



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JANUARY 12, 2026, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/89807832363?pwd=hbXVacI8EmXu3rNzVafMVwXDhFg693.I>

Or call in by phone: +1 312 626 6799

Meeting ID: 898 0783 2363

Passcode: 421007

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

B. Roll Call.

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

C. Approval of the Agenda.

- I. Approval of the agenda for the Monday, January 12, 2026, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the December 8, 2025 meeting.

E. Regular Business.

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

2. (ZP 25-37) Public hearing request for a Conditional Use Permit at the 600 Block of Woodside Road; seeking to create a telecommunication tower/wireless communications facility in a residentially zoned district, submitted by Michael Bieniek, applicant; Basten Family Real Estate Properties LLC, property owner. (Ald. J. Grant, District I)
3. (ZP 25-37) Consideration with possible action on a Conditional Use Permit at the 600 Block of Woodside Road; seeking to create a telecommunications tower/wireless communications facility in a residentially zoned district, submitted by Michael Bieniek, applicant; Basten Family Real Estate Properties LLC, property owner. (Ald. J. Grant, District I)

F. Informational.

1. Director's report.
2. Next Meeting: January 26, 2026

G. Adjournment.

1. Adjournment of the Monday, January 12, 2026, meeting of the Green Bay Plan Commission.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Plan Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the
Green Bay Plan Commission

MEETING DATE

January 12, 2026

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the December 8, 2025 meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. GBPC MINUTES 12.08.2025



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, DECEMBER 8, 2025, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSIZGZlFjcmlpWnZIOEVnUT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 841 3767 5822

Passcode: 483400

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

B. ROLL CALL.

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

Present: Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow

Excused: None

Absent: None

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Monday, December 8, 2025, meeting of the Green Bay Plan Commission.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the November 17, 2025, meeting.

E. REGULAR BUSINESS.

1. (ZP 25-34) Public Hearing on a request to amend a Planned Unit Development located at 2300-2400 E Mason Street (East Town Mall), submitted by John Palmer on behalf of Sky Green Bay LLC, property owner. (Ald. B. Morgan, District 3)

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

Speakers:

Stephanie Hummel – Staff

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

2. (ZP 25-34) Consideration with possible action on a request to amend a Planned Unit Development located at 2300-2400 E Mason Street (East Town Mall), submitted by John Palmer on behalf of Sky Green Bay LLC, property owner. (Ald. B. Morgan, District 3)

Moved by Ken Rovinski, seconded by Kelsey Lutzow to approve a request to amend a Planned Unit Development subject to the draft Planned Unit Development (PUD) amendment. (ZP 25-34)

Motion Passed.

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

3. (ZP 25-35) Public Hearing on a request for a Conditional Use Permit at 1336 Thrush Street (Parcel 18-12-E) to allow minor motor vehicle repair in the General Industrial (GI) Zoning District, submitted by Tyler Johnson, applicant; MSL Investments, LLC, property owner. (Ald. B. Delie, District 10)

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

Speakers:

Dena Mooney – Staff

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

4. (ZP 25-35) Consideration with possible action on a request for a Conditional Use Permit at 1336 Thrush Street to allow minor motor vehicle repair in the General Industrial (GI) Zoning District, submitted by Tyler Johnson, applicant; MSL Investments, LLC, property owner (Ald. B. Delie, District 10).

Moved by Jacob Miller, seconded by Emma Fulwilder to approve a request for a Conditional Use Permit at 1336 Thrush Street to allow minor motor vehicle repair in the General Industrial (GI) Zoning District subject to the following condition:

- I. A change of use site plan is submitted and approved by the Community and Economic Development Department.

Motion Passed.

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

F. INFORMATIONAL.

1. Director's report.

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

2. Next Meeting: January 12, 2026.

G. ADJOURNMENT.

1. Adjournment of the Monday, December 8, 2025, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Emma Fulwilder to adjourn.

Motion Passed.

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



Report to the Green Bay Plan Commission

MEETING DATE

January 12, 2026

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.1

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

BACKGROUND

Reason for Request: To create a 38-lot final plat that includes the dedication of lands to the public for the development of 38 single-family homes known as The Pines Subdivision.

Subject Parcel Zoning and Land Use: Subject property is zoned Medium-Density Residential (R2). The subject parcel is undeveloped/vacant.

Surrounding Zoning and Land Uses:

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

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

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

West: Planned Unit Development (PUD), Varied Density Residential (R3) | Multi-Family Residential

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan designates this area for Multi-Family Residential, which calls for a density of 12 units or more per acre. The proposed development is at 3.9 units per acre. While the future land use designation does not match the proposed density, it does match the existing zoning district on the land. When this area came before the Plan Commission and Council this past July-August, staff recommended a designation change to low density residential. Unfortunately, the future land use map in the Go Big Green Bay 2050 Comprehensive Plan was not updated at that time and retained the multiple family designation. Simply an oversight on staff's part. The future land use map does not need to be amended at this time, but should future City-initiated land use map amendments occur, this area will be included in those amendments to low density.

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

The Pines Subdivision Preliminary Plat was approved by the Plan Commission on September 8, 2025. The preliminary plat included one outlot. Since the preliminary plat was approved by the Plan Commission, a pre-final plat was submitted by the applicant without the outlot. The number of residential lots has remained the same. The review agencies (City departments, Brown County, Utilities) have all confirmed that their comments have been addressed and have approved the final plat. The project is currently in the site plan review stage for drainage, stormwater, and erosion control. Since this portion of the review hasn't been completed, staff is recommending that final plat approval be conditioned on site plan approval.

RECOMMENDATION

Approval of the request subject to the following condition:

- I. City of Green Bay Community and Economic Development Department site plan approval of drainage, stormwater, and erosion control plans.

FISCAL IMPACT

ATTACHMENTS

1. CP 25-07 Application - Final Plat
2. CP 25-07 Map
3. CP 25-07 The Pines Subdivision Final Plat (reduced)



REQUEST FOR CITY ACTION PLAN COMMISSION

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

Location of Property: Deuchert Street, Green Bay, WI 54302

Parcel Number(s): 21-1229

Petitioner(s): Jim Wolfe & Nathan Kovacic Date: November 17th, 2025

Email: [REDACTED] Phone Number: [REDACTED]

Address: 400 Security Blvd. Ste 1 City: Green Bay State: WI Zip: 54313

Property Owner: David Cuene Phone Number: [REDACTED]

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, _____, 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: [Signature] Date: 11-26-25

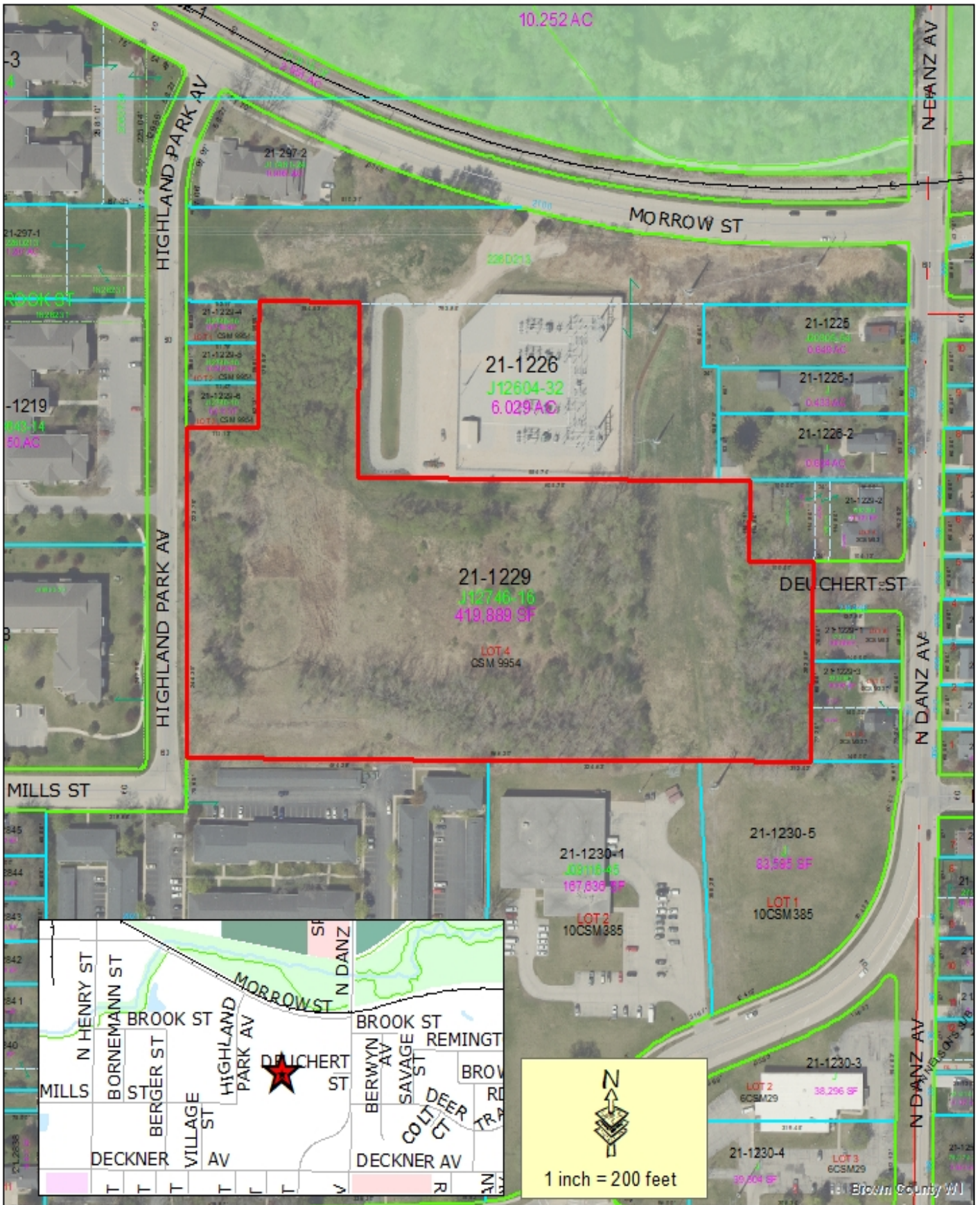
Petitioner Signature(s): [Signatures]

