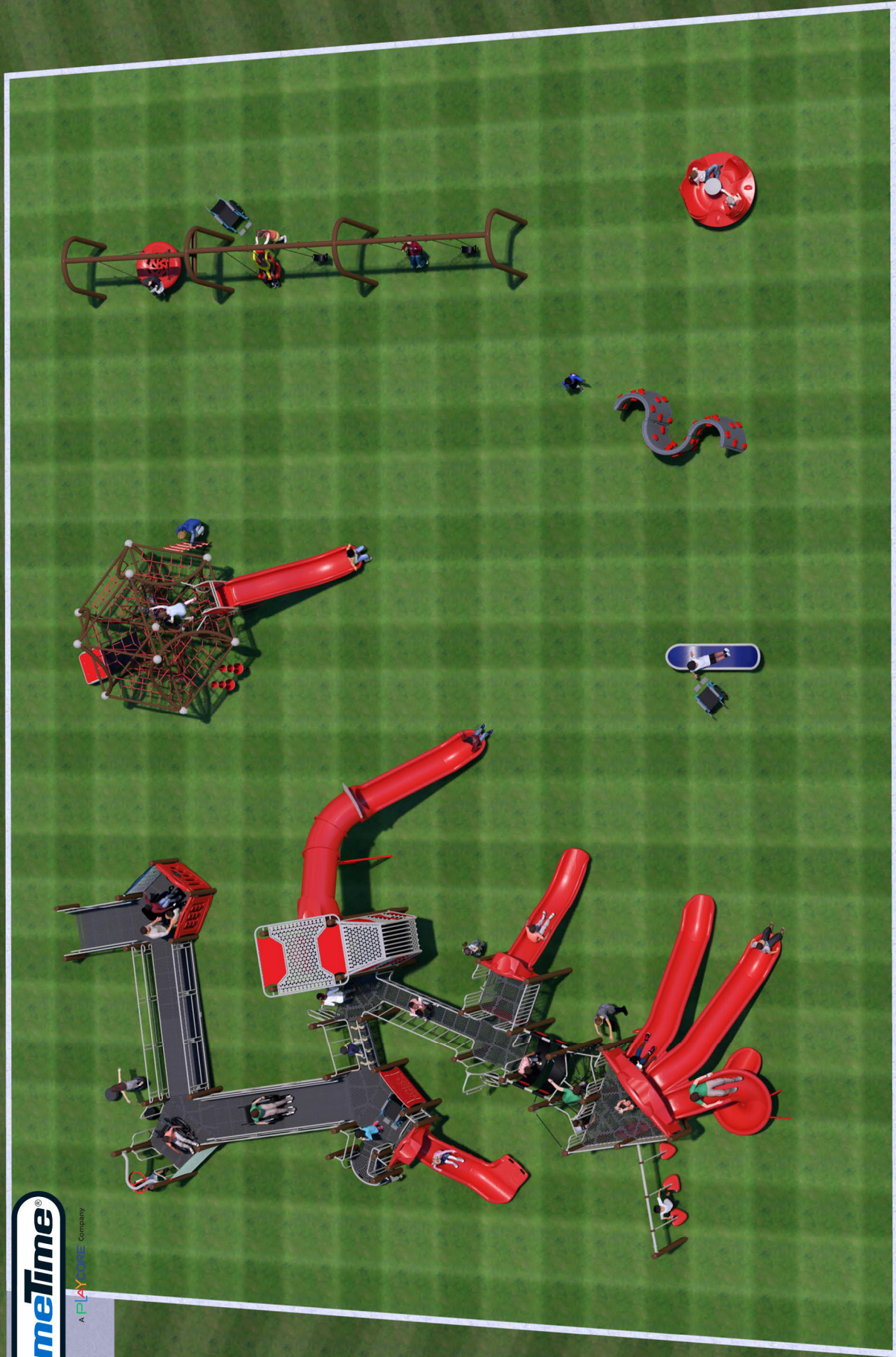
Green Bay, WI D12885R





# BEAUMONT PARK - OPTION 2

Green Bay, WI D12885R



# BEAUMONT PARK - OPTION 2

Green Bay, WI D12885R





**Form F: Cost Proposal**

**RFB #: 2023-25**

*This form must be returned with your response.*

**NOTE: MAKE A COPY OF THIS PAGE TO BE COMPLETED AND INCLUDED WITH YOUR PROPOSAL IF YOU CHOOSE TO PROVIDE A SECOND DESIGN OPTION.**

All proposals must come as close to the **\$200,000** for the equipment and installation budget without exceeding. All proposal must come close to the **\$300,000** for the materials and installation of the artificial turf playground surfacing. The prices listed below must include all costs of the equipment, including any vendor discounts and all freight charges.

ITEM	QTY.	DESCRIPTION/LOCATION	PRICE
1.	Lot	<b>BEAUMONT PARK PLAY EQUIPMENT</b> Attached a detailed list of <b>BILL OF MATERIALS</b> listing all costs of the items associated with your design & play equipment in your proposals.	Option 2: \$ <u>159,806.73</u>
2.	LS	<b>INSTALLATION OF PLAY EQUIPMENT</b>	\$ <u>40,193.27</u>
3.	LS	<b>MATERIALS AND INSTALLATION OF ARTIFICIAL TURF PLAYGROUND SURFACNG</b>	\$ <u>154,820.00</u>

COMPANY NAME (Make sure to use your complete, legal company name.) <b>Minnesota Playground Inc. dba MWP Recreation</b>			
ADDRESS 4800 Hwy 55, Suite 130	CITY Golden Valley	STATE MN	ZIP 55422
LEAD TIME (Upon receipt of order) Twelve to Eighteen Weeks			
PAYMENT TERMS (Net 30) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Other <input type="checkbox"/>			
EARLY PAYMENT DISCOUNT (Special Terms)			



## Report to the Sustainability Commission of the City of Green Bay

### MEETING DATE

December 2, 2025

### AGENDA ITEM # O.1

To hold the 2026 work plan discussion and approval until the December 17, 2025 meeting of the Sustainability Commission.

### BACKGROUND

The Sustainability Commission's Work Plan is intended to guide the activity of the commission, ensuring our efforts are impactful and aligned. This has facilitated incredible progress, including passage of a commitment to community-wide carbon neutrality by 2050; development, approval, and implementation of the Clean Energy Green Bay (CEGB) and Green Stormwater Infrastructure plans; incorporation of climate resilience in the Go Big Green Bay 2050 Comprehensive Plan; and implementation of multiple City policies and initiatives that support pollinators and native species. To continue to leverage the expertise of Commission members and drive impact toward a more sustainable community, we propose the following:

- Sustainability Commission members will prepare a list of all possible 2026 Commission initiatives to discuss during the October 16, 2025 meeting. This should include personal/professional input and input from represented stakeholders. All ideas are welcome – this should be a comprehensive list of all possible action by the Commission in 2026.
- During the October meeting, the Commission will compile and discuss the proposed ideas and assign them to the appropriate Work Group. Additional Work Groups may be proposed at this time, as needed to address recommended actions. Each Commission member is encouraged to participate in at least one Work Group; each Work Group must have participation of 1-3 Commission members to be considered active, and only active Work Groups will be reflected in the 2026 Work Plan. Work Group leaders should be prepared to request additional support from the Commission at this time, to ensure that each group has the resources it needs to achieve its 2026 priorities.
- Between October and November 2025, Work Groups will meet to discuss the proposed ideas and identify 1-3 initiatives for 2026. Initiatives should be Specific, Measurable, Achievable, Realistic, and Time-Bound (SMART). If additional funding or outside resources are needed to accomplish the initiative, steps to secure those resources should be outlined as part of the 2026 plan.
- **During the November 2025 meeting, each Work Group will present its 2026 plan to the Commission for discussion.**
- Between November and December 2025, the Work Plan will be updated to reflect the 2026 Work Group initiatives.
- During the December 2026 meeting, the Commission will vote to finalize the 2026 Work Plan.

### RECOMMENDATION

Each workgroup will review and discuss 1–3 priorities and initiatives for consideration in the 2026 Work Plan.

- Clean Energy
- Climate Resilience
- Healthy Habitat for All
- Waste Reduction
- Youth / Community Engagement

## FISCAL IMPACT

None at this time.

## ATTACHMENTS

1. Clean Energy Work Group 2026 Initiatives
2. Community Engagement Work Group 2026 Initiatives
3. 2026 Sustainability Commission Work Plan Ideas\_for discussion

## **Clean Energy**

- **Goal**
  - 100% clean energy and carbon neutrality for the City of Green Bay by the year 2050 (Resolution 5/4/2021).
- **Research, Data, or Evidence**
  - *Clean Energy Green Bay Plan* – adopted December 2023
- **Actions**
  - In Q1 2026, define internship opportunities and expectations for college students to support achievement of the City’s clean energy and carbon neutrality targets.
  - Collaborate with the Sustainable Business Council to deliver the Green Bay Accelerator Cohort program by Q3 2026, in support of the City’s Clean Energy Plan.
  - Provide three outreach touchpoints to the Large Energy Users workgroup to advance the City’s Clean Energy Plan by year-end 2026.
- **Target Dates**
  - Internship Opportunities and Expectations – Q1 2026
  - Deliver Green Bay Accelerator Cohort – Q3 2026
  - Three Touchpoints to Large Energy Users – EOY 2026
- **Partners**
  - Internal City Employee Energy Team
  - WPS
  - Wisconsin Local Government Climate Coalition
  - Green Bay Metro Transit
  - Green Bay Water Utility
  - Green Bay Neighborhoods
  - Focus on Energy
  - Large Energy Users group
  - Sustainable Business Council
- **Funding Source**
  - Daybreak Fund grant (to Sustainable Business Council) for GB Accelerator cohort
- **Point People**
  - Jenny Brinker, Christa Kananen

## **Community Engagement**

- **Goal:** Build relationships across the private, public, nonprofit, education, and youth sectors to foster community participation in local sustainability initiatives.
- **Research, Data, or Evidence:**
  - Studies on community engagement in effective local governance
    - Loeffler, Elke, and Tony Bovaird. "From Engagement to Co-Production: The Contribution of Users and Communities to Outcomes and Public Value." *Voluntas*, 23 (4): 1119–1138 , 2012.
    - Putnam, Robert D. *Bowling Alone: The Collapse and Revival of American Community*. Simon & Schuster, 2000.
    - Rowe, G., & Frewer, L. J. (2000). Public Participation Methods: A Framework for Evaluation. *Science, Technology, & Human Values*, 25(1), 3-29.  
<https://doi.org/10.1177/016224390002500101> (Original work published 2000)
  - Existing community engagement programs in other WI municipalities (e.g., Dane, MKE)
- **Actions:**
  - Establish & promote a central list of sustainability-related volunteer projects, in collaboration with City staff and local partners.
  - Coordinate with the outgoing Clean Energy Connector, to ensure resources and connections established during their tenure are not lost and to identify opportunities to continue this important work.
- **Target Dates:**
  - Meet with the Clean Energy Connector to initiate handoff by the end of Q1 2026.
  - Establish a list of sustainability-related volunteer projects by the end of Q4 2026.
- **Partners:**
  - Green Bay Conservation Corps
  - Local schools (e.g., Green Bay Area Public Schools)
  - Higher education institutions (e.g., UW-Green Bay, NWTC)
  - Youth organizations (e.g., Boys & Girls Club, Youth Action Council)
  - Wisconsin K–12 Energy Education Program (KEEP)
  - WI Youth Engagement Coalition + Conservation Corp
- **Funding Sources:**
  - None needed at this time
- **Point People:** Christa Kananen, Maria Otto, Ned Dorff