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.: _____



Subject Area

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

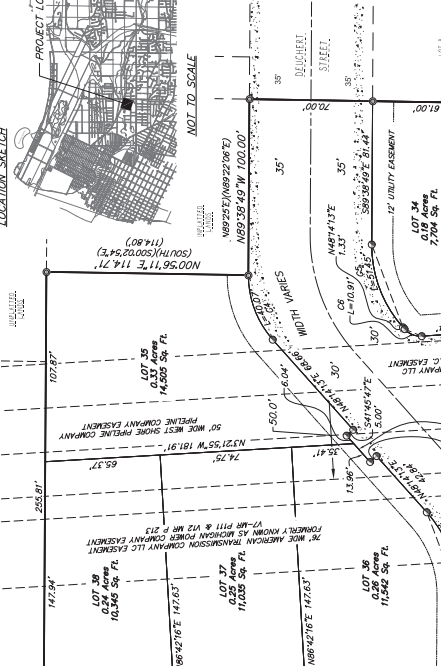
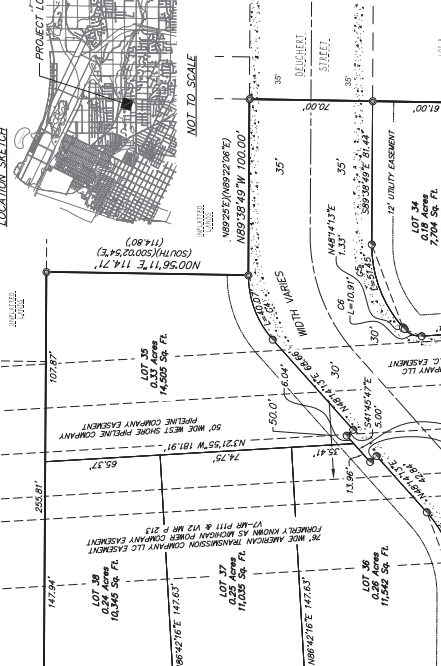
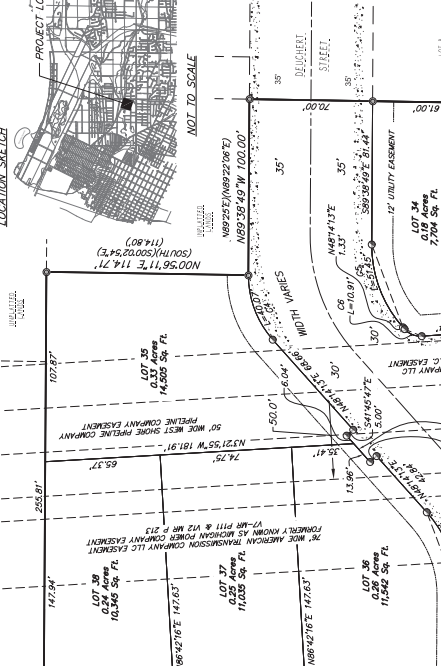
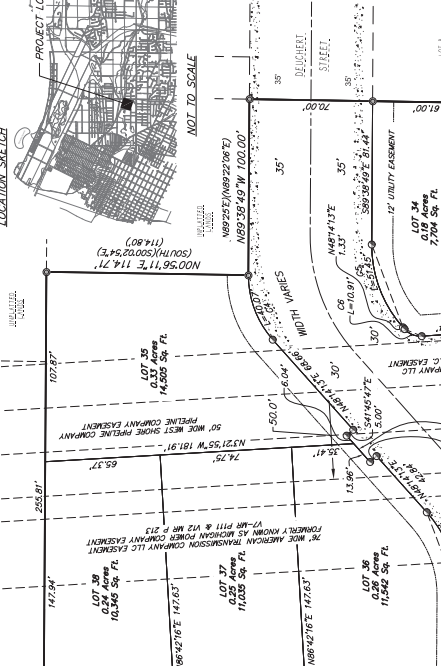
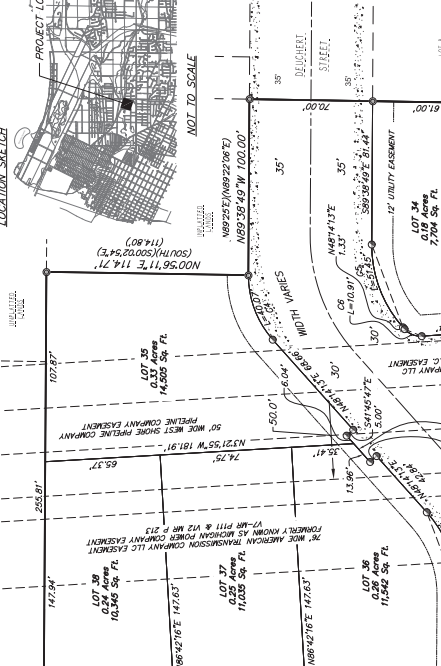
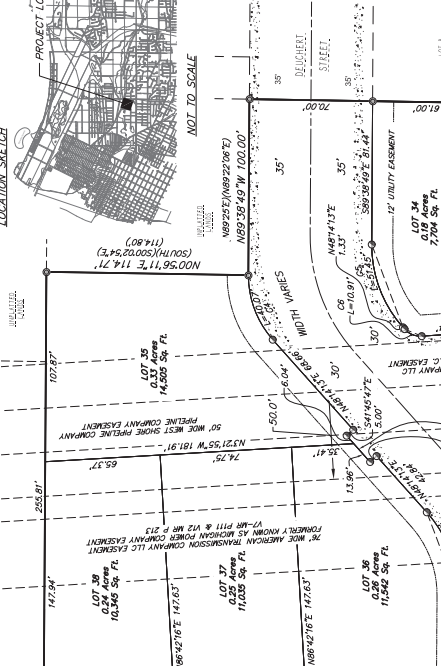
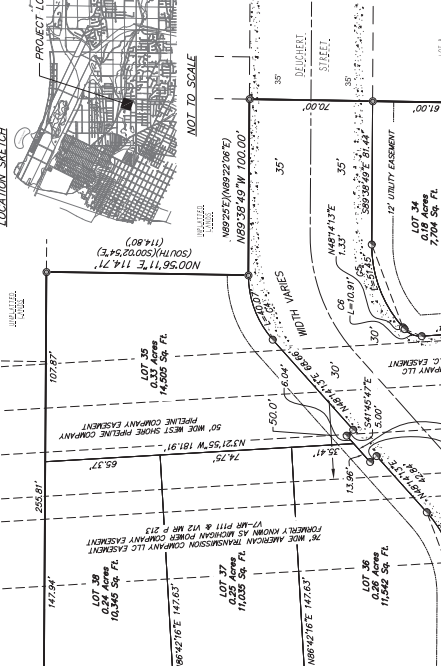
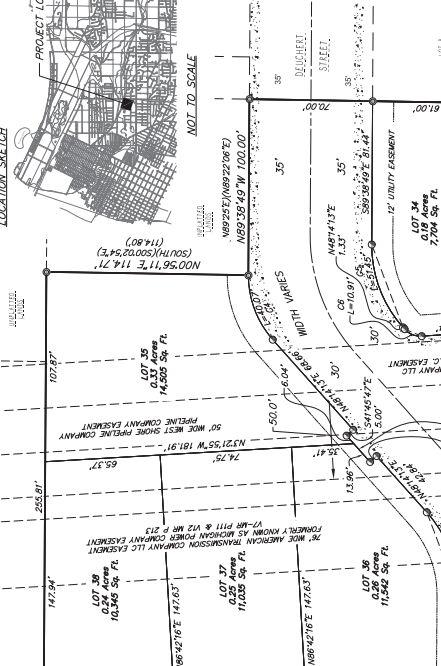
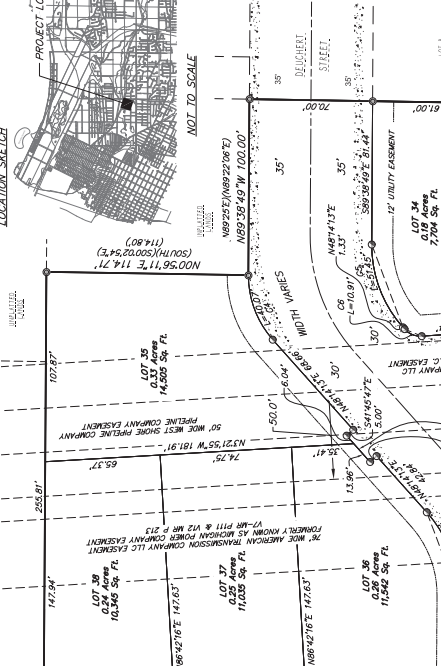
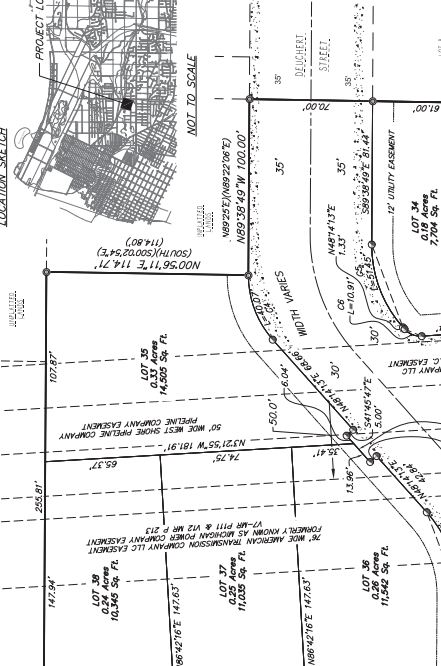
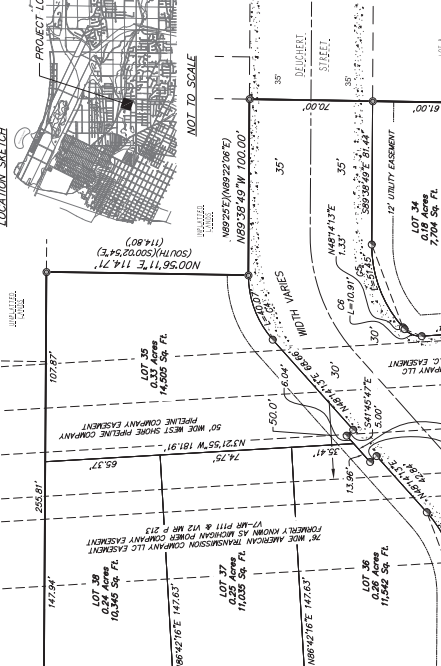
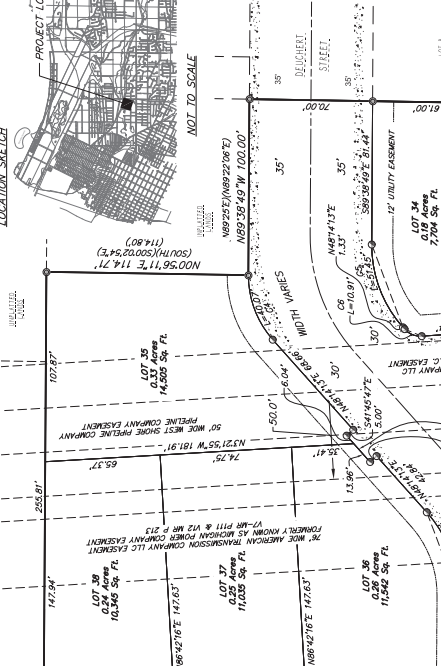
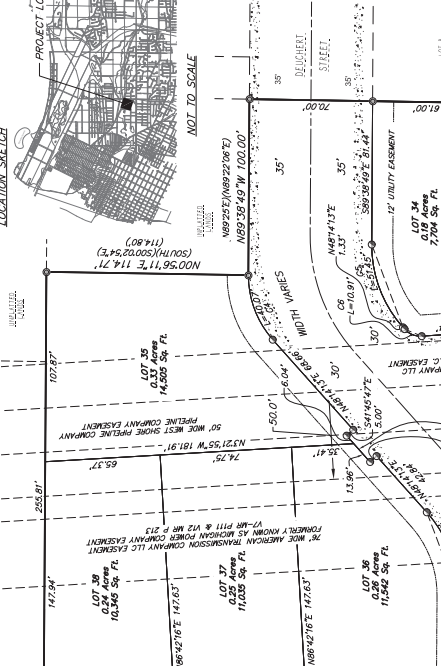
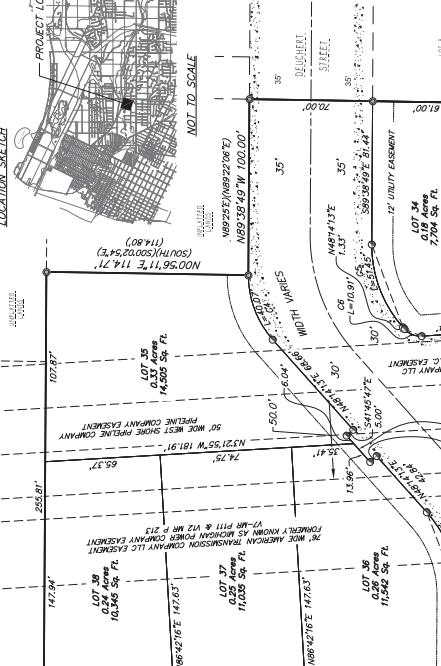
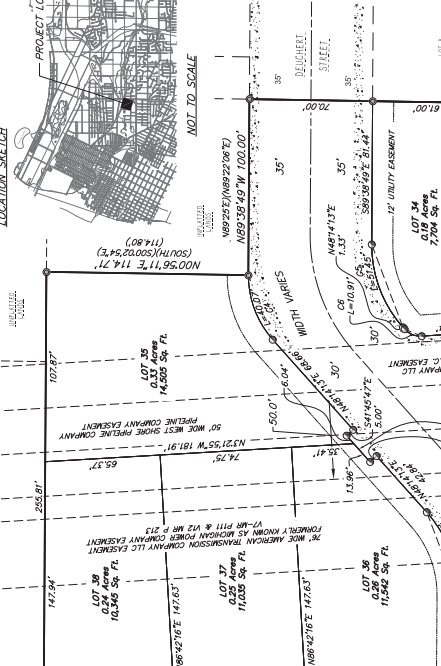
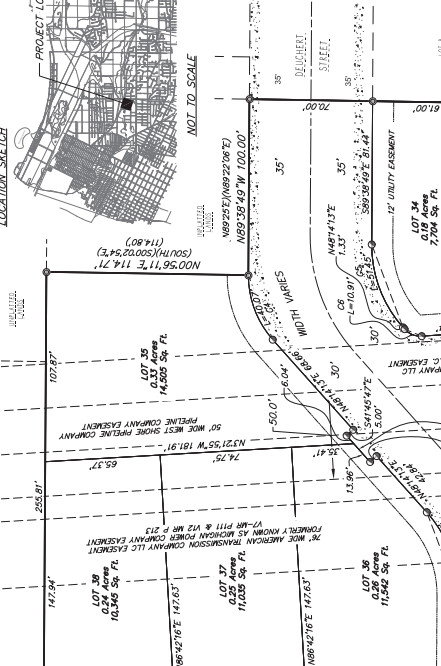