## 2026 Sustainability Commission Work Plan Ideas

### Clean Energy Work Group

- Engage businesses in implementation of Clean Energy Green Bay Plan through the SBC GB Accelerator Cohort
- Partnering with MREA to facilitate RFI at GBAPS in 2026; collaborate with higher education partners (interns) to extend RFI opportunities to other community partners
- Analyze City vehicle utilization & opportunities to optimize fleet
  - Research best practices in fleet management
  - Recommendations on fuel efficiency/fuel source when purchasing
  - Support policy development for City staff
  - Fleet evaluation has been completed as part of the Clean Energy Green Bay plan – need to “connect the dots” with utilization
  - Partner with higher education (intern)
- Work Group members: Jenny (lead), Christa

### Climate Resilience Work Group

- Develop a “Green & Complete Streets” program to reduce impervious surface & provide multi-function benefits out of a street
  - Development of Policies
  - Guidance/Best Practices
  - Collaboration with City Staff
- Promote GIS benefits, incentives, etc.
  - Public education
  - Create a factsheet for businesses about GSI and relevant benefits/incentives  
NOTE: may be completed as part of the SBC GB Accelerator
  - Collaborate with Community Engagement Work Group
- Review stormwater credit reduction using GSI and recommend updates to existing practices as appropriate
  - Coordinate with City Staff
  - Develop a policy
  - Public education
  - Consider code updates, particularly regarding residential GSI
- Fund a cohort to go to the Green Schools Consortium of Milwaukee [Green & Healthy Schools Conference](#) (August 2026)
  - Annual conference in August in/around MKE

- Secure grant funding
- Develop an economically and operationally sustainable rain barrel program (incl., monitoring and evaluation)
  - Has been successful, needs to be economically sustainable for the City (e.g. sell/cost share rather than give away)
  - Support/coordinate with City Staff
  - Monitoring & evaluation of program
- Research development/landscaping/construction code that prevents compaction of turf grass for improved infiltration of stormwater
  - Coordination with city staff
  - Policy development
  - Research options & implications
  - Possible code update recommendations to follow
  - May be a good opportunity for presentation to the Sustainability Committee
- Identify barriers for participation & opportunities for in the Green Stormwater Revolving Loan Fund program.
  - Coordinate with City Staff
    - NOTE: Staff is looking at this currently
  - Get buy-in/information from public
  - Public education
  - Look for ways the commission can support city staff in this program
- Partner with City Staff to support securing funding for nature-based flood resilience initiatives related to parks (e.g., Emile)
- Work Group members: Julia (lead)

#### Healthy Habitat for All

- Develop science-based and consistent messaging for the promotion of pollinator gardens and lawn maintenance best practices (No mow May replacement)
  - UW Extension has done a lot of this work
  - Promote & educate the public
  - Target Date: Before May 2026
- Create a user-friendly and public facing Pollinator Corridor platform to collect and highlight pollinator gardens throughout the greater GB area
  - Map is created, needs to be promoted
  - Promote & engage public
  - Expand mapped plantings to include private landscaping
  - Develop user-friendly interface for public input (e.g., may need to be a form vs. direct input)

- Tie in w/ planned natural landscape registration
  - Partner with Resilience & Sustainability Hub
  - Promote public-facing pollinator corridor map to be launched by year-end 2025.
- Analyze under-utilized turf grass for conversion to native vegetation (GSI) – similar to work Suprema
  - Collaboration with Climate resilience + City staff
- Launch plant kit giveaway as No Mow May replacement
  - Will learn about grant funding in November
  - Botanical Garden + Stone Silo will donate 100 kits
  - Promote
  - Public education
  - Promote Botanical Gardens’ giveaway
- Celebrate/support/promote participation in Bird City + Tree City program
  - Maria + Bay Beach Wildlife Sanctuary naturalists complete the application and pay the fee – commission may support
  - Support policy development (e.g., feral cats)
  - Research & support improvements of Bird City application
- Support & promote “No Mow May” replacement
  - Public education
  - Funding
  - Coordination with City Staff & community partners
  - Target Completion Date: April/May 2026
  - Finalize a name for the program
  - Provide signage for program + planned natural landscapes
- Explore opportunities to reduce light pollution
  - Review ordinance
  - Research best practices & considerations
  - Firefly support
- Support Food Forest initiatives (e.g., @ Seymour Park)
  - Add to volunteer project list
  - Develop edible landscaping & foraging guidance
  - Recommend ordinance updates re: collecting plant materials to exempt food forests from prohibition on harvesting plant material
  - Public education to encourage & promote edible landscaping (collaborate with Community Engagement)
- Work Group members: Ned (lead), Maria, Daniela

## Waste Reduction

- Pilot Food Waste reduction initiative
  - Community Education
  - Food Saver Challenge (Stop Food Waste Day is Wednesday, April 29, 2026)
  - Facilitate community partnerships to divert food waste
- Pilot community food waste composting program
  - Secure funding
  - Identify and evaluate implementation pathways
    - Community partners
    - Bin purchase & management
      - [2026 Recycling Connections Group Purchase Program](#)
    - Compost management
    - Residual management
  - Talk with other communities who have successfully implemented programs to identify best practices and lessons learned
  - NOTE: several stakeholders have recommended a curbside composting pickup program
- Support citywide recycling bins and practices, identify major challenges and opportunities for improvement, and pilot several practices for improvement (incl., post-project evaluation and recommendations)
  - Outreach & public awareness re: waste, recycling, etc.
  - Collaborate with City Staff
- Support pilot program for internal composting at city facilities (e.g. City Hall)
  - Conservation Corp could support collection & transfer to Wildlife Sanctuary
  - Partner with City Staff
  - Research & compile recommendations
- Coordinate with Brown County Port Authority/Tri-City Recycling to develop a campaign on recycling & waste management education, particularly for municipal partners to be able to push out. City ready to distribute, needs resources – Tri City Recycling already has them
- City of MKE applied for waste-related grant, waiting to hear about award; has allocated money to Rooted In (representing Green Bay municipality) to reduce food waste
- Rooted In volunteers are eager to partner with Waste Work Group to reduce food waste
- Work Group members: Mark (lead)

### Community Engagement Work Group (formerly Youth Engagement Work Group)

- Expand scope of work group to include engagement with businesses, local groups, etc. in addition to youth
- Continue to support the work of the Clean Energy Connector (Alex Galt)
  - Compile best practices for business & residential energy efficiency
  - Explore low-cost and & nature-based solutions for achieving the Clean Energy Green Bay plan (e.g., rooftop gardens, urban tree planting, etc.)
- Promote & expand Youth Advisory Council, in partnership with the newly formed WI Youth Engagement Coalition + Conservation Corp. Hosting organizations have started to meet monthly & will continue for at least the next 12 months
- Establish & promote central list of sustainability-related volunteer projects (e.g., Scouts)
  - Could be a brainstorming session at a commission meeting
  - Coordinate with City Staff & Departments
- Establish channel with Communications Director to promote Sustainability Commission work/ community education & awareness of Work Group outputs
- Stormwater tech has outreach responsibilities that we can tap into; incl. awareness about Leaf Litter, Salt, GSI, etc.– ok to collaborate
- Work Group members: Maria + Christa

### Reminders

- Minimal capacity for staff involvement in new initiatives

### Potential Work Groups:

- Food resiliency: Julia + Daniela

### Work Groups in Need of Participants:

- Climate Resilience
- Waste



Report to the  
**Sustainability Commission**  
of the City of Green Bay

## MEETING DATE

December 2, 2025

## AGENDA ITEM # O.2

To approve Neighbors for Nature as the name for the No Mow May alternative initiative.

## BACKGROUND

No Mow May will be replaced by a program that promotes gowing native plants during the entire growing season. The Healthy Habitat Work Group narrowed options for names down to three: 1. Pollinator Pocket; 2. Healthy Habitats; 3. Neighbors For Nature.

## RECOMMENDATION

Recommend the Sustainability Commission to choose one of the three proposed names.

## FISCAL IMPACT

## ATTACHMENTS

None



Report to the  
**Sustainability Commission**  
of the City of Green Bay

**MEETING DATE**

December 2, 2025

**AGENDA ITEM # O.3**

Staff Report(s)

**BACKGROUND**

**RECOMMENDATION**

To receive and place on file staff report (s).

**FISCAL IMPACT**

**ATTACHMENTS**

1. EGB Update November 2025
2. Resiliency Coord\_November 2025



Public Works Department  
100 North Jefferson Street - Room 300  
Green Bay, Wisconsin 54301-5026  
www.greenbaywi.gov

Administration | Engineering | Traffic 920.448.3100  
Operations 920.448.3535  
Parking 920.448.3431  
Fax 920.448.3102

November 20, 2025

Clean Energy / Energize Green Bay Campaign updates

Submitted by Alex Galt, Clean Energy Connector

- Grow Solar – Green Bay, the group purchase program the City of Green Bay partnered with the Midwest Renewable Energy Association has now concluded. The program provided solar PV systems to 20 households in NE Wisconsin. Half of these were within Green Bay city limits, about 3/4s in the greater Green Bay area. In all, this added 70 kW of additional solar PV to the City's grid.
- With substantial solar PV arrays under construction by the Green Bay Area Public Schools at East High School and Lombardi and Washington Middle Schools, overall, the City of Green Bay permitted ~ 1.2 mW of solar PV in 2025. To put that into perspective, during the ten years prior, 1.5 mW of solar PV was installed.
- As the 2025 public outreach season ends, we've engaged approximately 1,450 people this year through one-on-one conversations. The quality of these interactions varied—some were quite in-depth, others more surface-level, and a few were unproductive. It remains difficult to assess the overall impact of this work. Promoting independent events, such as those we hosted earlier in the year with neighborhood associations, proved to be of limited value. For future outreach efforts, I recommend focusing on farmers markets—especially the Saturday market—and other venues where people are already gathered.
- As the Energize Green Bay campaign enters its fourth quarter and the IRA provisions that it was designed to promote begin to sunset, we are shifting our focus toward addressing the extreme energy burden faced by low-income families in Green Bay. We're doing this in several ways:
  - The Energize! Green Bay board game will be distributed via foamcore stands that will be sited in various well trafficked places in Green Bay.
  - Educating leaders within local community-based organizations (CBO) about energy efficiency and clean energy - hopefully in partnership with Brown County United Way, who can provide access to up to 32 local organizations.
- We are also working to create an online resource for small business owners. We have begun talking to The New North.