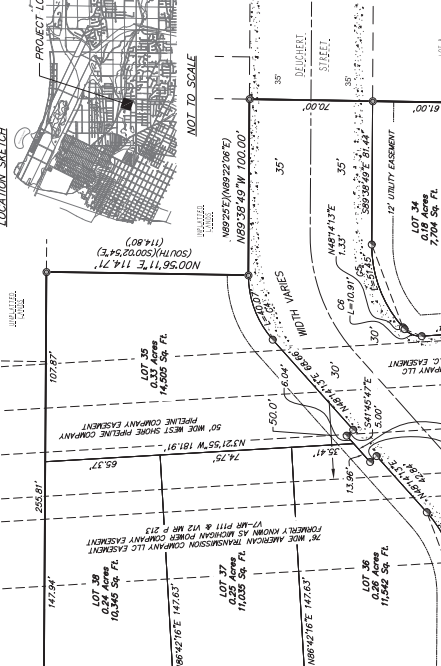
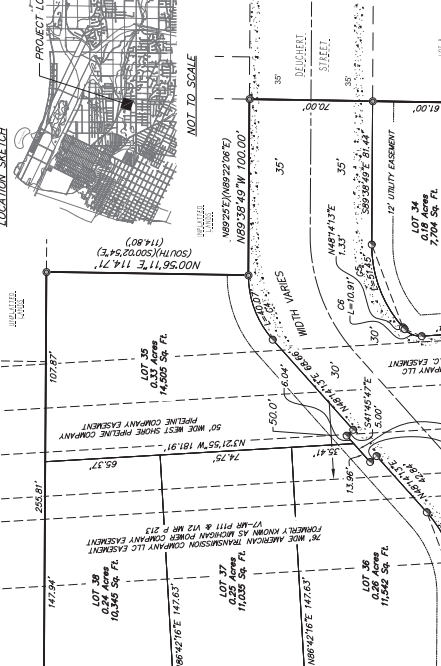
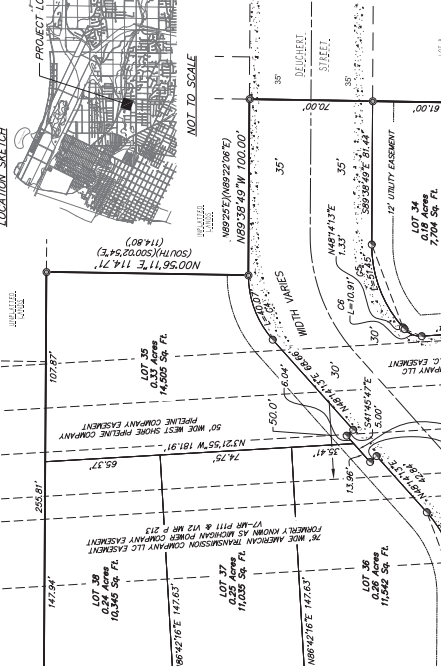
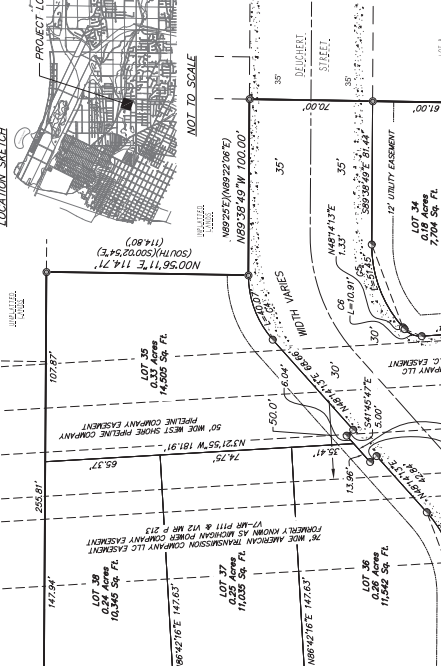
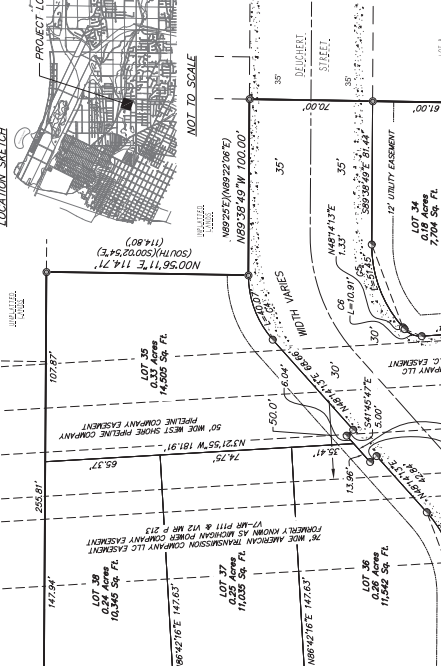
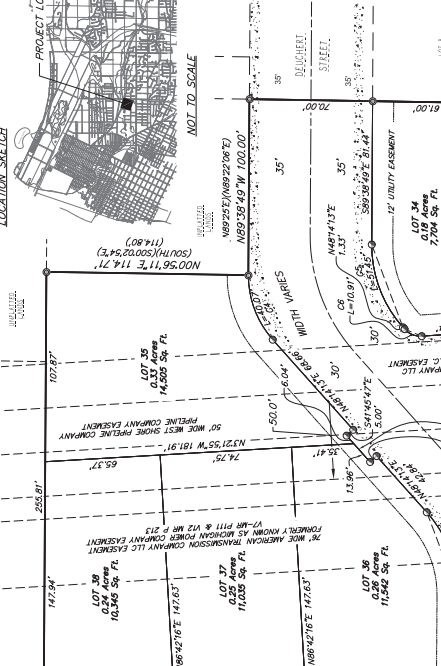
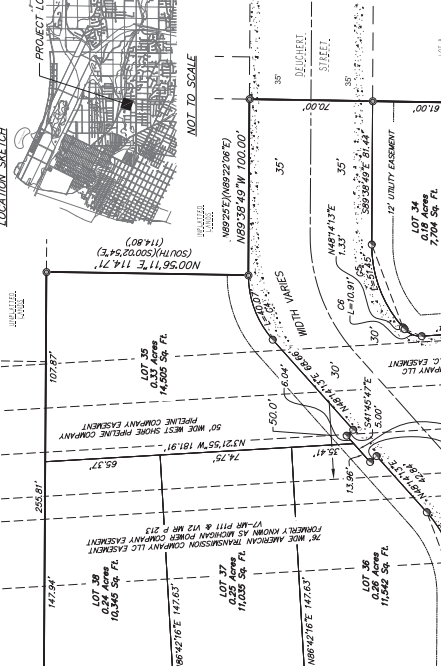
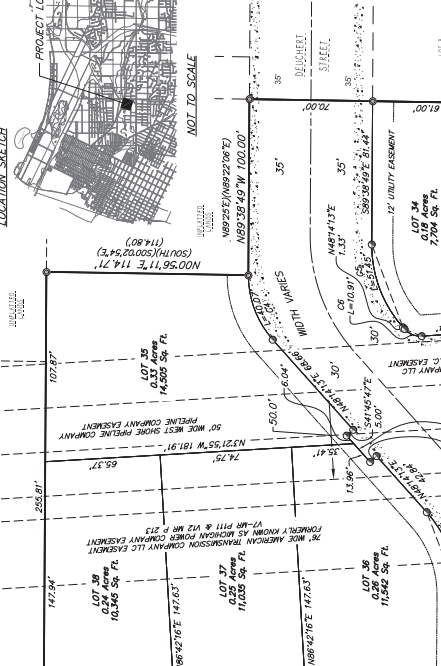
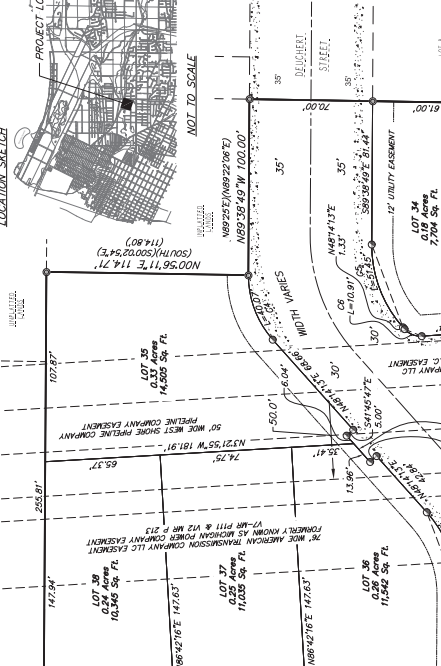
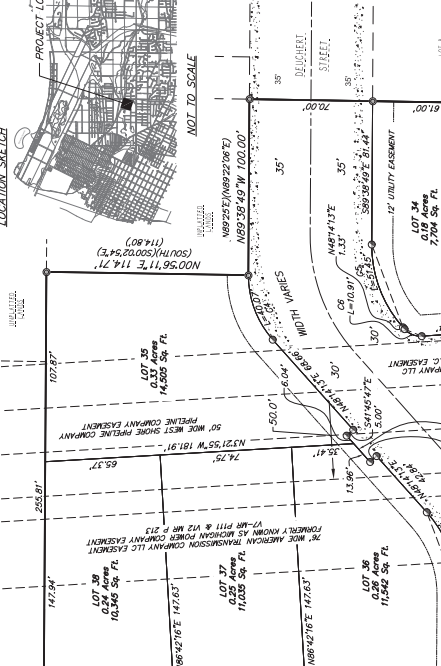
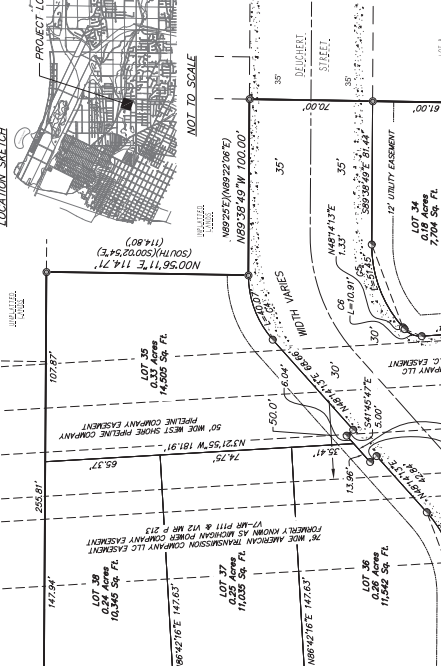
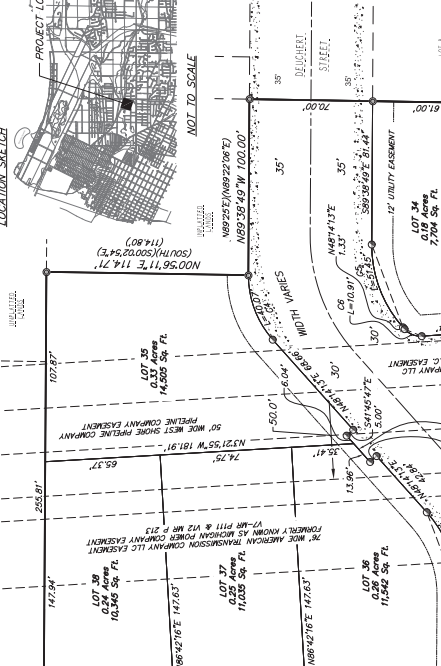
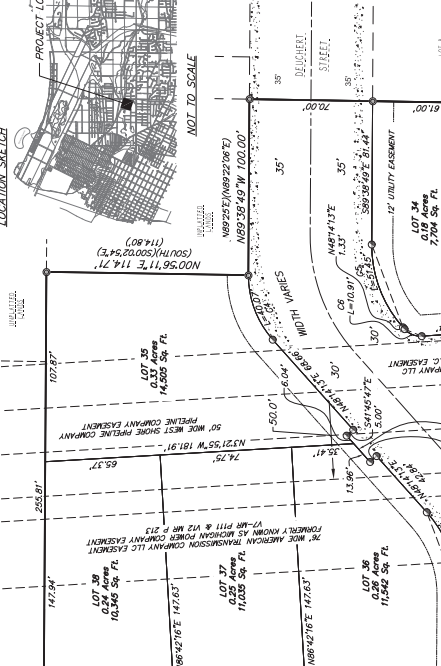
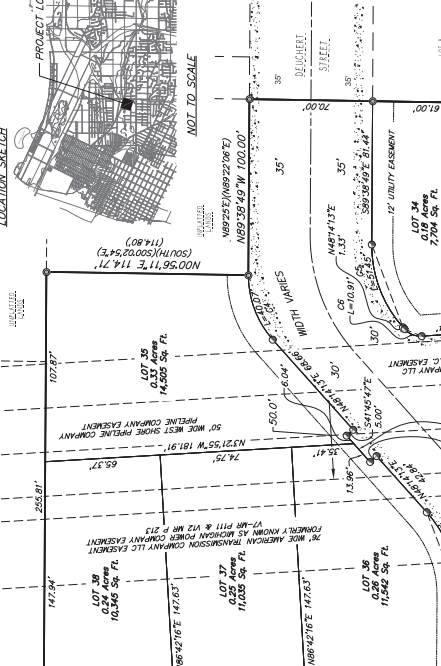
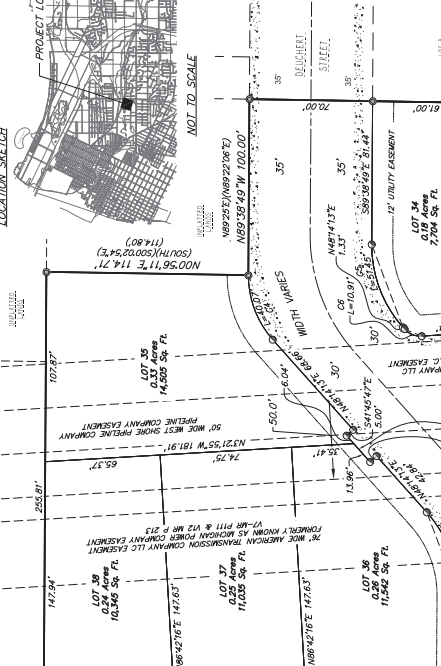
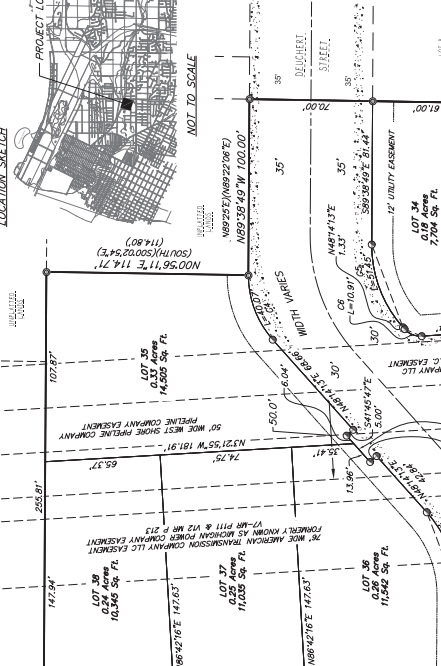
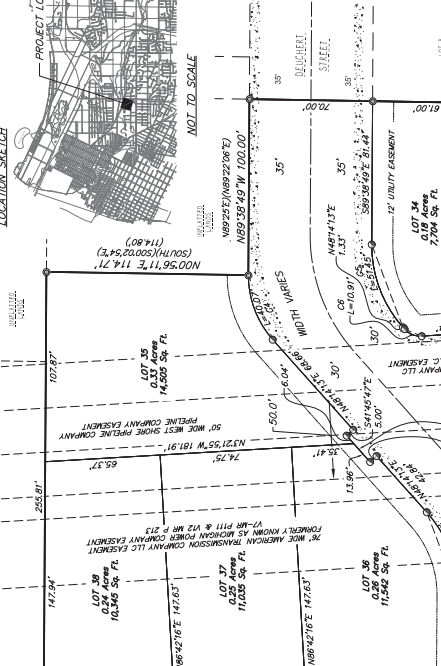
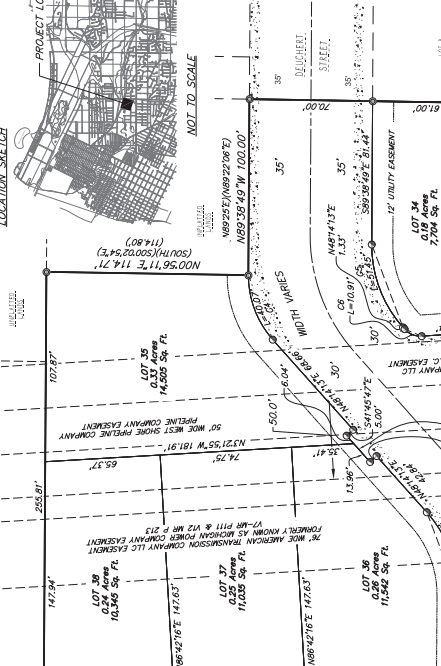
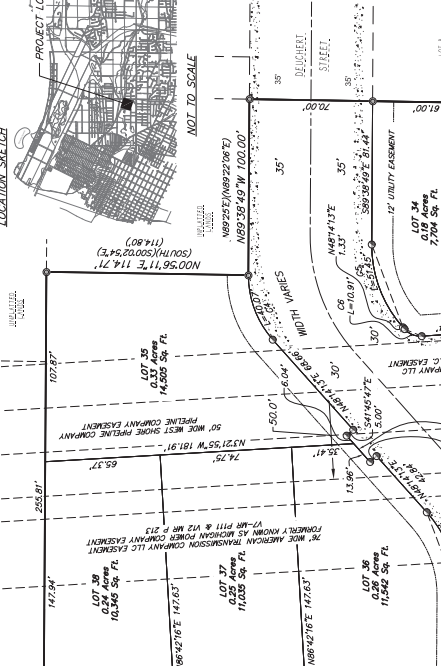
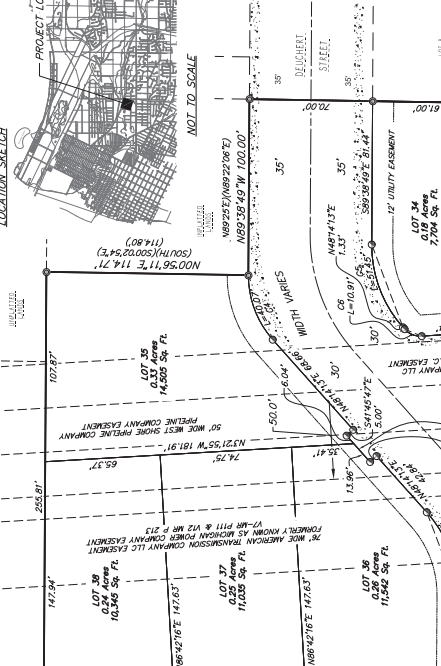
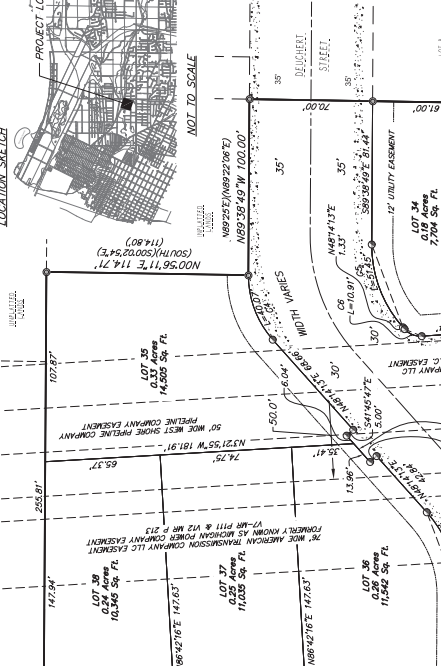
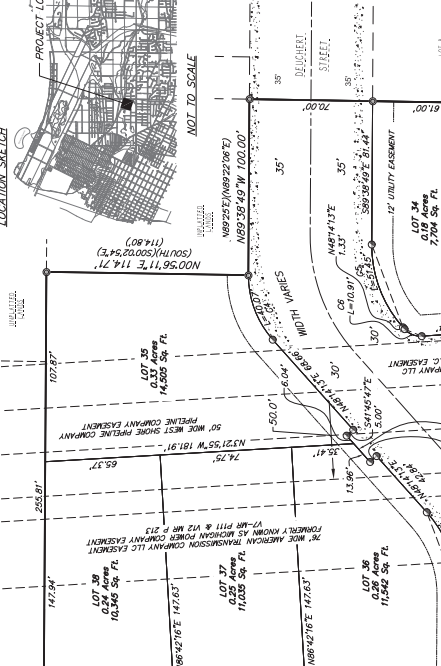
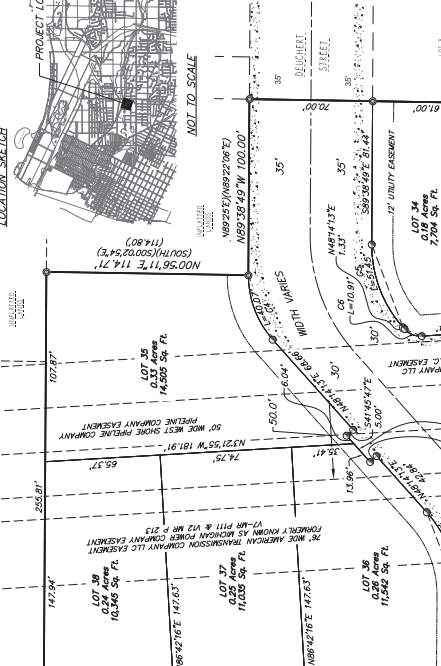
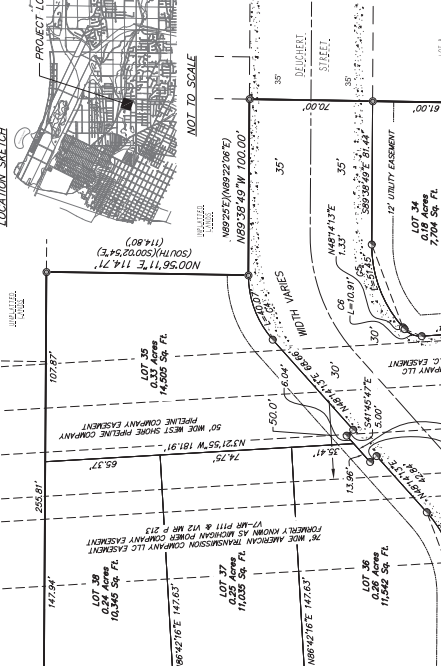
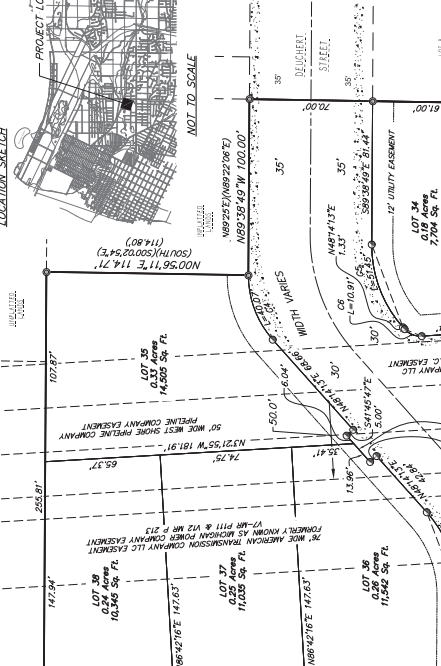
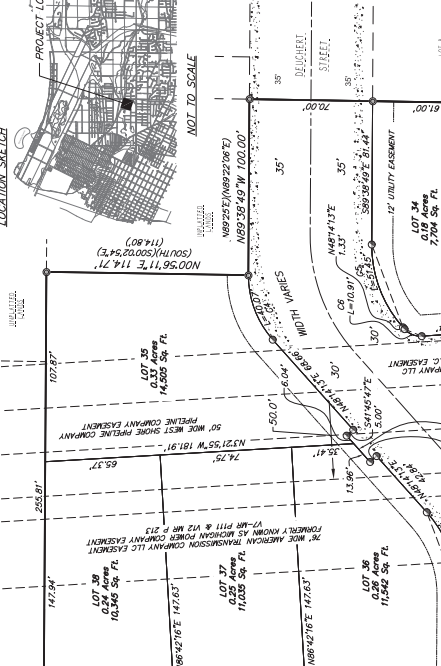
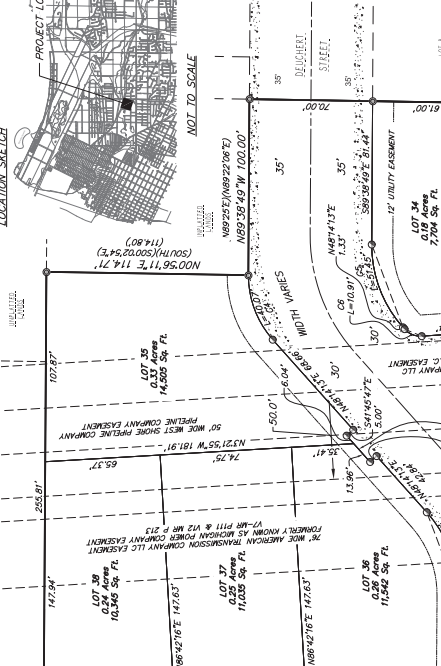
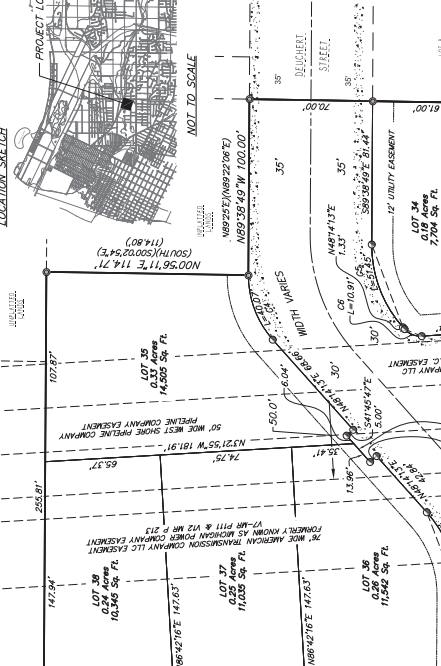
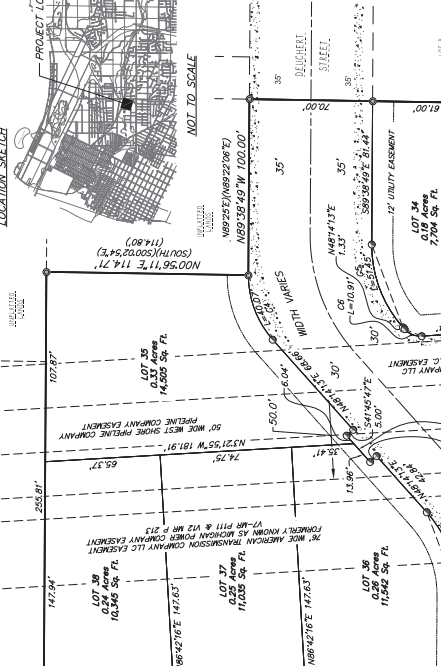
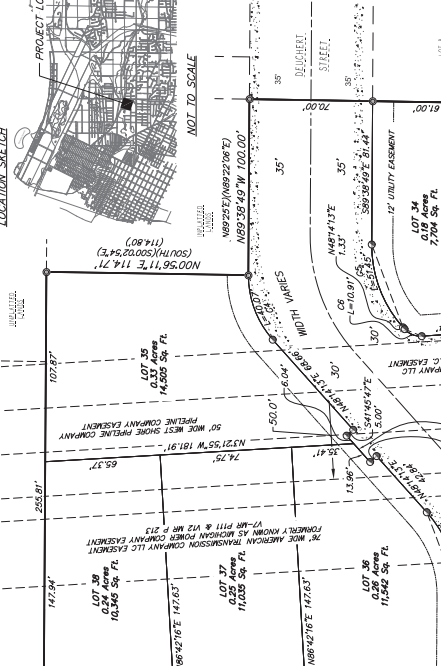
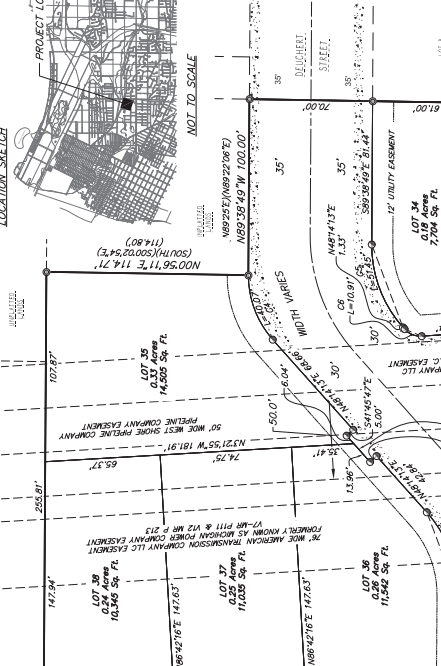
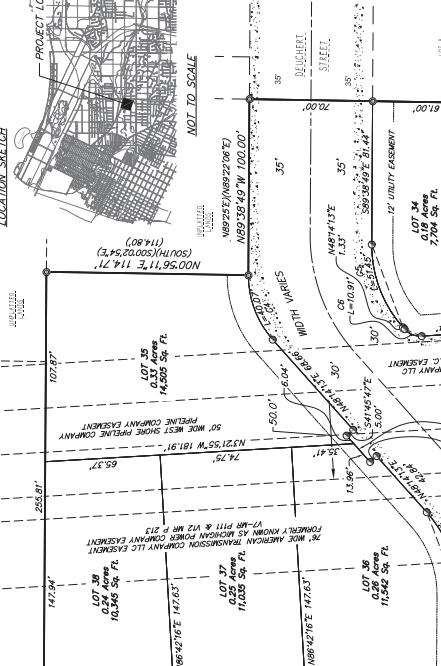
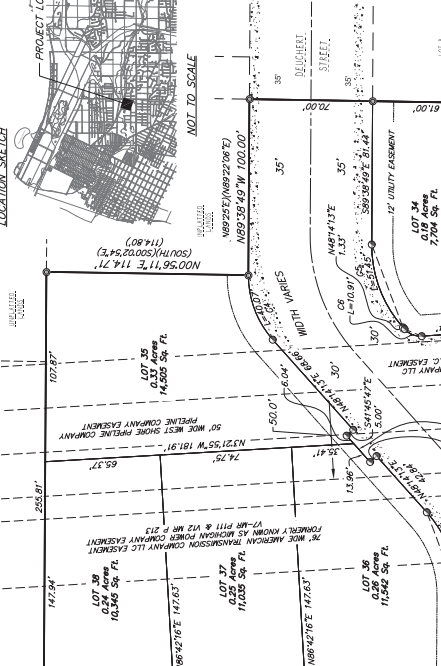
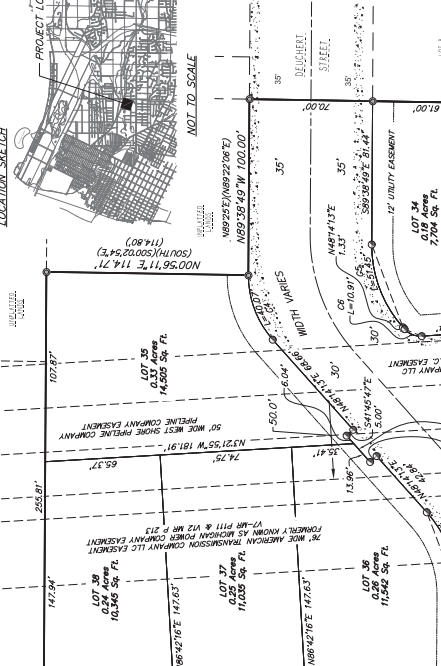
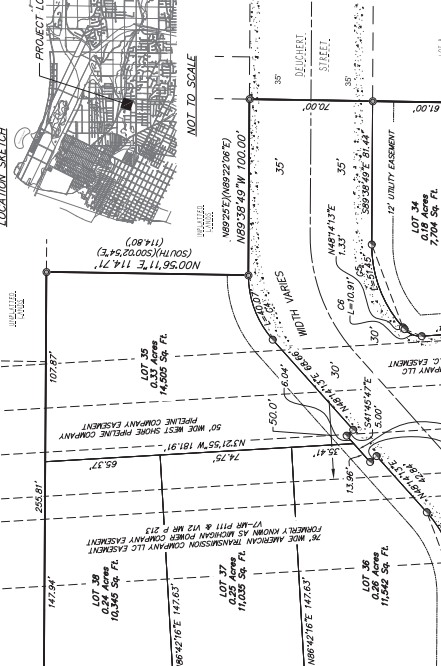
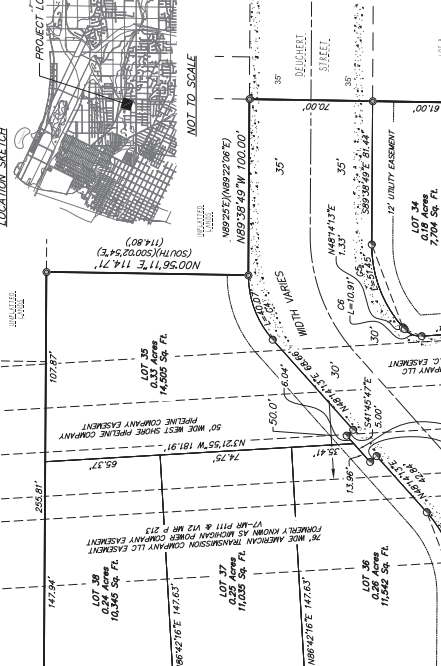
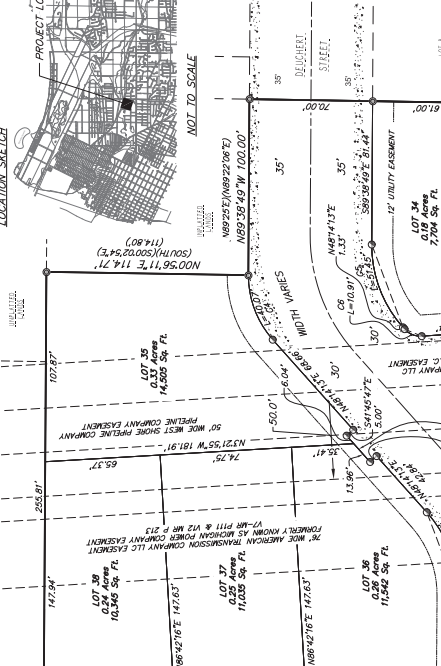
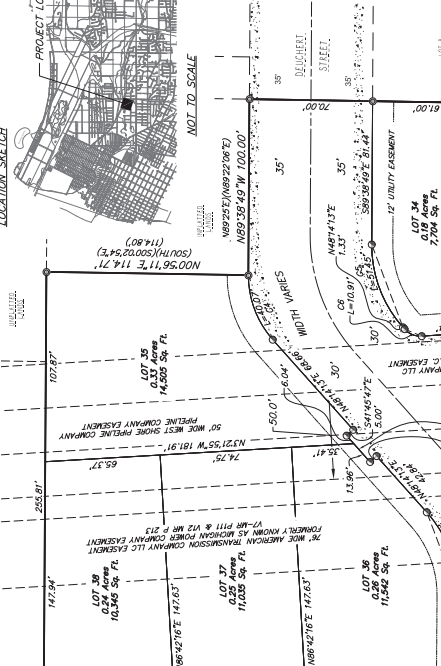
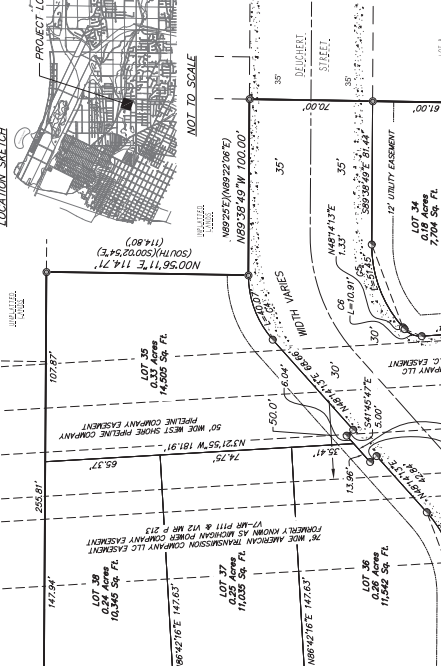
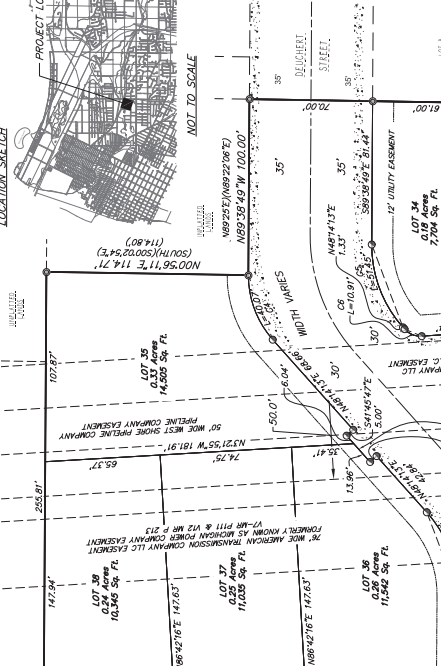