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Green Bay, Wisconsin 54301-5026  
[www.greenbaywi.gov](http://www.greenbaywi.gov)

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Operations 920.448.3535  
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Fax 920.448.3102

**TO: Sustainability Commission**

**FROM:** Melissa M. Schmitz

**DATE:** November 20, 2025

**RE: Staff Report**

Over the past couple months, I continued advancing several key resiliency and clean energy initiatives for the City of Green Bay. Much of this work centered on supporting the East River Flood Solutions wetland restoration projects, including preparing narrative sections and refining materials for grant submissions. I continue to manage grants for East River flood resiliency, Connect the Bay, and the Energy Efficiency and Conservation Block Grant. Time was spent reviewing project budgets, monthly invoices, matching requirements, and consultant scopes to ensure alignment with funding opportunities and project timelines.

In support of the Clean Energy Green Bay Plan, I advanced planning related to municipal solar installations, including refining potential system sizes for the East and West Side Garage. I also began evaluating the next phase of the Energize Green Bay campaign with the Clean Energy Connector as IRA incentives begin to sunset.

Additional efforts included coordinating with partners to strengthen long-term flood resiliency planning, contributing time with department staff for planning a food waste compost pilot and a No Mow May replacement initiative. Alternative funding mechanisms for stormwater and flood mitigation infrastructure were investigated.

Overall, recent work involved project management, grant development, and cross-departmental coordination to support the City's long-term climate resilience and clean energy goals.

**RESOLUTION REQUESTING LEGISLATIVE ACTION ON  
SHORT-TERM RENTAL REGULATIONS**

**December 2, 2025**

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY:

WHEREAS, short-term rentals (STRs)—defined as a residential dwelling that is offered for rent for a fee and for fewer than 30 consecutive days—have rapidly grown in use throughout Wisconsin and across the United States through digital platforms; and

WHEREAS, the growth of STRs has provided homeowners with additional sources of supplemental income, and have contributed, in part, to the tourism industry; and

WHEREAS the growth and use of STRS has also produced significant local impacts ranging from; increased housing costs, increased rental costs, decreased housing inventory, decreased neighborhood character and welfare; and

WHEREAS, current state statutes limit the extent to which municipalities may regulate STRs; and

WHEREAS, Green Bay, along with other communities, have a need and desire for additional authority to address local concerns that arise from the use of STRs to help alleviate tensions between local residents and STR operators; and

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Green Bay recognizes the importance of balancing community welfare with independent financial opportunities related to housing; and

BE IT FURTHER RESOLVED, that the Common Council of the City of Green Bay urges the Wisconsin Legislature to amend the state statutes related to STRs to enhance municipal discretion to; regulate STRs based on zoning, to establish a cap on total STRs available in each permit cycle, and to further limit the total number of rental days; and

BE IT FURTHER RESOLVED, that the City Clerk shall transmit a copy of this resolution to the Governor of the State of Wisconsin, the leadership of the Wisconsin State Legislature, and the Senate Committee on Insurance, Housing, Rural Issue and Forestry.

Adopted by the Common Council of the City of Green Bay, Wisconsin, this the 2nd day of December 2025.

---

Eric Genrich, Mayor

**FINAL PAYMENTS RESOLUTION**  
**December 2, 2025**

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

That the City Clerk be and is hereby instructed to draw FINAL ORDERS in favor of the following contractors for their projects in the amounts listed as follows:

1. **SIDEWALKS 2025**

**JIM FISCHER, INC.**

TOTAL AMOUNT EARNED:	\$ 655,949.45
LESS AMOUNT RETAINED:	\$ <u>0.00</u>
	\$ 655,949.45
LESS AMOUNT PREVIOUSLY PAID:	\$ <u>632,737.57</u>
<b>AMOUNT DUE THIS PAYMENT:</b>	<b>\$ 23,211.88</b>

**ACCOUNT NUMBER**

**402500-55340-65055: \$23,211.88**

**PO #2500132**

2. **PARKS 5-25 LEICHT MEMORIAL PARK SITE GRADING**

**RELYCO PLUS, LLC.**

TOTAL AMOUNT EARNED:	\$ 90,721.25
LESS AMOUNT RETAINED:	\$ <u>0.00</u>
	\$ 90,721.25
LESS AMOUNT PREVIOUSLY PAID:	\$ <u>87,024.77</u>
<b>AMOUNT DUE THIS PAYMENT:</b>	<b>\$ 3,696.48</b>

**ACCOUNT NUMBER**

**445250-55390-97799: \$3,696.48**

**PO #2500157**

3. **PAVEMENT 3-24 HOWARD STREET, S. OAKLAND AVENUE, & SCHOOL PLACE RECONSTRUCTION & SEYMOUR PARK WEST STORMWATER FACILITY ARKS 5-25 LEICHT MEMORIAL PARK SITE GRADING**

**VINTON CONSTRUCTION COMPANY**

TOTAL AMOUNT EARNED:	\$ 5,304,555.45
LESS AMOUNT RETAINED:	\$ <u>0.00</u>
	\$ 5,304,555.45

LESS AMOUNT PREVIOUSLY PAID:  
**AMOUNT DUE THIS PAYMENT:**

\$ 5,059,861.00  
\$ **244,694.45**

**ACCOUNT NUMBERS**

**501-12201-65094: \$1,580.00**  
**403500-55355-65094: \$6,675.00**  
**412500E-55355-65094: \$130,860.87**  
**217500-55305-65094: \$2.52**  
**412500E-55359-65094: \$95,681.08**  
**401500E-55305-65094: \$9,894.98**  
**PO #2400125**

Adopted \_\_\_\_\_, 2025

Approved \_\_\_\_\_, 2025

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

BMJ

**PLANNING ORDINANCE NO. 01-25**

**AN ORDINANCE  
AMENDING THE OFFICIAL MAP OF THE  
CITY OF GREEN BAY BY CLOSING A  
PORTION OF THE ALLEY ADJACENT TO 409 W WALNUT STREET  
TO PUBLIC TRAFFIC**

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

**SECTION 1.** Pursuant to Wis. Stat. § 62.23 (6)(c), the Official Map of the City of Green Bay, as created by Section 34-1, Green Bay Municipal Code, is hereby amended by closing to public traffic a portion of the alley located adjacent to 409 W Walnut Street. Said proposed alley closure is depicted on a map attached hereto and made a part of this ordinance as though fully set forth herein.

**SECTION 2.** This amendment of the Official Map is subject to the following conditions:

1. A maintenance/closure agreement shall be established with the Department of Public Works.
2. An ingress/egress easement is required over the drive alley portion of Parcel 3-99, connecting to the open portion of the alley.
3. This alley closure shall be considered void if a PUD or other planning device is not enacted to create a food truck yard and event space at 409 W Walnut Street.

**SECTION 3.** All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

**SECTION 4.** This ordinance shall not take effect until a public hearing is held thereon as provided by Section 34-1, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

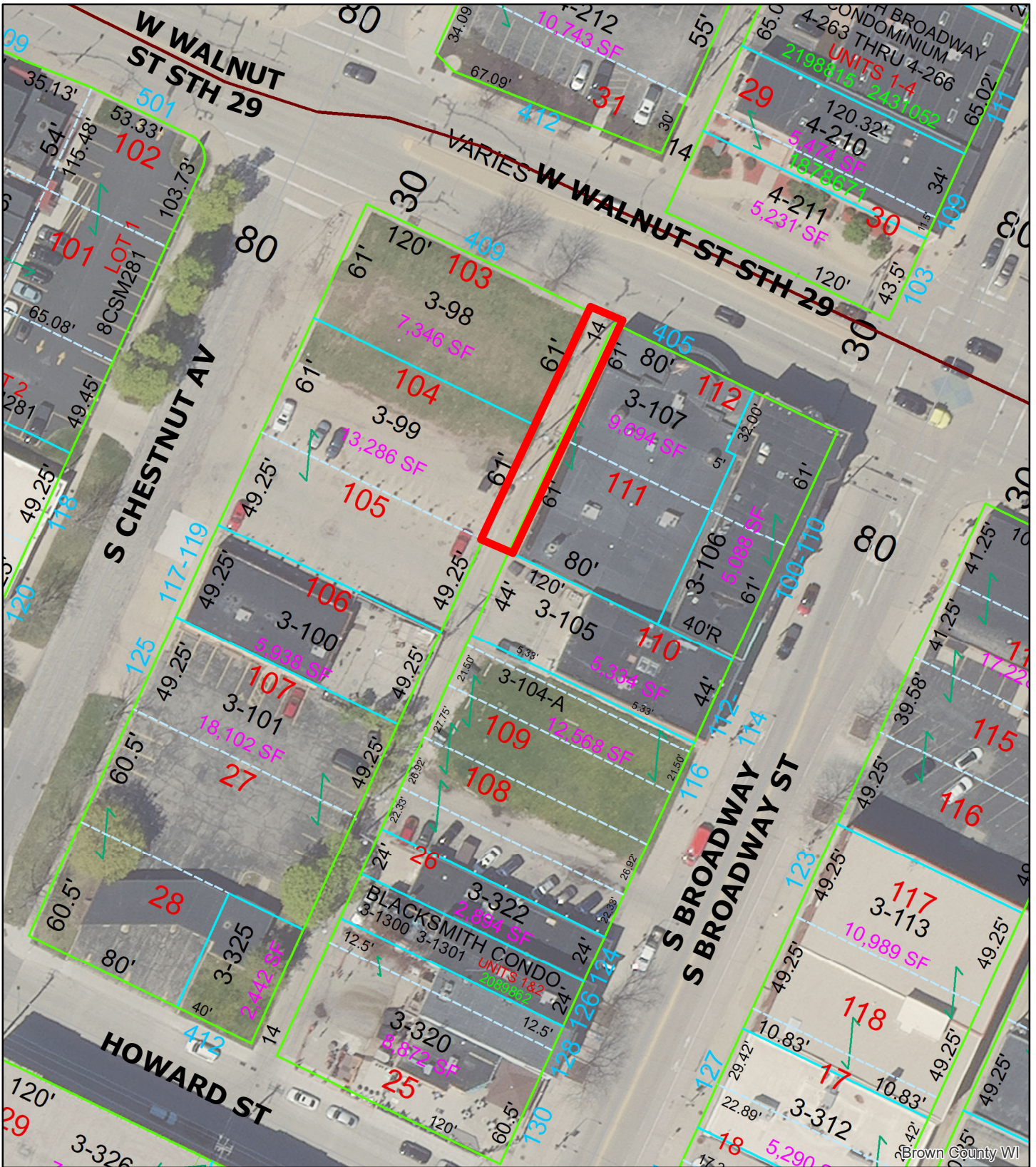
APPROVED:

\_\_\_\_\_  
Eric Genrich, Mayor

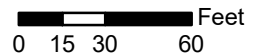
ATTEST:

\_\_\_\_\_  
Clerk

sh  
Attachment:  
Location Map



(AC 25-01) Partial Alley Closure near  
409 W Walnut Street



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. 10 Sep 2025 X:\Planning\Basemaps\template\_8.5x11.mxd



Proposed Alley Closure Area

## Exhibit A

### LEGAL DESCRIPTION FOR ALLEY BETWEEN 405 AND 409 W WALNUT STREET

A portion of a 14 foot wide public alley being part of the Original Survey of Fort Howard, City of Green Bay, West Side of Fox River, Brown County, Wisconsin, described as follows:

**Beginning** at the northwest corner of Lot 112 of said Original Survey of Fort Howard, said point also being the intersection of the east line of a public alley and the south right-of-way of W Walnut Street;

thence S24°42'52"W, 122.57 feet on the east line of said public alley to the southwest corner of Lot 111 of said Original Survey of Fort Howard;

thence N64°10'12"W, 14.00 feet to the west line of said public alley and the southeast corner of Lot 104 of said Original Survey of Fort Howard;

thence N24°42'52"E, 122.57 feet on the west line of said public alley to the south right-of-way of W Walnut Street and the northeast corner of Lot 103 of said Original Survey of Fort Howard;

thence S64°10'27"E, 14.00 feet on said south right-of-way to the Point of Beginning.