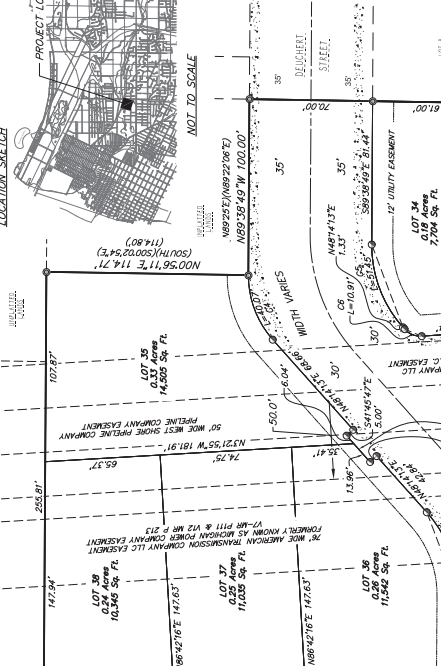
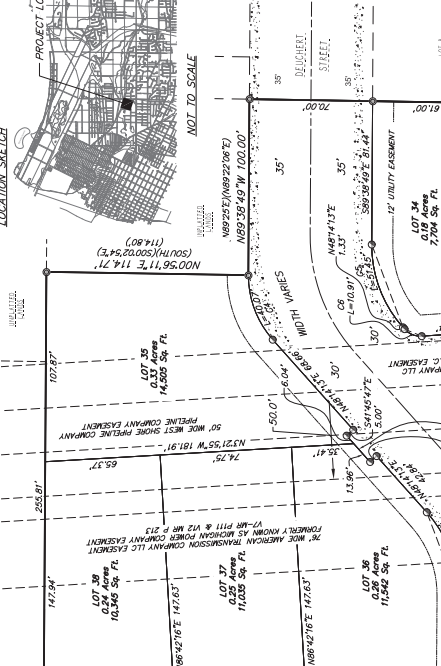
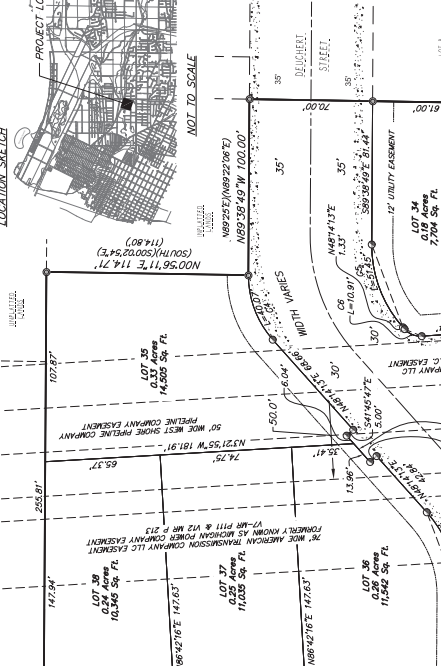
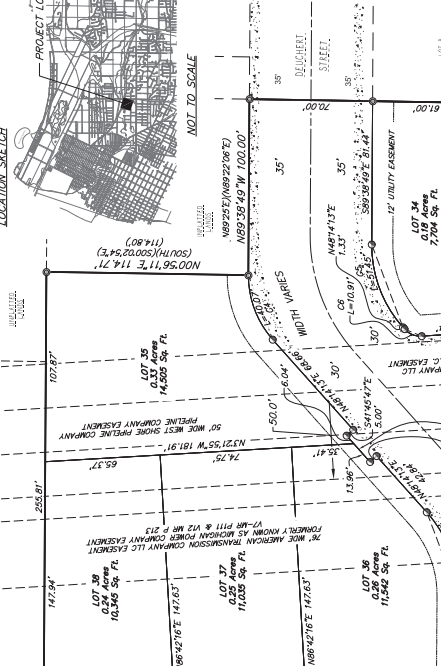
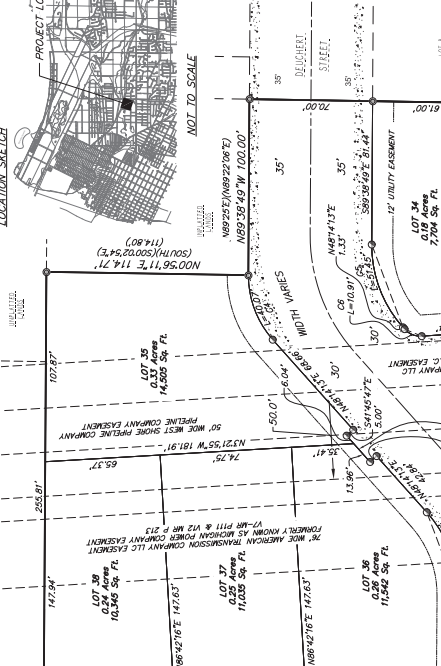
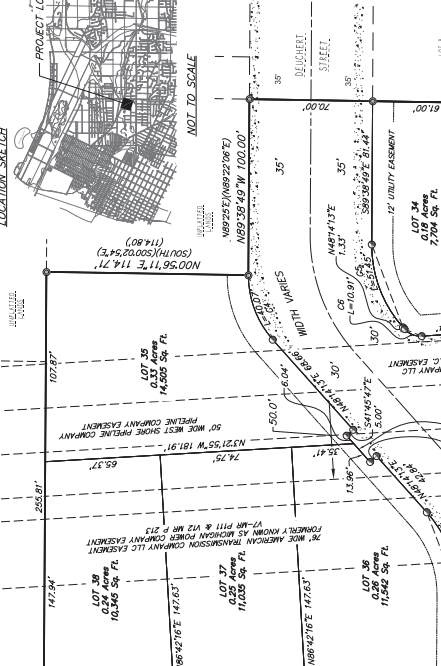
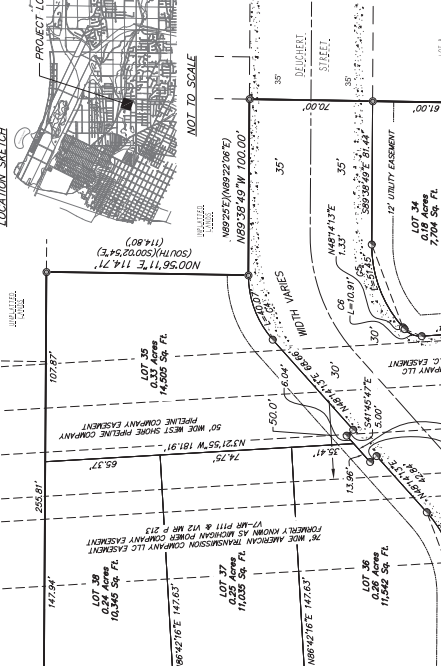
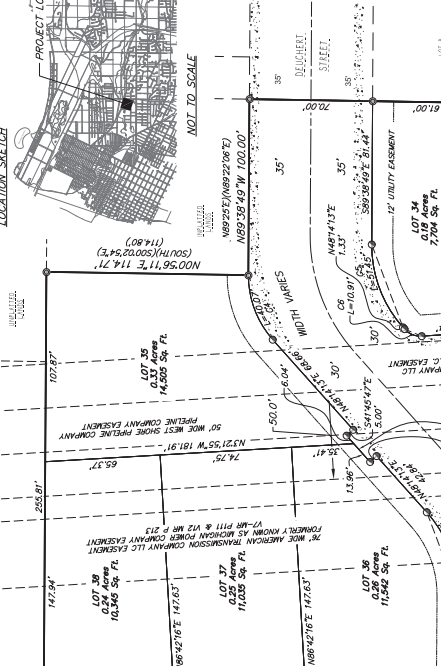
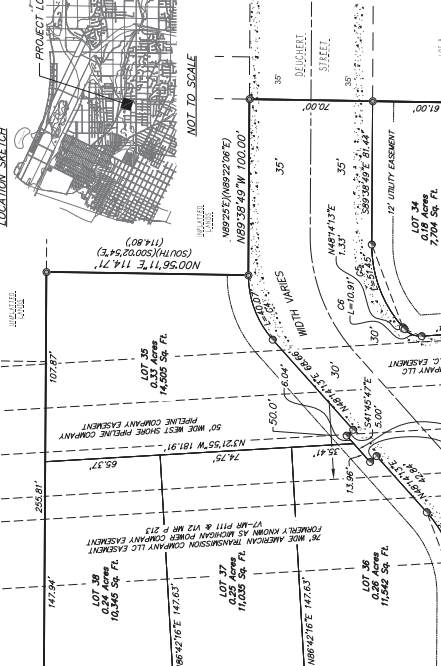
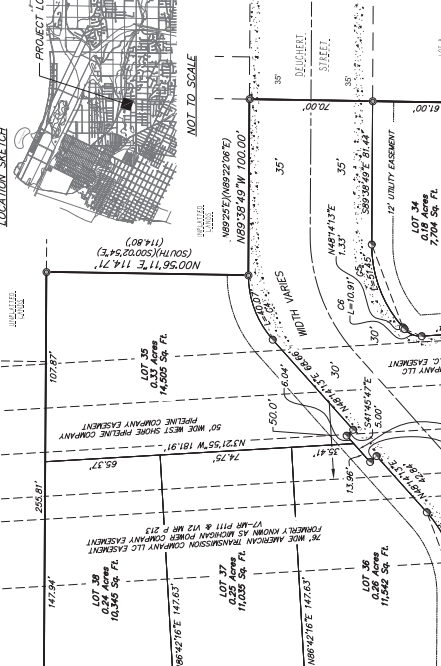
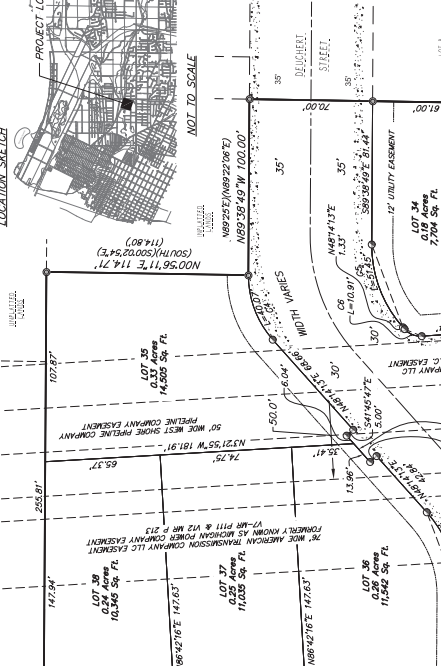
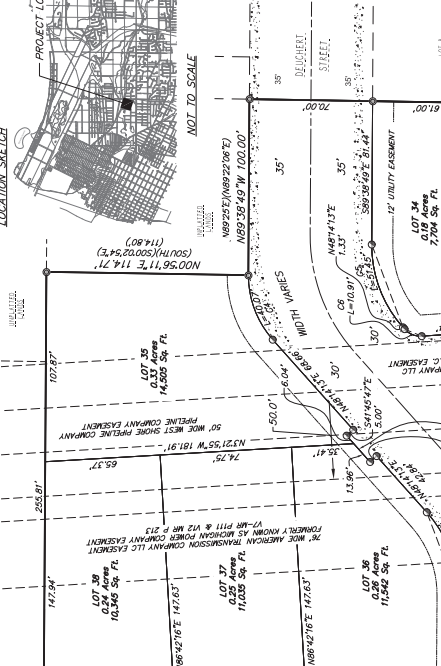
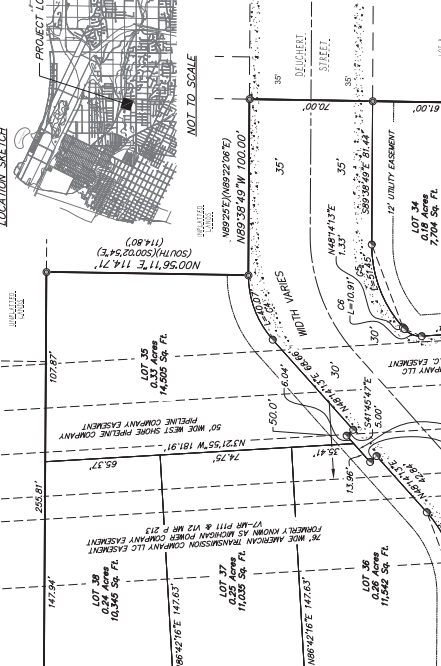
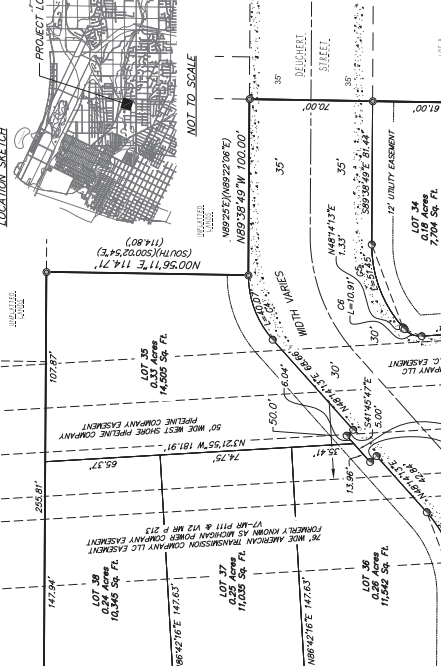
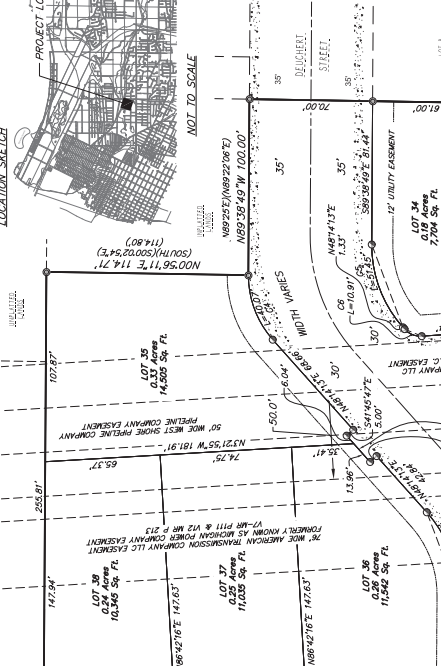
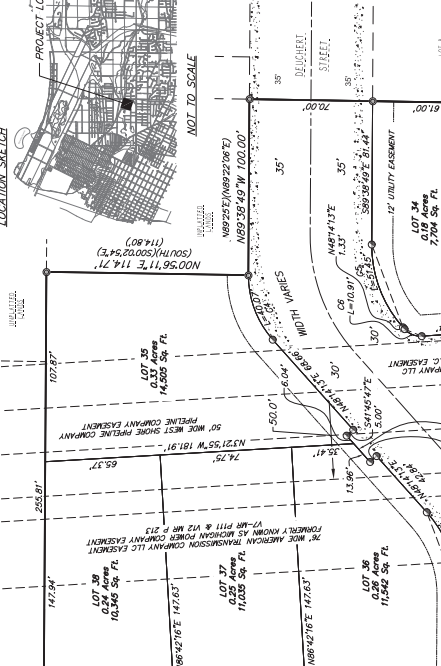
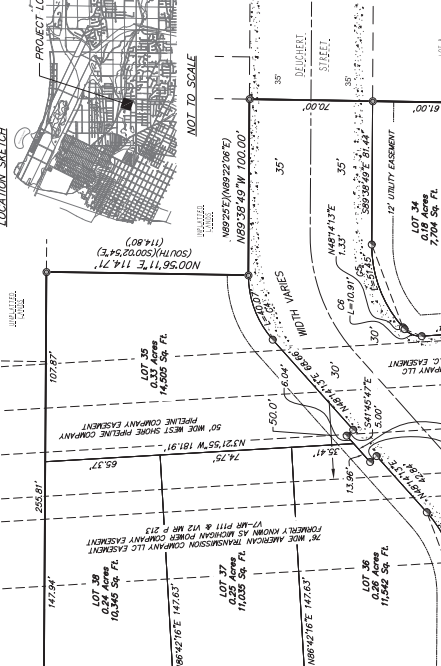
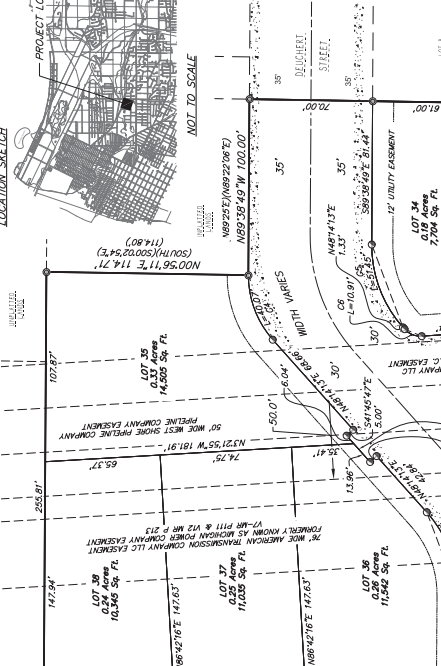
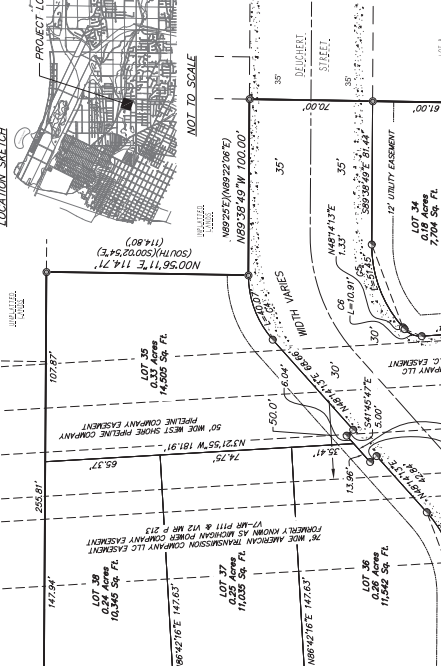