Said described lands contain 1,716 square feet more or less.

**MISCELLANEOUS ORDINANCE NO. 07-25**

**AN ORDINANCE ADOPTING AN AMENDMENT TO THE GO BIG GREEN BAY  
2050 COMPREHENSIVE PLAN OF THE CITY OF GREEN BAY RELATED  
TO THE PROPERTY LOCATED AT 1109 S TAYLOR STREET FROM  
LOW DENSITY RESIDENTIAL TO  
COMMERCIAL  
(CPA 25-05)**

WHEREAS, pursuant to Wis. Stats. §§ 62.23(2) and (3), the City of Green Bay is authorized to prepare, adopt, and amend a comprehensive plan, as defined in Wis. Stats. § 66.1001(4)(a); and

WHEREAS the Common Council has adopted the Go Big Green Bay 2050 Comprehensive Plan for the purpose of guiding future land-use decision making, but recognizes that from time-to-time amendments may be necessary to reflect changes in the land use and planning needs of the community; and

WHEREAS the Common Council of the City of Green Bay has adopted written procedures (known as the Public Participation Plan for Periodic Comprehensive Plan Amendments) designed to foster public participation in every stage of the preparation of periodic comprehensive plan amendments required by Wis. Stats. § 66.1001(4)(a); and

WHEREAS the City of Green Bay has held at least one public hearing on this ordinance in compliance with the requirements of Wis. Stats. § 66.1001(4)(d), and it is the Common Council's belief that this comprehensive plan amendment is necessary and consistent with the overall goals, policies, and other related elements of the plan;

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

**SECTION 1.** Comprehensive Plan Amendment CPA 25-0\51 is hereby adopted pursuant to Wis. Stats. § 66.1001(4)(c) on the following described property. A copy of the comprehensive plan amendment is attached to this ordinance.

THAT PART OF PRIVATE CLAIMS 5 WEST, IN THE CITY OF GREEN BAY, WEST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SEVENTH STREET, PROJECTED, AND THE CENTERLINE OF TAYLOR STREET, SAID NORTH LINE OF SEVENTH STREET BEING 44.2 FEET NORTH OF, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID 20 ACRES MENTIONED ABOVE, THENCE NORTH 16° 35' EAST, ALONG THE CENTERLINE OF TAYLOR STREET A DISTANCE OF 176.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 16° 35' EAST, 124.61

MISCELLANEOUS ORDINANCE NO. 07-25

FEET, THENCE SOUTH 64° EAST 213.15 FEET; THENCE SOUTH 26° WEST, 108.94 FEET TO THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN VOLUME 313 DEEDS, PAGE 54, THENCE NORTH 69° 01' WEST, 159.92 FEET; THENCE NORTH 64° WEST, 33.45 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART THEREOF USED FOR ROAD PURPOSES AND FURTHER EXCEPTION THEREFROM PARCEL 12 OF VOLUME 1 TRANSPORTATION PLAT, PAGE 132 IN DOCUMENT NUMBER 2511363.

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

**SECTION 3.** This ordinance shall take effect upon its passage and publication.

Dated at Green Bay, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVED:

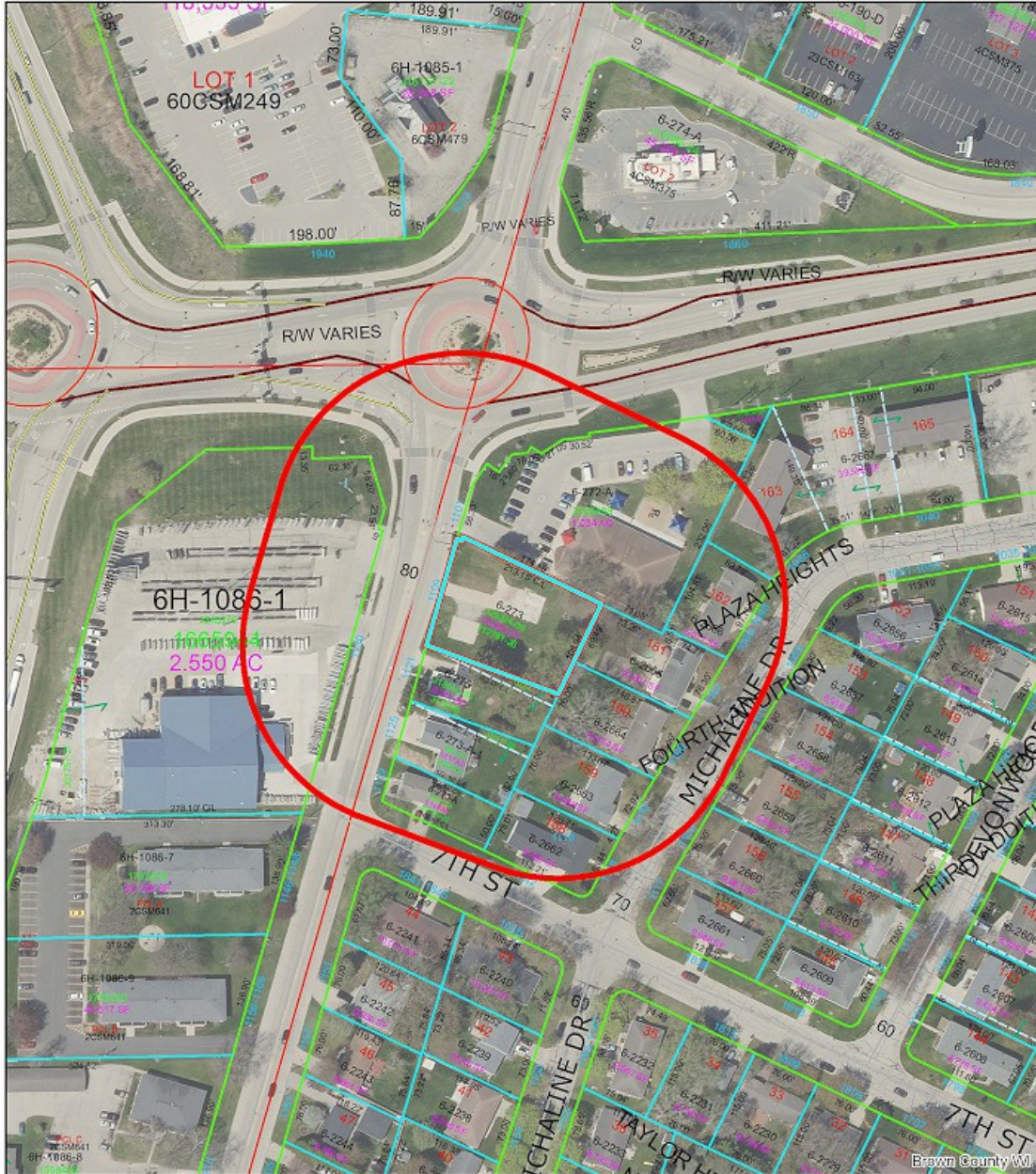
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Eric Genrich, Mayor

Sh:

Attachments – Location Map


MISCELLANEOUS ORDINANCE NO. 07-25





**(ZP 25-29 & CPA 25-05) Comprehensive Plan  
Amendment & Rezone at 1109 S Taylor Street**

0 40 80 160 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. 22 Oct 2025 X:\Planning\Basemaps\template\_8.5x11.mxd*

1109 S Taylor Street  
 200' Notification Area

**ZONING ORDINANCE NO. 20-25**

**AN ORDINANCE REZONING THE PROPERTY LOCATED  
AT 1109 S TAYLOR STREET FROM  
LOW-DENSITY RESIDENTIAL (R1) TO  
GENERAL COMMERCIAL (C1)  
(ZP 25-29)**

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

**SECTION 1.** Section 44-30, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning the following described property from Planned Unit Low-Density Residential (R1) to General Commercial (C1) zoning:

LEGAL DESCRIPTION: That part of Private Claims 5 West, in the City of Green Bay, West side of Fox River, Brown County, Wisconsin, described as follows:  
Commencing at the intersection of the North line of Seventh Street, projected, and the centerline of Taylor Street, said North line of Seventh Street being 44.2 feet North of, measured at right angles to, the South line of said 20 acres mentioned above, thence North 16° 35' East, along the centerline of Taylor Street a distance of 176.38 feet to the point of beginning; thence continuing North 16° 35' East, 124.61 feet, thence South 64° East 213.15 feet; thence South 26° West, 108.94 feet to the Northerly line of the property described in Volume 313 Deeds, Page 54, thence North 69° 01' West, 159.92 feet; thence North 64° West, 33.45 feet to the point of beginning, excepting therefrom that part thereof used for road purposes and further exception therefrom Parcel 12 of Volume 1 Transportation Plat, Page 132 in Document Number 2511363.