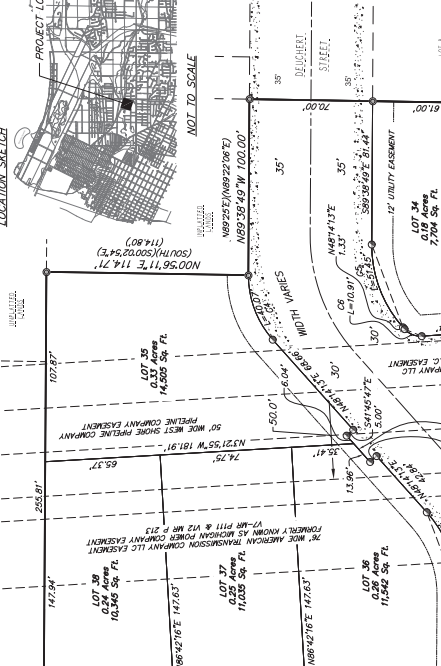
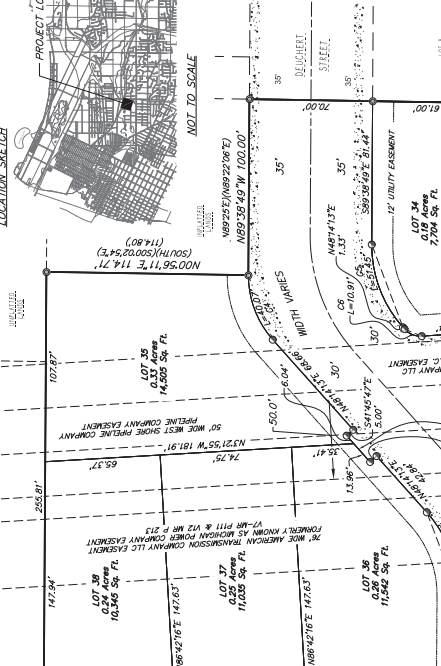
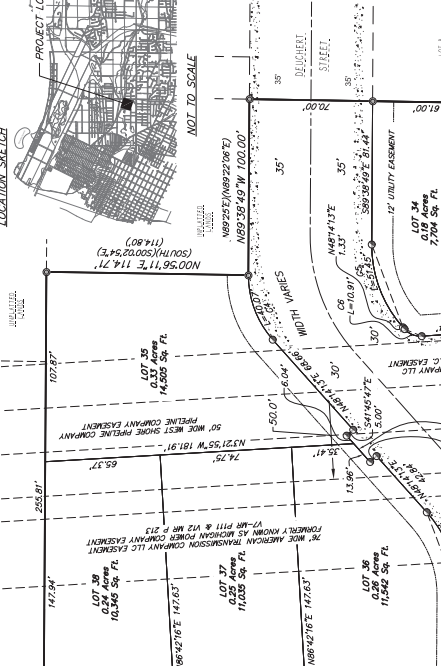
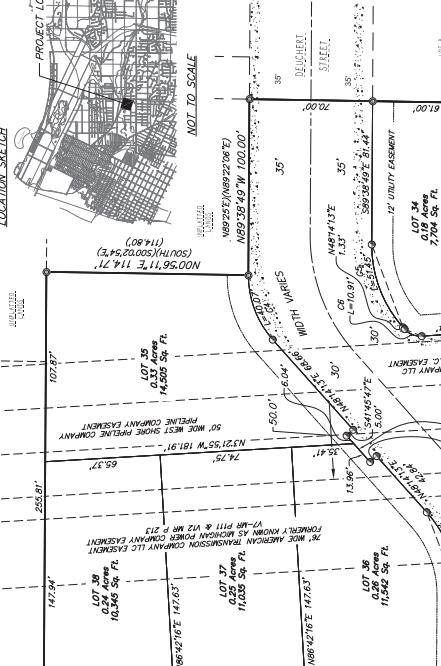
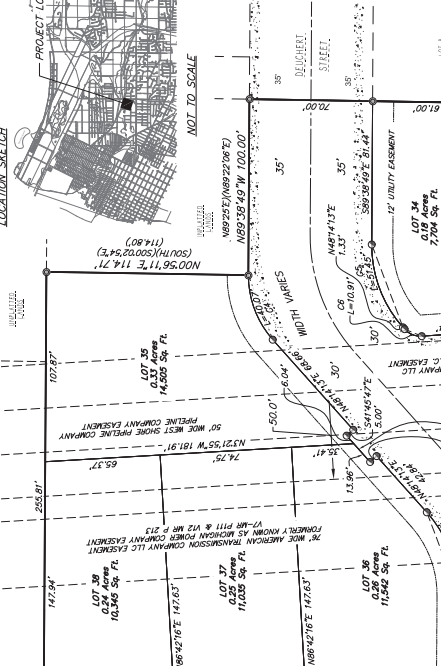
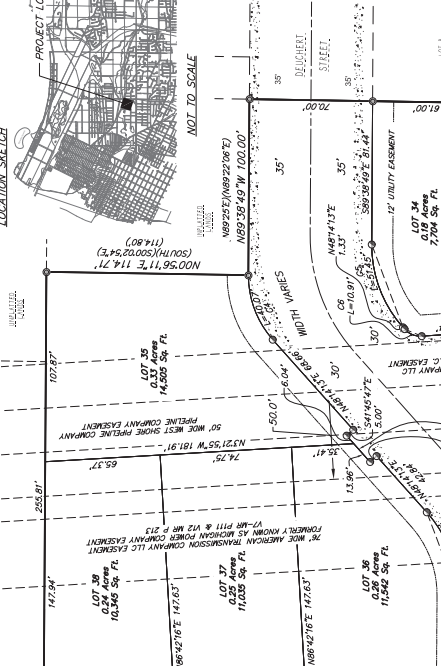
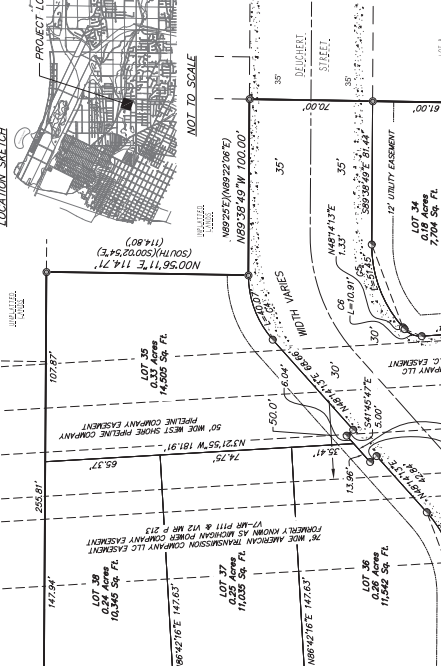
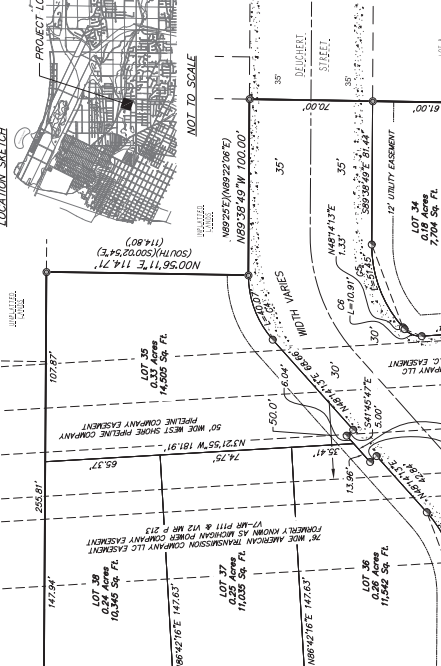
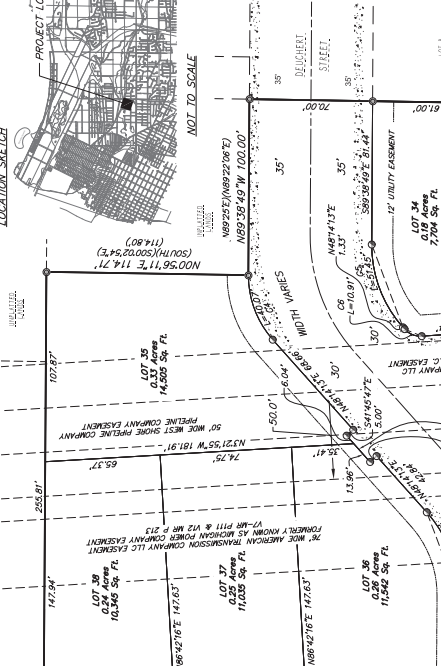
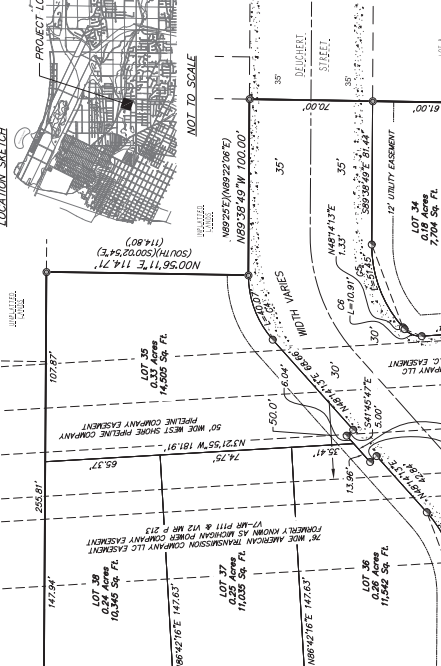
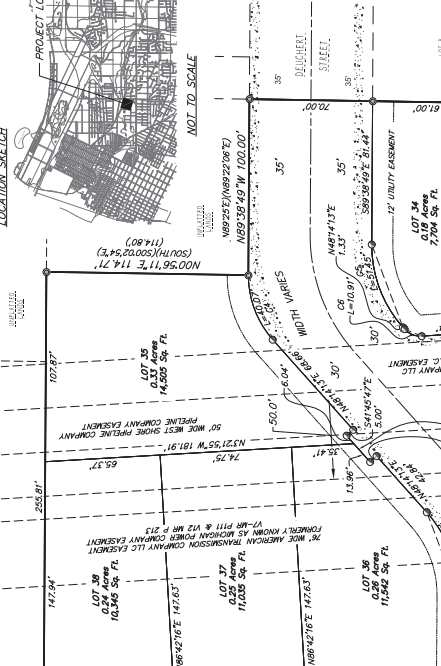
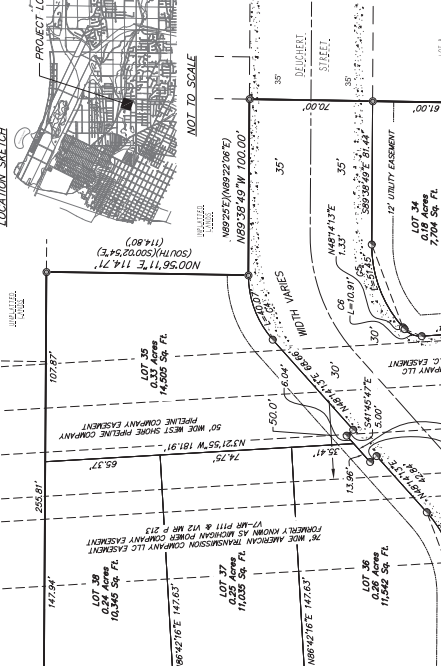
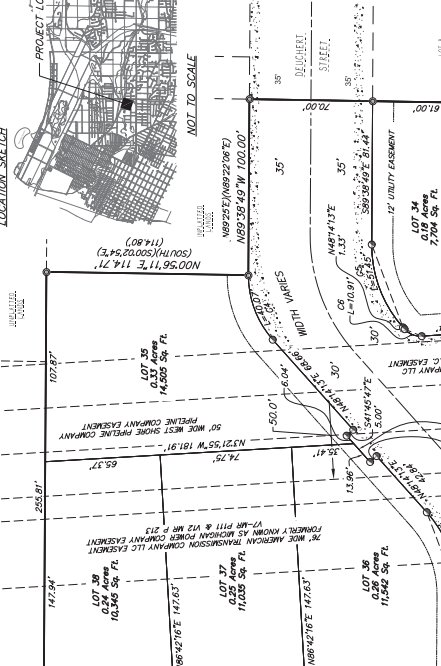
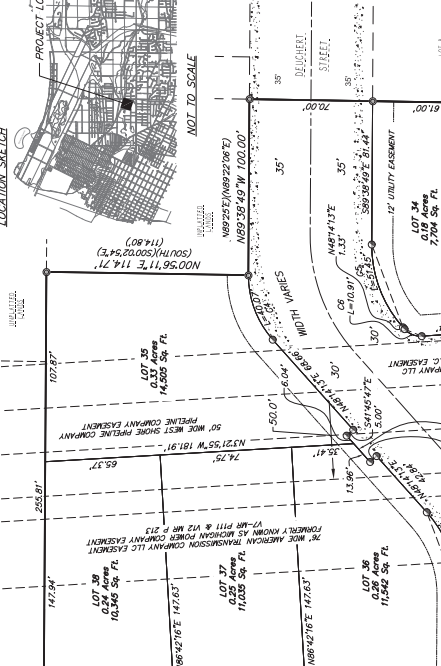
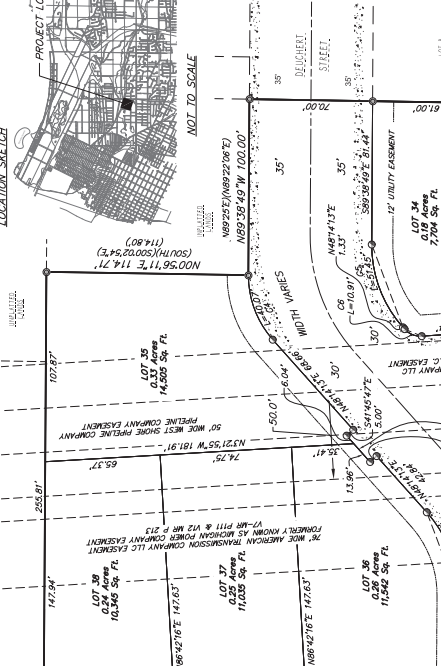
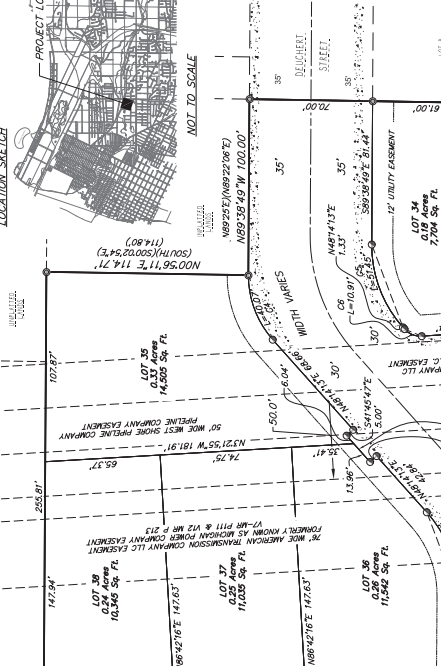
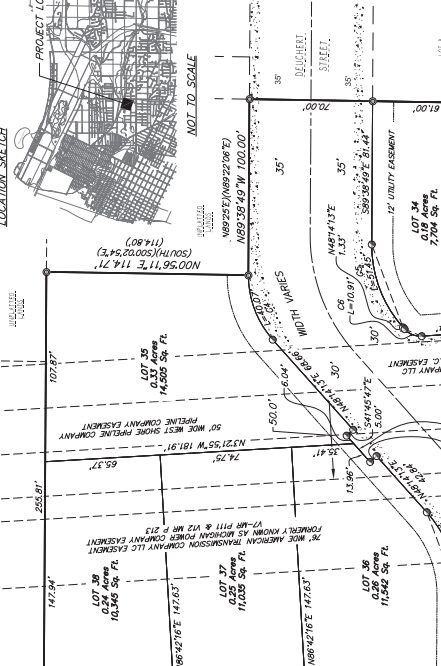
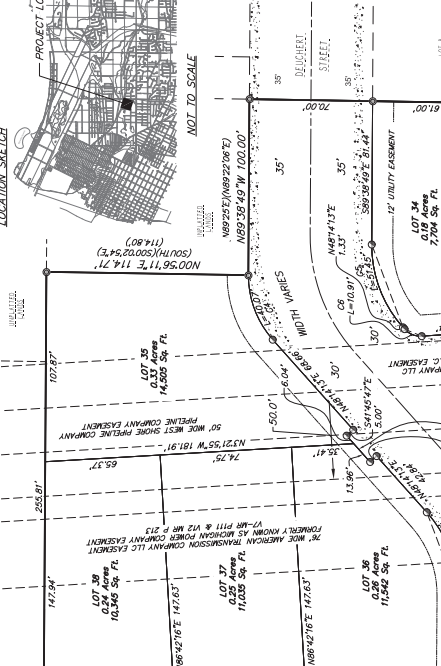
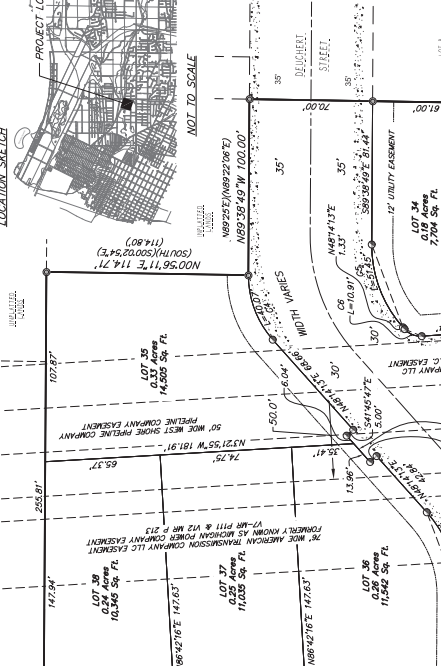
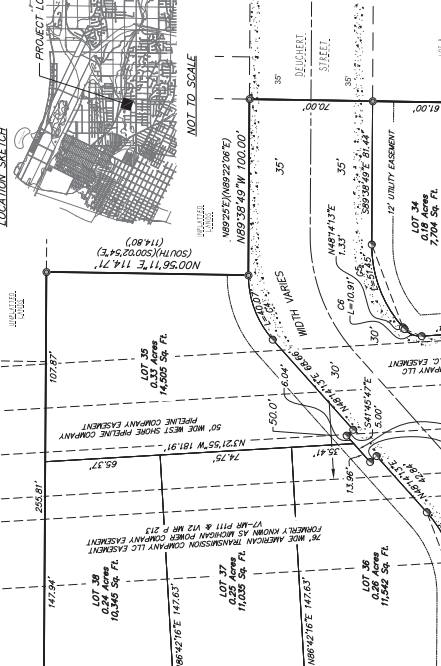