PARCEL #: 6-273

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

**ZONING ORDINANCE NO. 20-25**

**SECTION 3.** This ordinance shall not take effect until a public hearing is held hereon as provided by Section 44-82, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

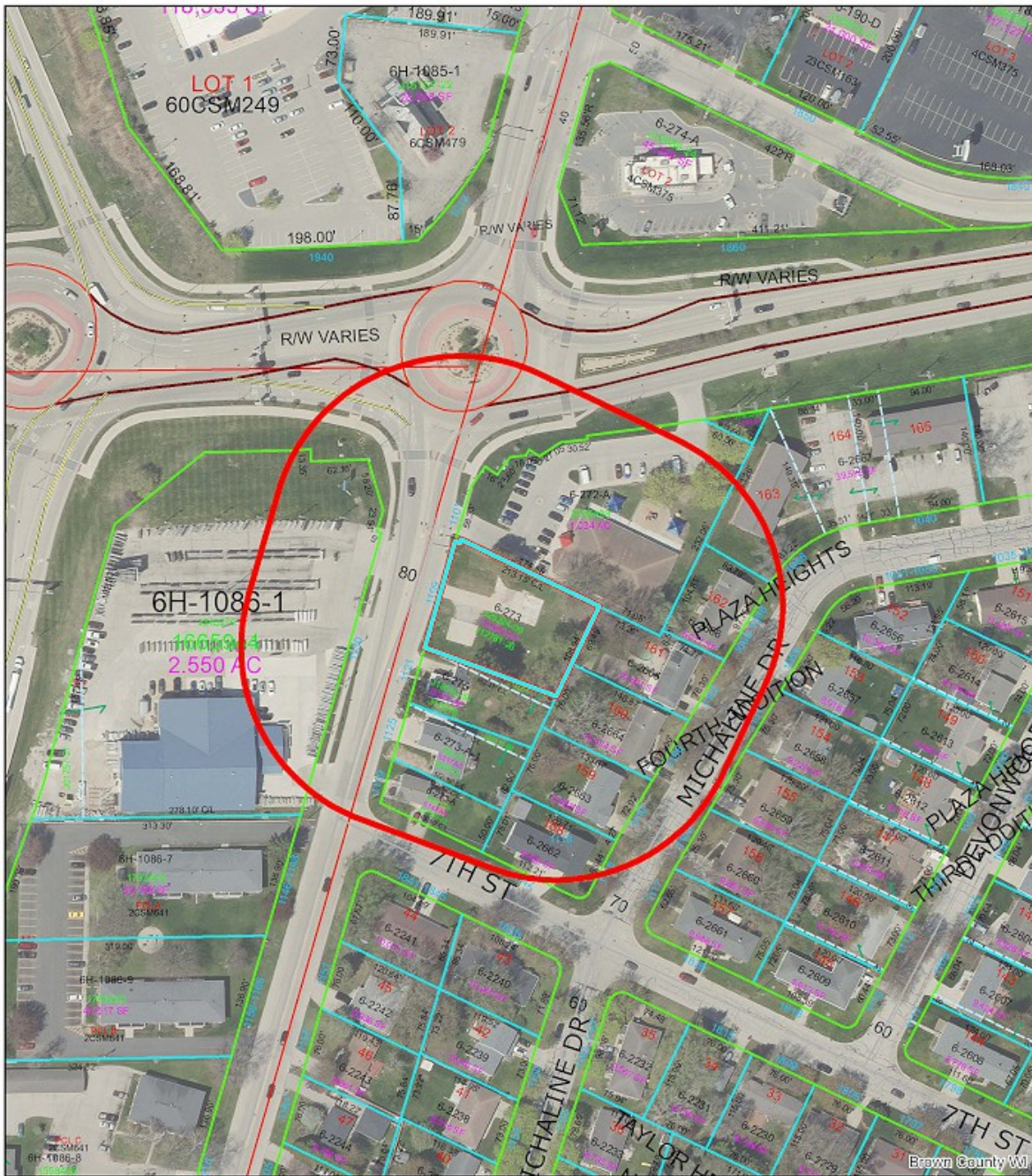
\_\_\_\_\_  
Eric Genrich, Mayor

ATTEST:

\_\_\_\_\_  
Celestine Jeffrey, Clerk

sh  
Attachment – Location Map

# ZONING ORDINANCE NO. 20-25



## (ZP 25-29 & CPA 25-05) Comprehensive Plan Amendment & Rezone at 1109 S Taylor Street



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- 1109 S Taylor Street
- 200' Notification Area

## ZONING ORDINANCE NO. 21-25

### AN ORDINANCE REZONING THE PROPERTY LOCATED AT 1531 MAIN STREET FROM PUBLIC INSTITUTIONAL (PI) TO NEIGHBORHOOD COMMERCIAL (NC) (ZP 25-33)

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

**SECTION 1.** Section 44-30, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by rezoning the following described property from Public Institutional (PI) to Neighborhood Commercial (NC) zoning:

LEGAL DESCRIPTION:

Part of Lots 33 through 42 and 48, Plat of Oak Grove, part of Lots 203 and 204 and all of Lot 205, J.M. Smith's Addition, part of the Southwest 1/4 of Section 32, T24N, R21E, part of Lots 22 and 23, Newhall's Addition, and that part of vacated Green Street lying northerly thereof, all in the City of Green Bay, East Side of Fox River, Brown County, Wisconsin, described as follows:

Commencing at the West 1/4 Corner of said Section 32;

Thence S00°05'49"W, 971.74 feet on the west line of the Southwest 1/4 of said Section 32 to the POINT OF BEGINNING;

Thence continuing S00°05'49"W, 138.03 feet on said west line to the southwest corner of Lot 185 of said J.M. Smith's Addition;

Thence S57°11'06"E, 61.79 feet on the south line of said Lot 185;

Thence S42°44'35"E, 16.66 feet on the south line of Lots 185 and 186 of said J.M. Smith's Addition to the northwest corner of said Lot 205, J.M. Smith's Addition;

Thence S89°38'12"E, 45.24 feet on the north line of said Lot 205 to the northeast corner thereof;

Thence S00°20'09"E, 25.00 feet on the east line of said Lot 205;

Thence S89°38'12"E, 50.00 feet to the east line of said Lot 204, J.M. Smith's Addition;

Thence S00°20'09"E, 56.00 feet on said east line;

Thence S89°38'12"E, 35.94 feet to the east line of said Lot 203, J.M. Smith's Addition;

Thence S00°20'08"E, 69.00 feet on said east line extended southerly to the northwest corner of vacated Green Street;

Thence S89°38'12"E, 120.00 feet on the north line of said vacated Green Street to the west right-of-way of Newhall Street;

Thence S00°20'08"E, 85.12 feet on said west right-of-way to the north right-of-way of Main Street;

Thence on said north right-of-way 71.14 feet along a 32.81 foot radius curve to the right, long chord bears S61°46'32"W, 58.00 feet;

Thence on said north right-of-way 354.37 feet along the arc of a 1601.69 foot radius curve to the right, long chord bears N49°46'30"W, 353.65 feet.

Thence N43°26'10"W, 329.52 feet on said north right-of-way;

**ZONING ORDINANCE NO. 21-25**

Thence on said north right-of-way 216.06 feet along the arc of a 613.67 foot radius curve to the right, long chord bears N33°21'00"W, 214.94 feet to the west line of said Lot 42, Plat of Oak Grove;  
Thence N26°25'08"E, 16.49 feet on said west line of said Lot 42 to the northwest corner thereof;  
Thence S41°53'09"E, 107.62 feet to the east line of said Lot 41, Plat of Oak Grove;  
Thence S63°42'15"E, 302.39 feet on a line 10 feet southerly of and parallel to the north line of said Lots 35 through 40, Plat of Oak Grove to the west right-of-way line of Wegner Street and the Point of Beginning.  
Said described lands contain 79,585 square feet or 1.827 acres more or less.

PARCEL #: 8-27

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

**SECTION 3.** This ordinance shall not take effect until a public hearing is held hereon as provided by Section 44-82, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

APPROVED:

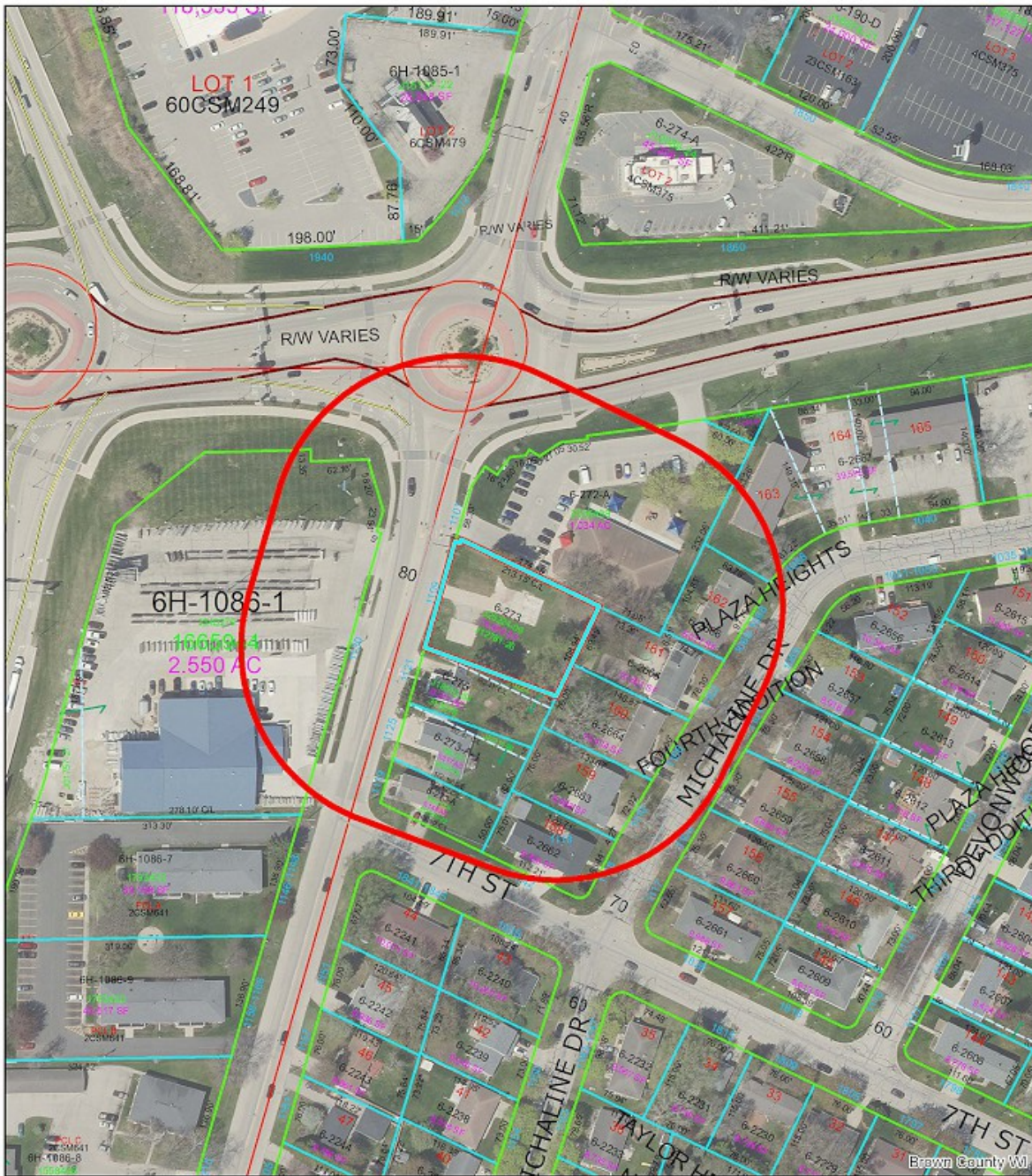
\_\_\_\_\_  
Eric Genrich, Mayor

ATTEST:

\_\_\_\_\_  
Celestine Jeffreys, Clerk

sh  
Attachment – Location Map


# ZONING ORDINANCE NO. 21-25




## (ZP 25-29 & CPA 25-05) Comprehensive Plan Amendment & Rezone at 1109 S Taylor Street



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. 22 Oct 2025 X:\Planning\Basesmaps\template\_8.5x11.mxd

 1109 S Taylor Street

 200' Notification Area

GENERAL ORDINANCE NO. 33-25

**AN ORDINANCE  
AMENDING SECTION 44-1580(j),  
GREEN BAY MUNICIPAL CODE,  
RELATING TO SHORT-TERM RENTALS**

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

**SECTION 1.** Section 44-469(1), Green Bay Municipal Code, is hereby amended to read:

(j) Short-term rentals (*STRs*).

(1) Advertising, including but not limited to, through a third-party, is prima facia evidence that the dwelling unit is used for a short-term rental. Prior to advertising or occupancy of a dwelling unit for use as a short-term rental, the following permits, registrations, and other information shall be obtained by the property owner or local representative:

- a. Proof of registration with the City of Green Bay Treasurer regarding Brown County room tax requirements.
- b. Proof of registration with the Brown County Health Department.
- c. A lease agreement example provided that includes language regarding compliance with parking, noise and other applicable City of Green Bay ordinances relevant to occupancy of the structure.
- d. Proof of condominium association approval if the property is part of one.
- e. Proof of approval from property owner if applicant is the local representative.
- f. City of Green Bay short-term rental permit (STRP).

(2) An application for a short-term rental permit (STRP) may be an initial application or a renewal application, and shall be complete prior to submittal. STRP applications shall include all of the following:

a. Initial application.

1. Completed STRP application on a form established by the City.

2. Application fee as provided in the City Fee Schedule.

3. Proof of insurance.

4. Documentation required in subsection (j)(1) of this section.

b. Renewal of STRP. A STRP is valid for one year and shall expire on July 1 of the calendar year. A STRP not renewed prior to July 1 shall be deemed expired, and subject to the initial

application requirements. Prior to July 1, a STRP may be renewed on an annual basis, provided that no material changes have occurred to the initial application, and shall meet the following standards:

1. Proof of insurance.
2. Necessary permits and proof of registration as required in subsection (j)(2) of this section.
3. Renewal fee as provided in the City Fee Schedule.
4. All required application material must be submitted at the same time. Applications that are not complete at submission will be returned to the applicant without processing.
- (3) The number of occupants in STRs shall not exceed the limits set forth in the State of Wisconsin Uniform Dwelling Code and other applicable County and City of Green Bay housing regulations for residential structures based on the number of bedrooms within the unit.
- (4) STRPs are issued to a specific property owner, or local representative, of a short-term rental, referred to as the permit holder. STRs shall be immediately terminated when the permit holder sells or transfers the real property which was advertised or used as a short-term rental, except for a change in ownership where the title is held in survivorship or transfers on the owner's death.
- (5) Availability of STRs to the public shall not be advertised on site, except for as provided in subsection (6) below.
- (6) A STRP placard shall be visible from the street right-of-way on which the principal structure is addressed on. The placard shall contain the name and telephone number of the local representative responsible for managing short-term rental property. ~~If the local representative responsible for managing short-term rental property varies from the owner of the parcel, the placard shall also contain the name and telephone number of the parcel owner.~~
- (7) STRs shall not violate any applicable conditions, covenants, or other restrictions on real property.
- (8) Alcohol may not be sold on site.
- (9) STRPs granted by the City are subject to review on a yearly basis during renewal. Additionally, STRs may be reviewed at any time when the Community and Economic Development Director or Plan Commission has reason to believe that the regulations are not being adhered to or that there are problems associated with the STRs that warrant review by the Plan Commission and the Green Bay Common Council. STRs may be revoked based on the findings of the Plan Commission. STRs denied by the Planning staff may be appealed to the Plan Commission and Common Council.
- (10) No recreational vehicle (RV), camper, tent or any other temporary lodging arrangement shall be permitted on site for the means of providing accommodations for occupants and/or guests of a short-term rental.

(11) STRs shall comply with all requirements of this article and all applicable standards of this Code.

(12) Violations. Failure to comply with the requirements above shall constitute a violation of the provisions of this section. Disturbances or nuisances caused by the tenants of an approved STR which violate this Code, including, but not limited to, outdoor events noise ordinances or state law, shall also constitute a violation. Penalties for each violation shall be imposed in an amount not to exceed \$500.00, including court costs, and may result in permit suspension or revocation. In addition to the violations listed above, STR permits shall be revoked if a cumulation of three or more violations of items specified in Chapter 24-75 Definitions: Chronic Nuisance Premises or violations listed Chapter 44-1580(j) (13) occur over a 365 day period.

**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 \_\_\_\_\_, 2026.

APPROVED:

\_\_\_\_\_  
Eric Genrich, Mayor

ATTEST:

\_\_\_\_\_  
Celestine Jeffreys, Clerk

law

01/20/2026

GENERAL ORDINANCE NO. 33-25

**AN ORDINANCE  
AMENDING SECTION 44-1580(j),  
GREEN BAY MUNICIPAL CODE,  
RELATING TO SHORT-TERM RENTALS**

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

**SECTION 1.** Section 44-469(1), Green Bay Municipal Code, is hereby amended to read:

(j) Short-term rentals (*STRs*).

(1) Advertising, including but not limited to, through a third-party, is prima facia evidence that the dwelling unit is used for a short-term rental. Prior to advertising or occupancy of a dwelling unit for use as a short-term rental, the following permits, registrations, and other information shall be obtained by the property owner or local representative:

- a. Proof of registration with the City of Green Bay Treasurer regarding Brown County room tax requirements.
- b. Proof of registration with the Brown County Health Department.
- c. A lease agreement example provided that includes language regarding compliance with parking, noise and other applicable City of Green Bay ordinances relevant to occupancy of the structure.
- d. Proof of condominium association approval if the property is part of one.
- e. Proof of approval from property owner if applicant is the local representative.
- f. City of Green Bay short-term rental permit (STRP).

(2) An application for a short-term rental permit (STRP) may be an initial application or a renewal application, and shall be complete prior to submittal. STRP applications shall include all of the following:

a. Initial application.

1. Completed STRP application on a form established by the City.

2. Application fee as provided in the City Fee Schedule.

3. Proof of insurance.

4. Documentation required in subsection (j)(1) of this section.

b. Renewal of STRP. A STRP is valid for one year and shall expire on July 1 of the calendar year. A STRP not renewed prior to July 1 shall be deemed expired, and subject to the initial

application requirements. Prior to July 1, a STRP may be renewed on an annual basis, provided that no material changes have occurred to the initial application, and shall meet the following standards:

1. Proof of insurance.
2. Necessary permits and proof of registration as required in subsection (j)(2) of this section.
3. Renewal fee as provided in the City Fee Schedule.
4. All required application material must be submitted at the same time. Applications that are not complete at submission will be returned to the applicant without processing.
- (3) The number of occupants in STRs shall not exceed the limits set forth in the State of Wisconsin Uniform Dwelling Code and other applicable County and City of Green Bay housing regulations for residential structures based on the number of bedrooms within the unit.
- (4) STRPs are issued to a specific property owner, or local representative, of a short-term rental, referred to as the permit holder. STRs shall be immediately terminated when the permit holder sells or transfers the real property which was advertised or used as a short-term rental, except for a change in ownership where the title is held in survivorship or transfers on the owner's death.
- (5) Availability of STRs to the public shall not be advertised on site, except for as provided in subsection (6) below.
- (6) A STRP placard shall be visible from the street right-of-way on which the principal structure is addressed on. The placard shall contain the name and telephone number of the local representative responsible for managing short-term rental property. **If the local representative responsible for managing short-term rental property varies from the owner of the parcel, the placard shall also contain the name and telephone number of the parcel owner.**
- (7) STRs shall not violate any applicable conditions, covenants, or other restrictions on real property.
- (8) Alcohol may not be sold on site.
- (9) STRPs granted by the City are subject to review on a yearly basis during renewal. Additionally, STRs may be reviewed at any time when the Community and Economic Development Director or Plan Commission has reason to believe that the regulations are not being adhered to or that there are problems associated with the STRs that warrant review by the Plan Commission and the Green Bay Common Council. STRs may be revoked based on the findings of the Plan Commission. STRs denied by the Planning staff may be appealed to the Plan Commission and Common Council.
- (10) No recreational vehicle (RV), camper, tent or any other temporary lodging arrangement shall be permitted on site for the means of providing accommodations for occupants and/or guests of a short-term rental.

~~(11) Total number of days the dwelling unit may be rented within any 365-day period of an annual license shall not exceed 180 consecutive days. The STRP applicant shall provide the start date on an annual application as to when 180 days shall start and end during the annual license periods.~~

~~(11)~~ ~~(12)~~ (11)

STRs shall comply with all requirements of this article and all applicable standards of this Code.

~~(12)~~ ~~(13)~~ (12)

Violations. Failure to comply with the requirements above shall constitute a violation of the provisions of this section. Disturbances or nuisances caused by the tenants of an approved STR which violate this Code, including, but not limited to, outdoor events noise ordinances or state law, shall also constitute a violation. Penalties for each violation shall be imposed in an amount not to exceed \$500.00, including court costs, and may result in permit suspension or revocation.