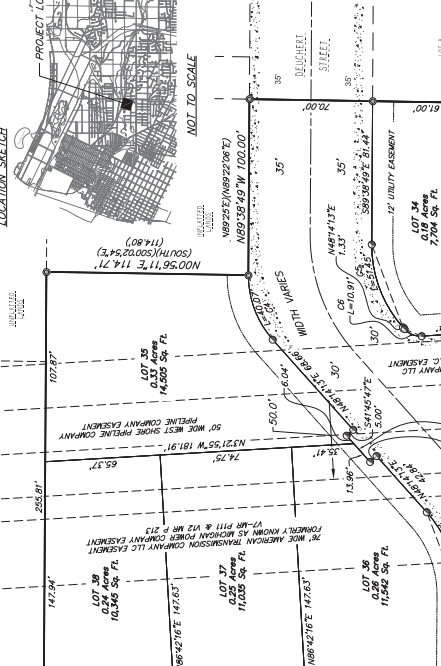
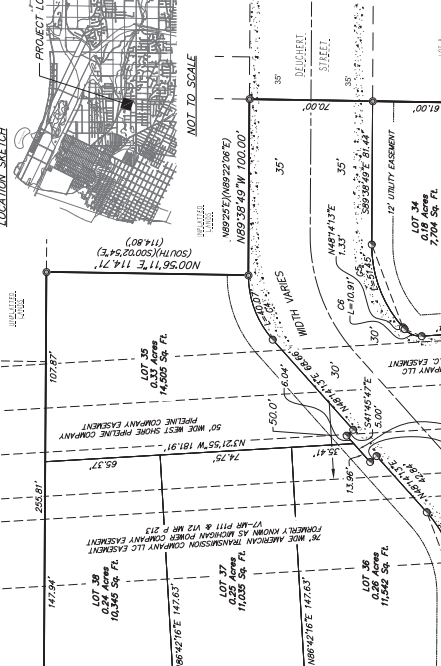
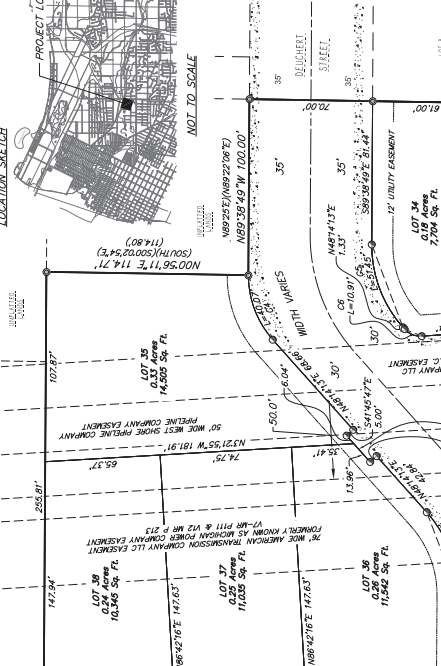
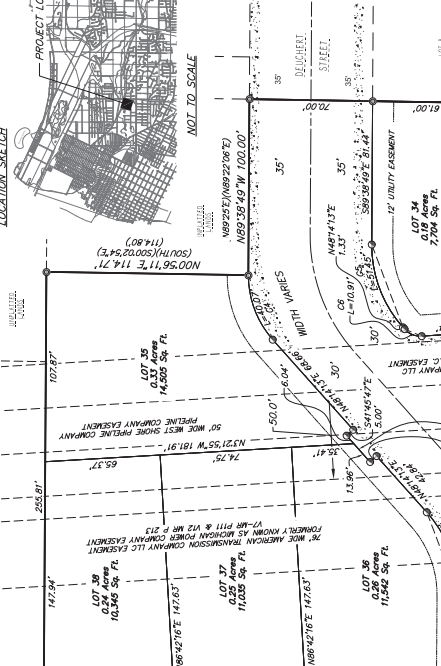
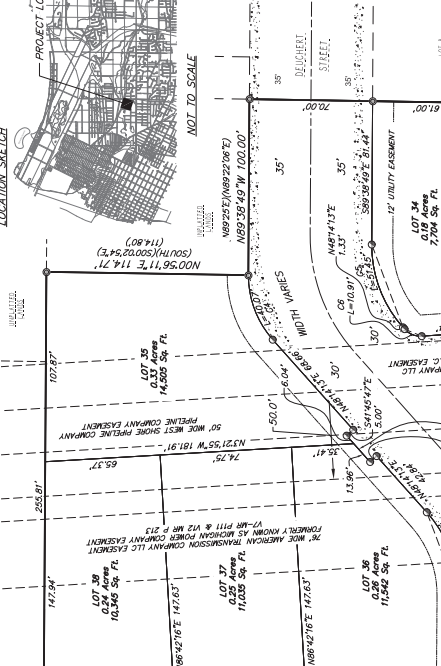
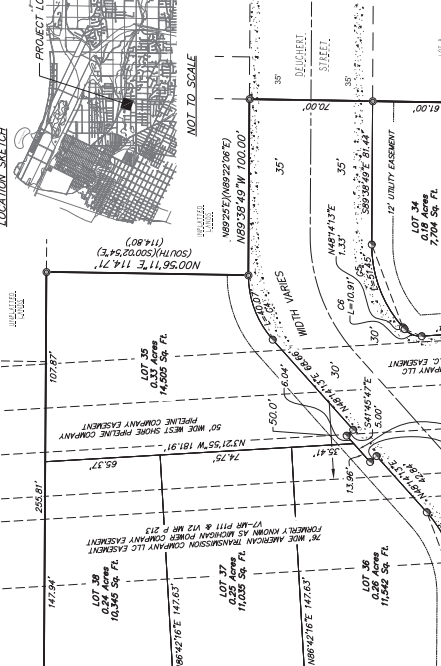
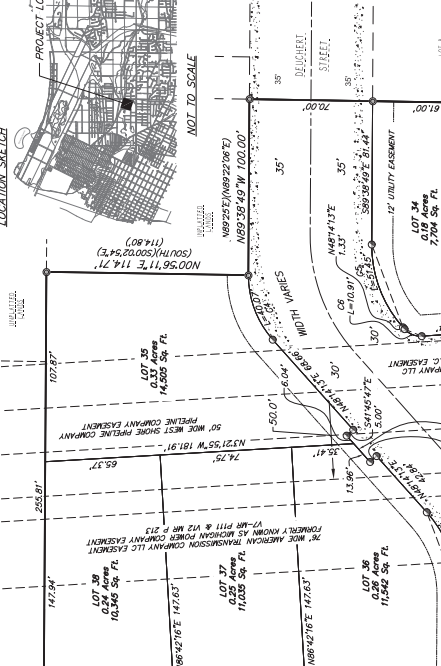
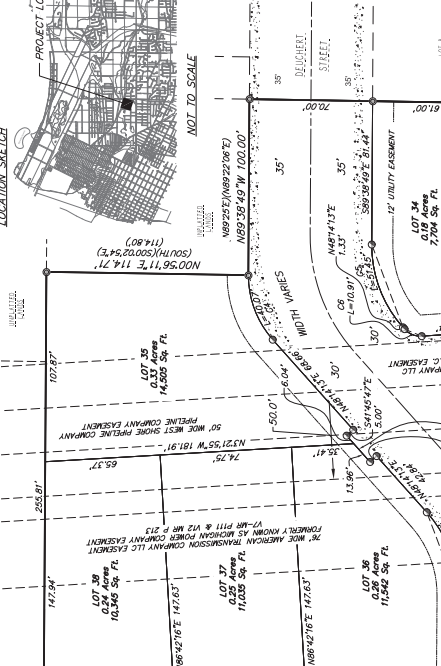
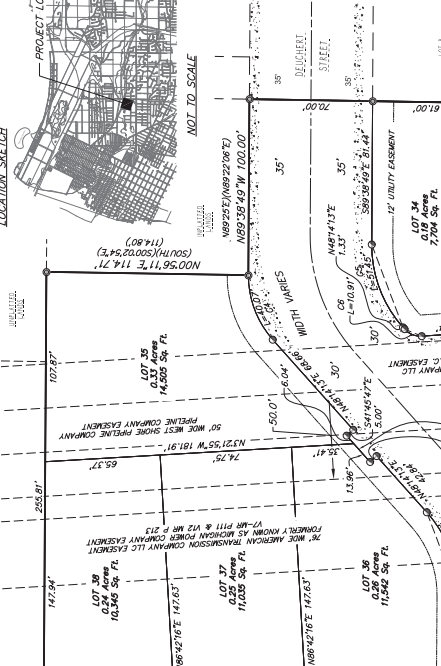
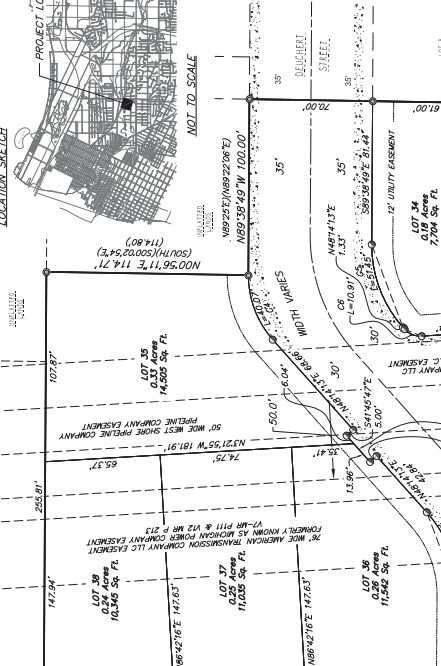
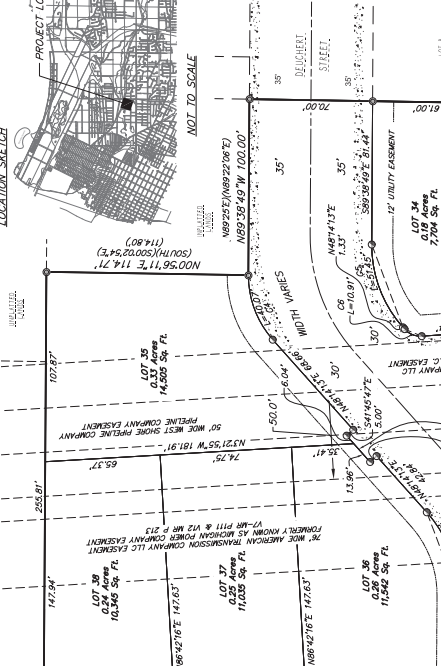
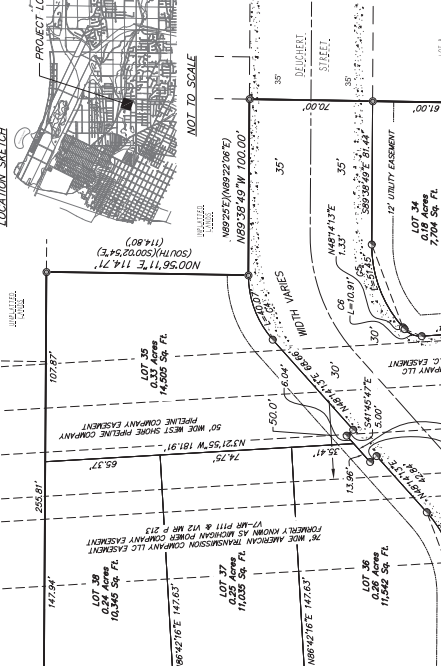
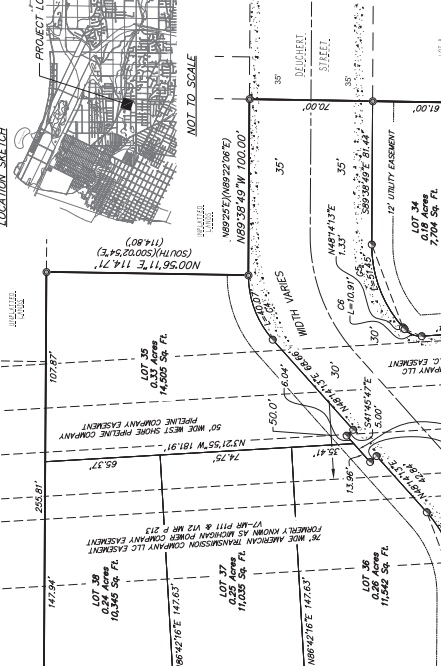
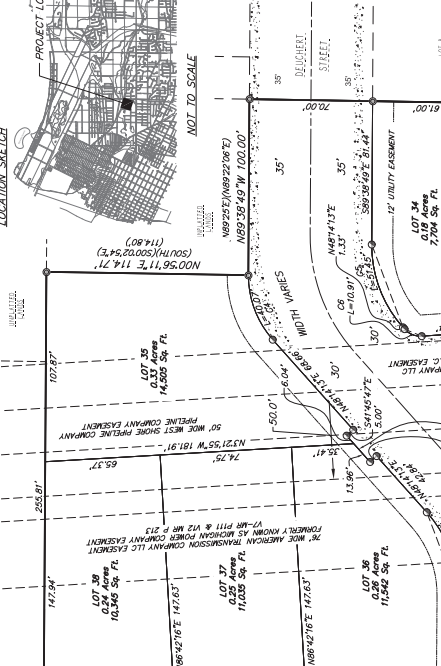
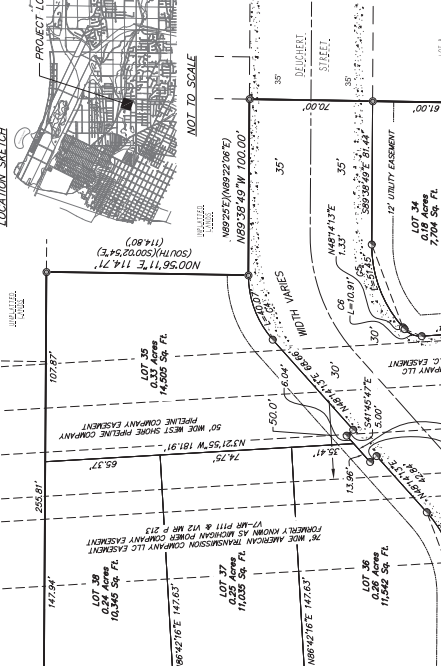
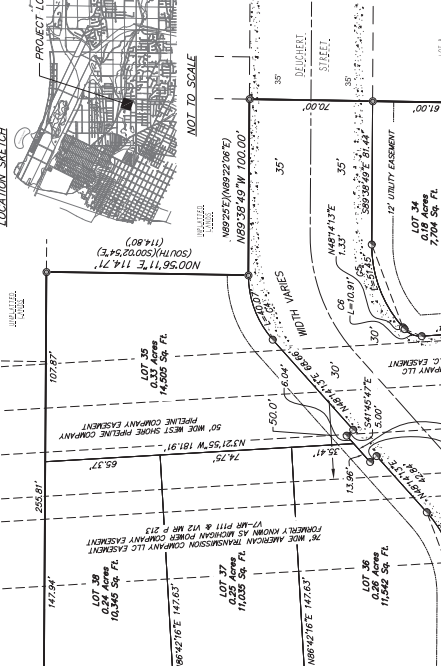
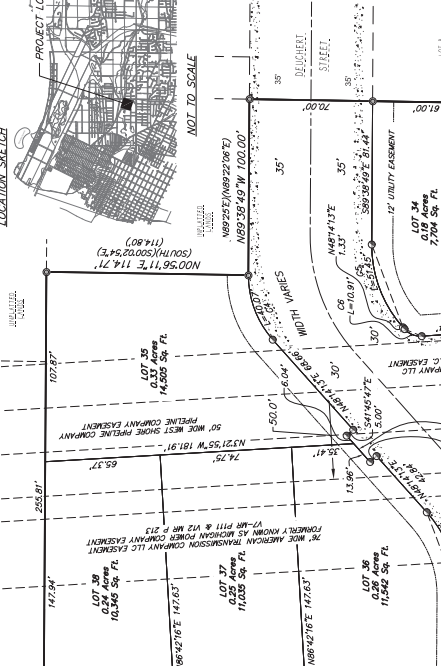
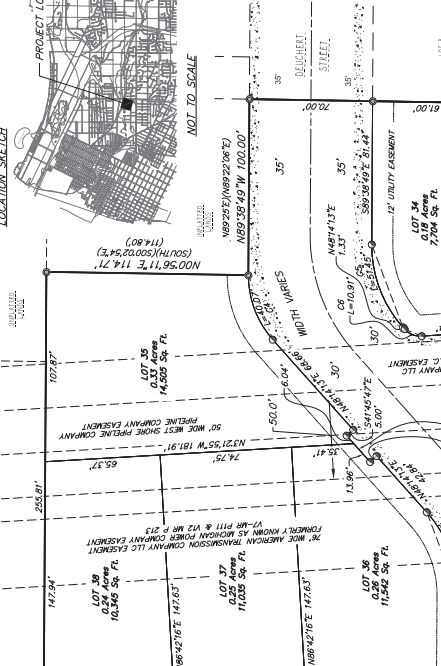
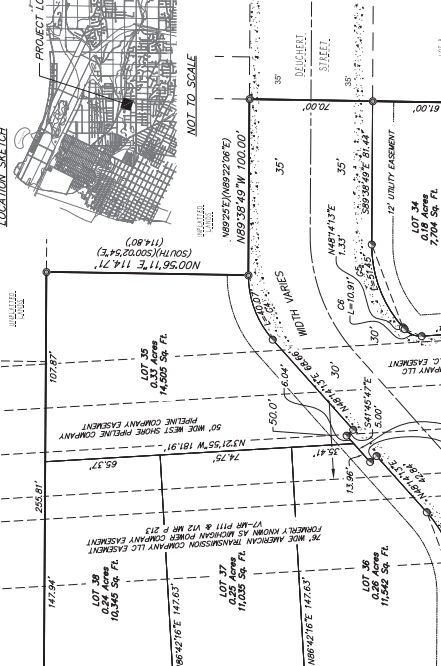