**In addition to the violations listed above, STR permits shall be revoked if a cumulation of three or more violations of items specified in Chapter 24-75 Definitions: Chronic Nuisance Premises or violations listed Chapter 44-1580(j) (13) occur over a 365 day period.**

**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 \_\_\_\_\_, 2026.

APPROVED:

\_\_\_\_\_  
Eric Genrich, Mayor

ATTEST:

\_\_\_\_\_  
Celestine Jeffreys, Clerk

law

01/20/2026

**GENERAL ORDINANCE NO. 35-25**

**AN ORDINANCE  
AMENDING SECTION 44-1964,  
GREEN BAY MUNICIPAL CODE,  
RELATING TO LANDSCAPING**

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

**SECTION 1.** Section 44-1964, Green Bay Municipal Code, is hereby amended to read:

**Sec. 44-1964. Perimeter landscape buffers.**

Buffers shall be used to provide visual and noise separation between uses, and to improve water quality and stormwater runoff management. Buffer landscaping shall be provided as follows:

- (1) For non-residential or multifamily (five or more units) uses when adjacent to residentially zoned property or property used for residential purposes, buffers shall be at least 20 feet wide. If the non-residential or multifamily use (five or more units) is located adjacent to residentially zoned property or property used for residential purposes and is both an in-fill property (as defined in Article III-Definitions) and the parcel is located in a mixed use zoned district, thence buffers shall be 8 feet wide. In the following situations, the buffer yard shall be at least 25 feet wide:
  - a. Buffers for non-residential or multifamily buildings (five or more units) of ~~two~~ three or more stories when adjacent to residentially zoned property or property used for residential purposes.
  - b. Buffers for non-residential or multi-family buildings of 25,000 square feet of floor area or more when adjacent to residentially zoned property or property used for residential purposes.
  - c. Buffers along loading docks, service areas, or outdoor mechanical systems when adjacent to residentially zoned property or property used for residential purposes.
- (2) *Buffer design.*
  - a. Buffer areas shall consist of either a masonry wall, fence, berm, plantings, or a combination thereof that forms a screen a minimum of four feet in height and not less than 90 percent opaque on a year-round basis. Screening located along front and corner side yards is limited to four feet in height and not less than 90 percent opaque on a year-round basis and shall effectually block automobile headlights from trespass on roads or adjacent property.
  - b. Buffers shall be landscaped with at least one tree and five shrubs for every 50 linear feet. Soil volumes and depths associated per tree type (small, medium or large) shall be determined by the Director of Community Development or their designee, in consultation with the City Forester, but shall not be greater than 1,200 cubic feet of volume or three feet of depth.
  - c. Buffers may be interrupted for necessary pedestrian and vehicle access.
  - d. Buffer designs included in an approved stormwater management plan under Chapter 16 of this Code shall be constructed in accordance with said plan. Any combination of fencing and plantings may be used, provided the degree of opacity and screening required in this section is achieved.

**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

ATTEST:

\_\_\_\_\_  
Celestine Jeffreys, Clerk

law

12/2/2025

**GENERAL ORDINANCE NO. 35-25**

**AN ORDINANCE  
AMENDING SECTION 44-1964,  
GREEN BAY MUNICIPAL CODE,  
RELATING TO LANDSCAPING**

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

**SECTION 1.** Section 44-1964, Green Bay Municipal Code, is hereby amended to read:

**Sec. 44-1964. Perimeter landscape buffers.**

Buffers shall be used to provide visual and noise separation between uses, and to improve water quality and stormwater runoff management. Buffer landscaping shall be provided as follows:

- (1) For non-residential or multifamily **(five or more units)** uses when adjacent to residentially zoned property or property used for residential purposes, buffers shall be at least 20 feet wide. **If the non-residential or multifamily use (five or more units) is located adjacent to residentially zoned property or property used for residential purposes and is both an in-fill property (as defined in Article III-Definitions) and the parcel is located in a mixed use zoned district, thence buffers shall be 8 feet wide.** In the following situations, the buffer yard shall be at least 25 feet wide:
  - a. Buffers for non-residential or multifamily buildings **(five or more units)** of ~~two~~ **three** or more stories when adjacent to residentially zoned property or property used for residential purposes.
  - b. Buffers for non-residential or multi-family buildings of 25,000 square feet of floor area or more when adjacent to residentially zoned property or property used for residential purposes.
  - c. Buffers along loading docks, service areas, or outdoor mechanical systems when adjacent to residentially zoned property or property used for residential purposes.
- (2) *Buffer design.*
  - a. Buffer areas shall consist of either a masonry wall, fence, berm, plantings, or a combination thereof that forms a screen a minimum of four feet in height and not less than 90 percent opaque on a year-round basis. Screening located along front and corner side yards is limited to four feet in height and not less than 90 percent opaque on a year-round basis and shall effectually block automobile headlights from trespass on roads or adjacent property.
  - b. Buffers shall be landscaped with at least one tree and five shrubs for every 50 linear feet. Soil volumes and depths associated per tree type (small, medium or large) shall be determined by the Director of Community Development or their designee, in consultation with the City Forester, but shall not be greater than 1,200 cubic feet of volume or three feet of depth.
  - c. Buffers may be interrupted for necessary pedestrian and vehicle access.
  - d. Buffer designs included in an approved stormwater management plan under Chapter 16 of this Code shall be constructed in accordance with said plan. Any combination of fencing and plantings may be used, provided the degree of opacity and screening required in this section is achieved.

**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

ATTEST:

\_\_\_\_\_  
Celestine Jeffreys, Clerk

law

12/2/2025

**MISCELLANEOUS ORDINANCE NO. 08-25**

**AN ORDINANCE PROVIDING FOR DETACHMENT OF A PORTION OF  
THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN,  
TO THE VILLAGE OF BELLEVUE, BROWN COUNTY, WISCONSIN**

WHEREAS, the City of Green Bay has received a petition for detachment of land from the City of Green Bay in the County of Brown, Wisconsin to the Village of Bellevue in the County of Brown, Wisconsin for the subject properties and whereas the City Council by at least a three-fourths majority has approved the detachment petition. It is hereby ordained that the following Property is detached from the City of Green Bay and is therefore attached to the Village of Bellevue.

All of Volume 24, Certified Survey Maps, Page 13 (24CSM13), Map# 4010, Document No. 1228522, being part of the North 1/2 of Lot 1 of the Subdivision of Private Claims 10 and 11, East Side of Fox River, City of Green Bay, Brown County, Wisconsin, described as follows:

BEGINNING at the northeast corner of Lot 1 of said 24CSM13;  
thence S04°00'12"W, 196.12 feet on the east line of said 24CSM13;  
thence S33°14'00"W, 132.99 feet on the east line of said 24CSM13;  
thence S50°39'50"W, 148.75 feet on the east line of said 24CSM13 to the southeast corner thereof;  
thence on the south line of said 24CSM13 128.23 feet along the arc of a 3869.72 foot radius curve to the left, long chord bears N64°26'59"W, 128.22 feet;  
thence N65°23'56"W, 162.47 feet on said south line;  
thence N24°36'04"E, 25.41 feet on said south line;  
thence N65°27'03"W, 474.61 feet on said south line to the centerline of Guns Road;  
thence N01°02'00"E, 121.17 feet on said centerline;  
thence on said centerline 218.00 feet along the arc of a 553.04 foot radius curve to the right, long chord bears N12°18'03"E, 216.59 feet;  
thence N23°38'35"E, 133.19 feet on said centerline to the northeast corner of said 24CSM13;  
thence S63°09'53"E, 879.08 feet on the north nine of said 24CSM13 to the POINT OF BEGINNING.

Said described lands contain 397,335 square feet or 9.122 acres more or less.

WHEREAS, said territory contains approximately 9.122 acres with a current population of zero (0) persons, as defined in Wisconsin Statutes Section 66.0227. A scaled map reasonably showing the boundaries of said territory and the relation of said territory to the municipalities involved is attached hereto as Exhibit 1. The property displayed as Area A in the attached map is currently zoned PUD Planned Unit Development whereas the property described as Area B is road is road right-of-way in the attached map.

WHEREAS, the Common Council of the City of Green Bay elect that this detachment shall take effect to the full extent.

WHEREAS, it further appears that there are no electors residing in the territories proposed to be detached and the Petition has been signed by the owner of all properties within such territory; and

WHEREAS, it further appears that all of the requirements of Section 66.0227 of Wisconsin Statutes have been fully complied with; and

WHEREAS, it appears in the best interests of the City of Green Bay, Brown County, Wisconsin that the aforementioned City of Green Bay, Brown County, Wisconsin territories be detached from the City of Green Bay, Brown County, Wisconsin.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN DOES ORDAIN AS FOLLOWS:

THAT, the aforementioned territories situated in the City of Green Bay, Brown County, Wisconsin are hereby detached from the City and attached to the Village of Bellevue, Brown County, Wisconsin and shall only take effect upon the approval of City of Green Bay Miscellaneous Ordinance No. 08-25, and Miscellaneous Ordinance No. 09-25, and Village of Bellevue Ordinance No. O-2025-11 and Ordinance No. O-2025-12 and any other approvals pursuant to Section 66.0227 Wis. Stats; and

THAT, the properties shall continue to be zoned as previously outlined within the City of Green Bay Zoning Map until such a time as it is re-zoned within the Village of Bellevue Zoning Map; and

THAT, the City Clerk is hereby directed to provide this Ordinance to the Village of Bellevue so that the Village of Bellevue may act upon the Ordinance within the time period as set forth in Section 66.0227 Wis. Stats. The City Clerk is further directed to make the mailings pursuant to Section 66.0227 Wis. Stats, to mail a copy of the Ordinance of

Detachment to the Secretary of State of the State of Wisconsin, to the Clerk of the Green Bay Area School District, one copy to any company that provides utility service to the area detached and a copy to the Register of Deeds of Brown County, Wisconsin. All mailings shall occur within thirty (30) days of the date where the corresponding attachment Ordinance is adopted by the Village of Bellevue hereto pursuant to Section 66.03 Wis. Stats.

Dated at Green Bay, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

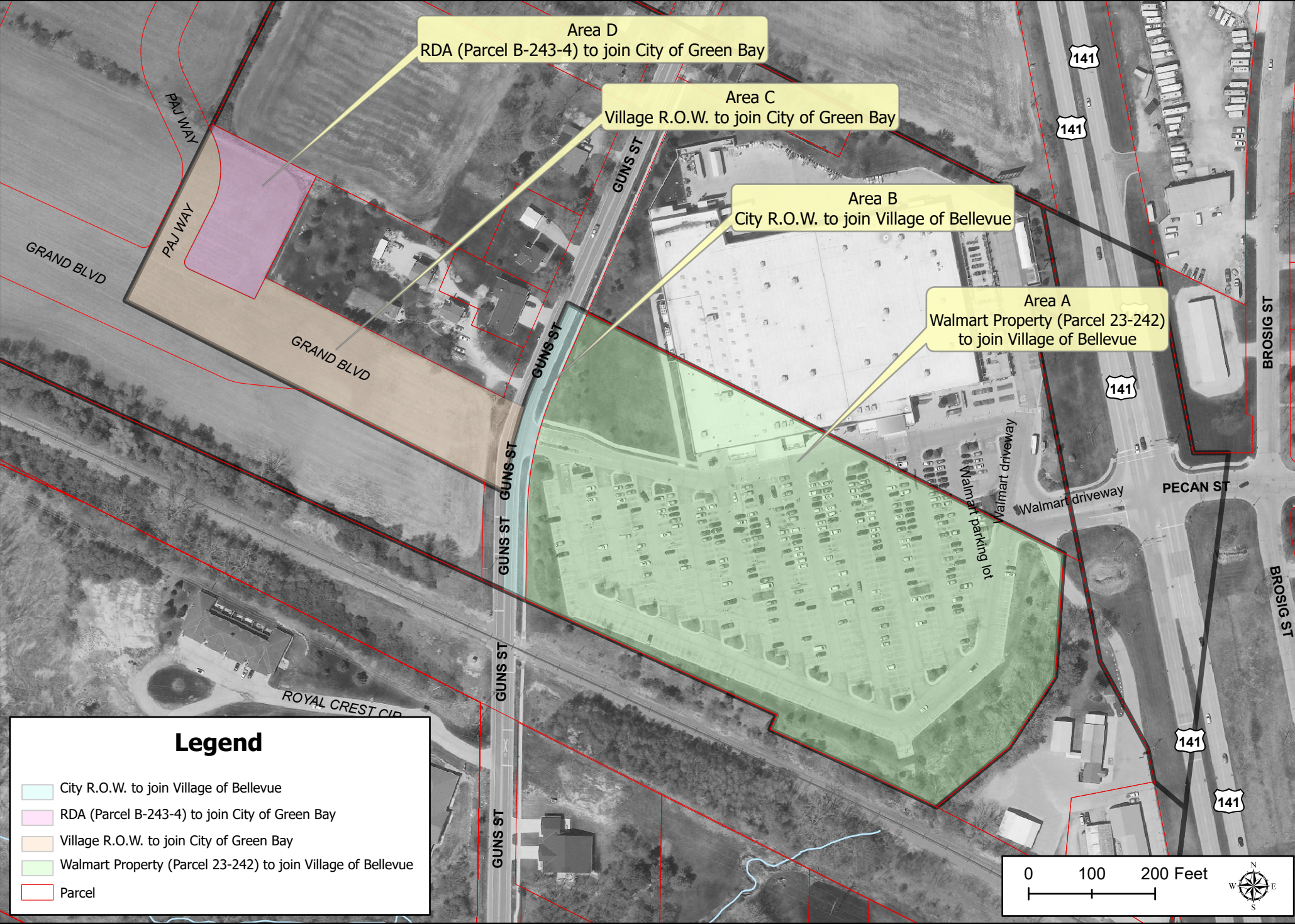
APPROVED:

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Eric Genrich, Mayor

# Exhibit 1: Village of Bellevue/City of Green Bay Detachment Parcels

Village of Bellevue, Brown County, Wisconsin



## Legend

- City R.O.W. to join Village of Bellevue
- RDA (Parcel B-243-4) to join City of Green Bay
- Village R.O.W. to join City of Green Bay
- Walmart Property (Parcel 23-242) to join Village of Bellevue
- Parcel

**MISCELLANEOUS ORDINANCE NO. 09-25**

**AN ORDINANCE PROVIDING FOR ATTACHMENT OF A PORTION OF  
THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN,  
FROM THE VILLAGE OF BELLEVUE, BROWN COUNTY, WISCONSIN**

WHEREAS, the Village of Bellevue has received a petition for detachment of land from the Village of Bellevue in the County of Brown, Wisconsin to the City of Green Bay in the County of Brown, Wisconsin for the subject properties and whereas the Village Board by at least a three-fourths majority has approved the detachment petition. It is hereby ordained that the following area, that was detached from the Village of Bellevue through Ordinance No. O-2025-11 is hereby attached to the City of Green Bay. The area to be attached is described as follows:

All of Certified Survey Map# 9772 (CSM 9772), Document No. 3068066, and part of the North 1/2 of Lot 1 of the Subdivision of Private Claims 10 and 11, East Side of Fox River, Village of Bellevue, Brown County, Wisconsin, described as follows:

BEGINNING at the northeast corner of Lot 1 of said CSM 9772;  
thence S26°41'58"W, 179.02 feet on the east line of said Lot 1 to a north line of said CSM 9772;  
thence S63°15'07"E, 456.97 feet on said north line extended easterly to the centerline of Guns Road;  
thence on said centerline 138.09 feet along the arc of a 553.04 foot radius curve to the left, long chord bears S11°31'57"W, 137.73 feet to the eastly extension of the south line of said CSM 9772;  
thence N63°15'16"W, 675.21 feet on said easterly extended south line to the southwest corner of said CSM 9772;  
thence N26°23'53"E, 312.01 feet on the west line of said CSM 9772 to the northwest corner thereof;  
thence S63°14'17"E, 183.84 feet on a north line of said CSM 9772 to the POINT OF BEGINNING.

Said described lands contain 119,837 square feet or 2.751 acres more or less.

WHEREAS, said territory contains approximately 2.751 acres with a current population of zero (0) persons, as defined in Wisconsin Statutes Section 66.0227. A scaled map reasonably showing the boundaries of said territory and the relation of said territory to the municipalities involved is attached hereto as Exhibit 1. The property displayed as Area D in the attached map is currently zoned PUD Planned Unit

Development whereas the property described as Area C is road is road right-of-way in the attached map.

WHEREAS, the Common Council of the City of Green Bay elect that this attachment shall take effect to the full extent.

WHEREAS, it further appears that there are no electors residing in the territories proposed to be attached and the Petition has been signed by the owner of all properties within such territory; and

WHEREAS, it further appears that all of the requirements of Section 66.0227 of Wisconsin Statutes have been fully complied with; and

WHEREAS, it appears in the best interests of the City of Green Bay, Brown County, Wisconsin that the aforementioned territories be accepted and attached in their entirety.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN DOES ORDAIN AS FOLLOWS:

THAT, the aforementioned territories situated are hereby attached to the City of Green Bay, Brown County, Wisconsin and shall only take effect upon the approval of City of Green Bay Miscellaneous Ordinance No. 08-25, and Miscellaneous Ordinance No. 09-25, and Village of Bellevue Ordinance No. O-2025-11 and Ordinance No. O-2025-12 and any other approvals pursuant to Section 66.0227 Wis. Stats; and

THAT, City limits of the City of Green Bay, Brown County, Wisconsin are hereby changed to include this area, and the official map is amended to include related properties and road right-of-way. All land area being attached shall be subject to all ordinances, rules and regulations governing the City of Green Bay. All other mutually arranged agreements including, but not limited to, utility service areas shall be upheld until such a time where they are altered by mutual agreement between Bellevue and Green Bay.

THAT, the properties shall continue to be provisionally zoned as previously outlined within the Village of Bellevue Zoning Map until such a time as it is re-zoned within the City of Green Bay Zoning Map; and

THAT, the City Clerk is hereby directed to provide this Ordinance to the Village of Bellevue as proof of completed process. The City Clerk is further directed to make the mailings pursuant to Section 66.0227 Wis. Stats, to mail a copy of the Ordinance of

Attachment to the Secretary of State of the State of Wisconsin, to the Clerk of the Green Bay Area School District, one copy to any company that provides utility service to the area Attached and a copy to the Register of Deeds of Brown County, Wisconsin. All mailings shall occur within thirty (30) days of the approval date of this Ordinance as adopted by the Village of Bellevue hereto pursuant to Section 66.03 Wis. Stats.

Dated at Green Bay, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

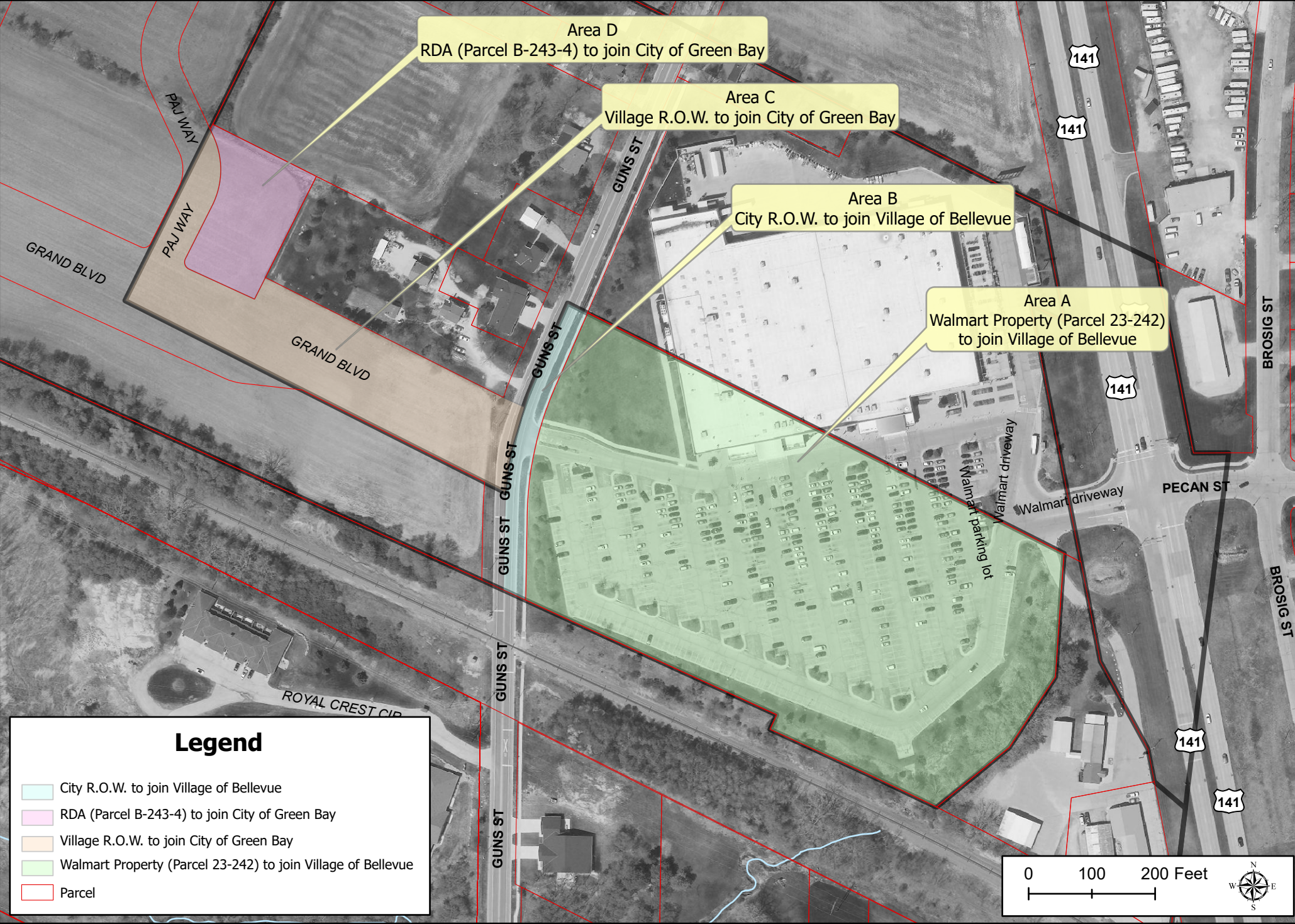
APPROVED:

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Eric Genrich, Mayor

# Exhibit 1: Village of Bellevue/City of Green Bay Detachment Parcels

Village of Bellevue, Brown County, Wisconsin



## Legend

- City R.O.W. to join Village of Bellevue
- RDA (Parcel B-243-4) to join City of Green Bay
- Village R.O.W. to join City of Green Bay
- Walmart Property (Parcel 23-242) to join Village of Bellevue
- Parcel