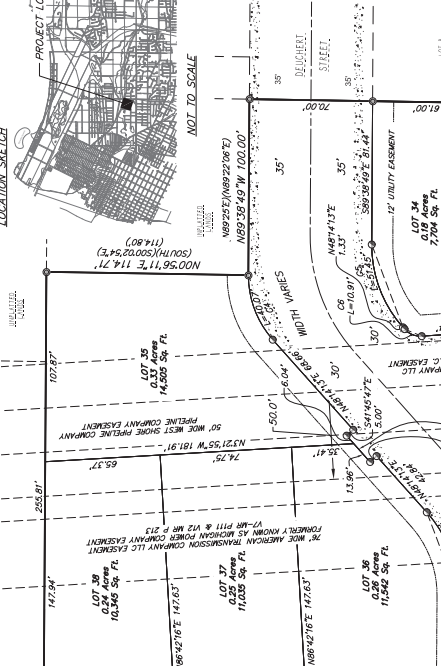
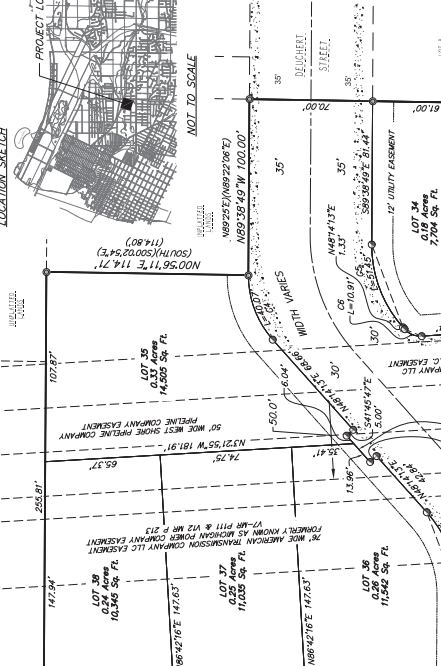
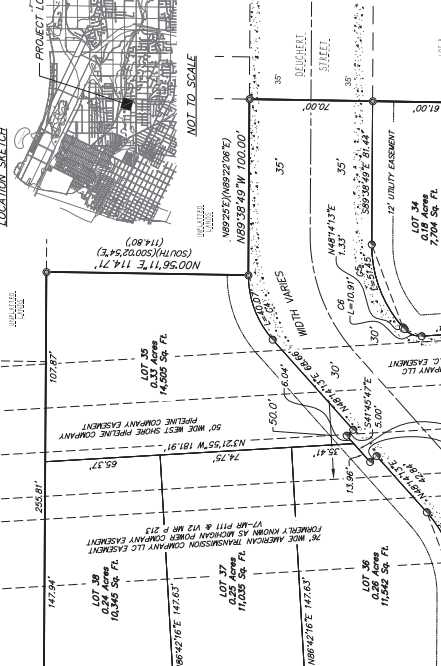
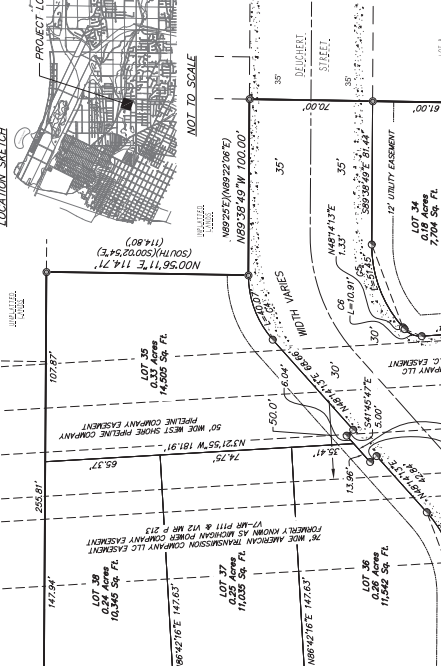
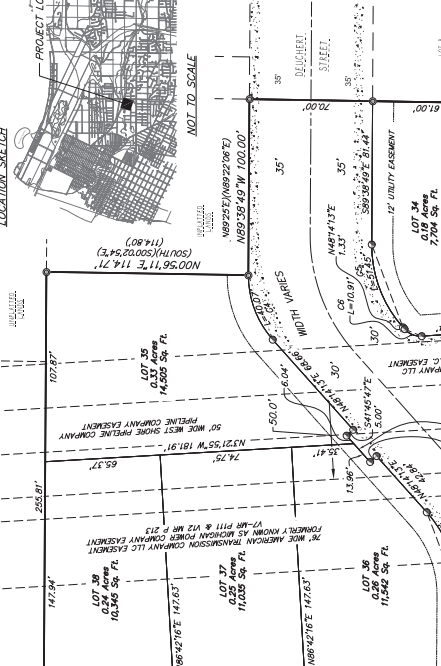
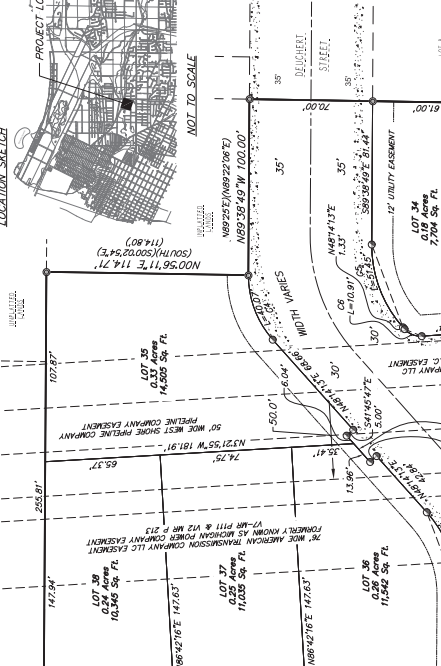
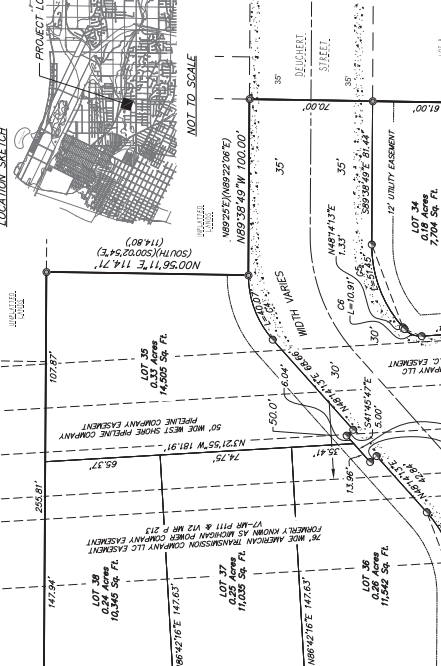
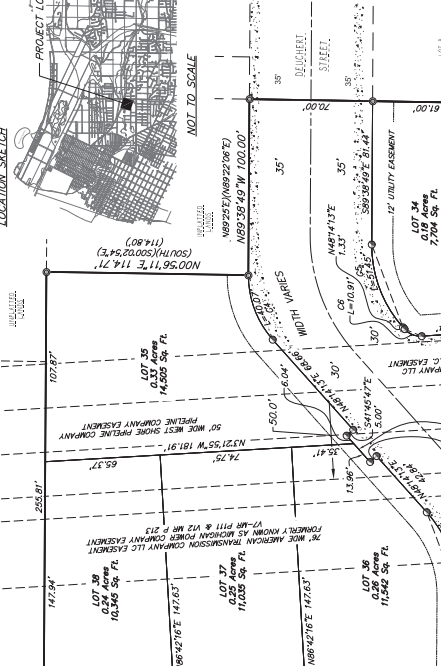
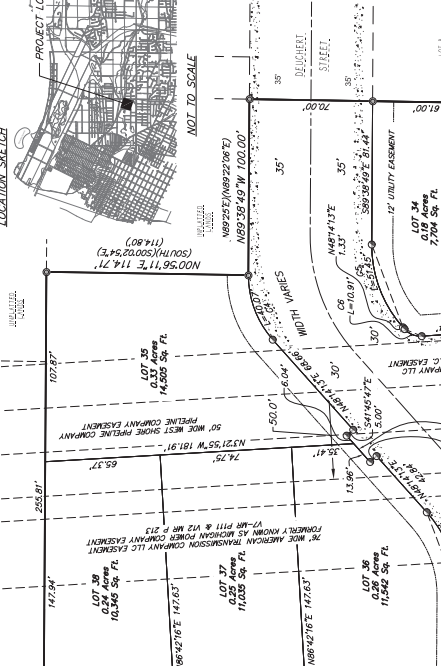
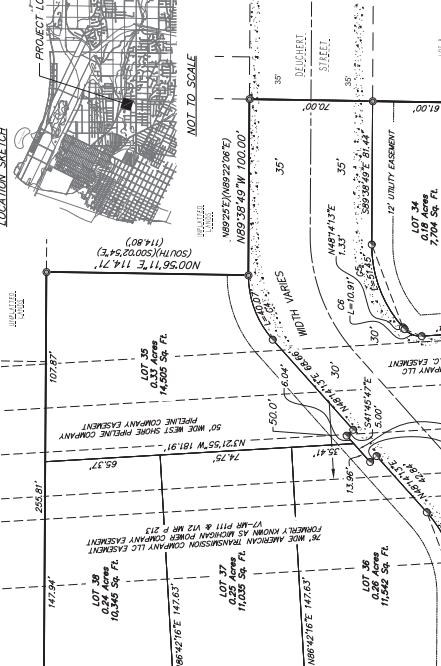
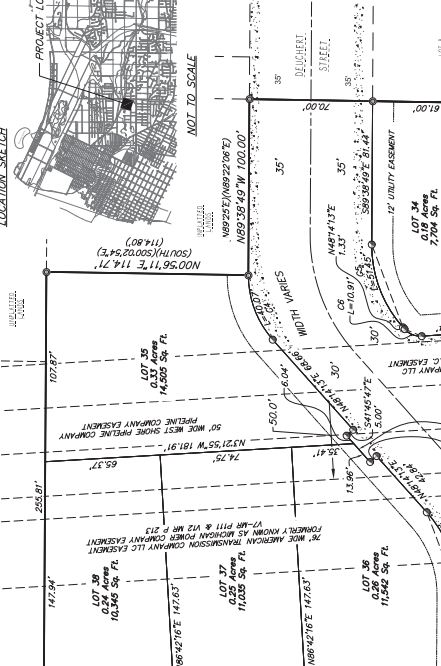
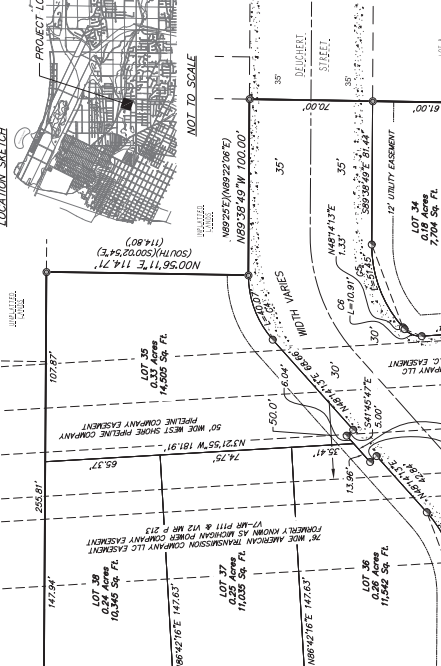
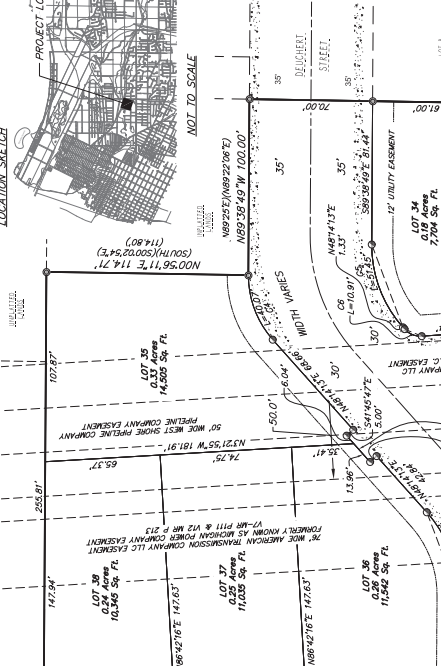
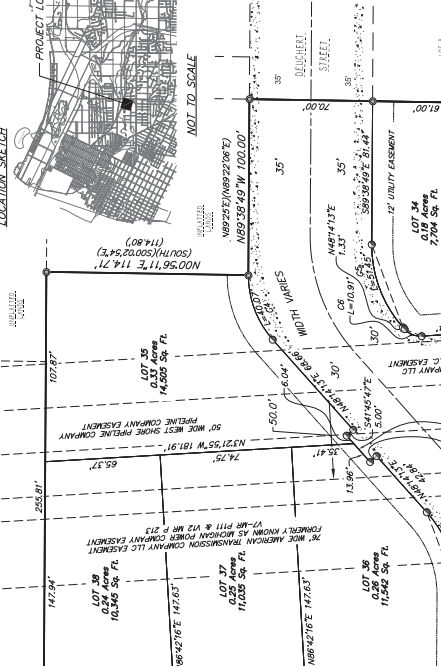
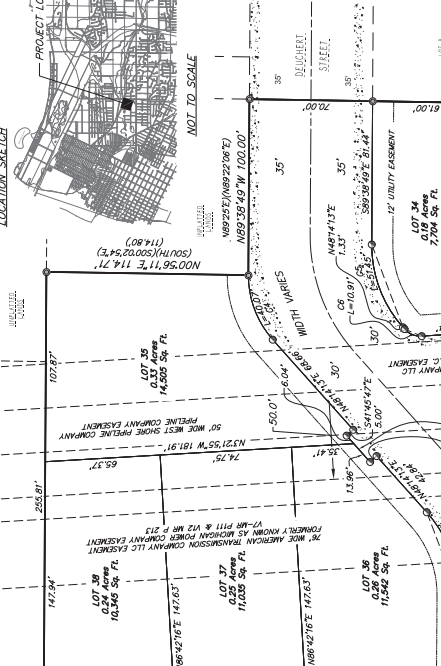
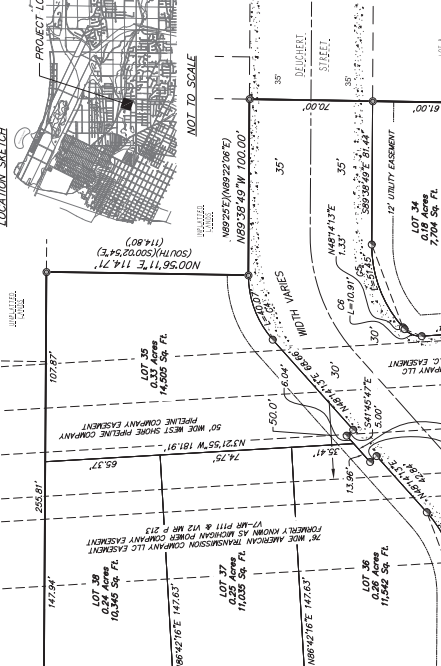
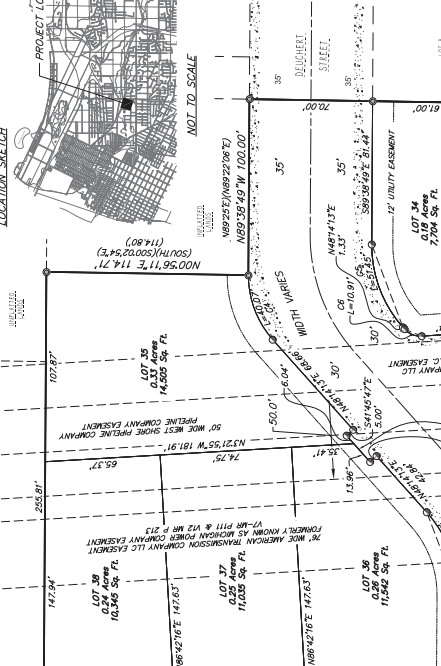
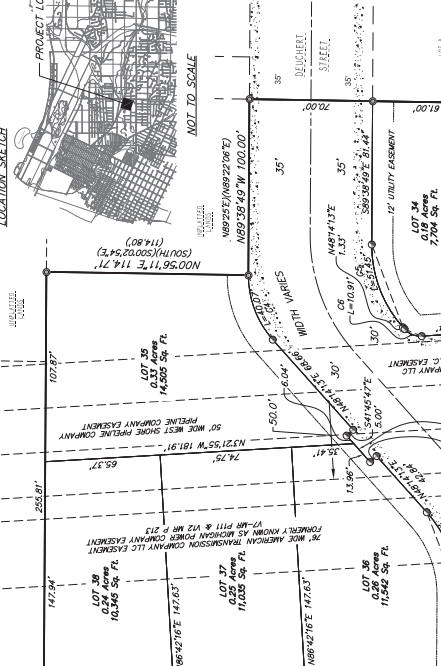
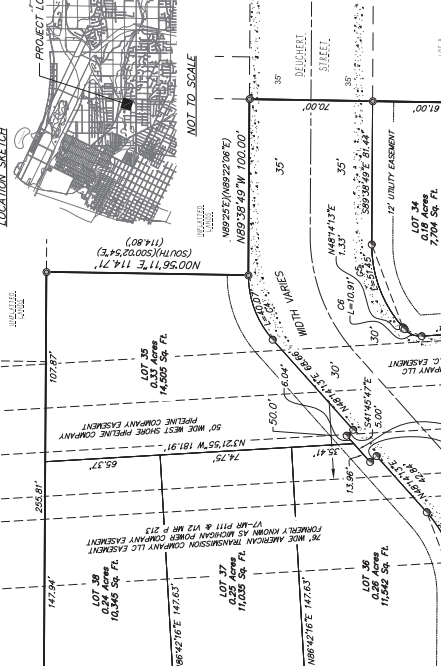
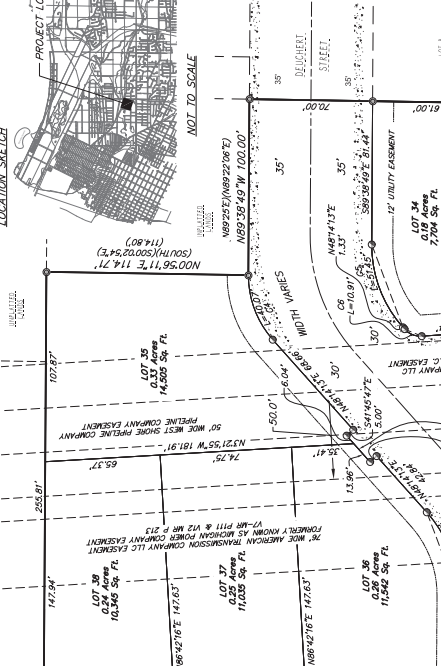
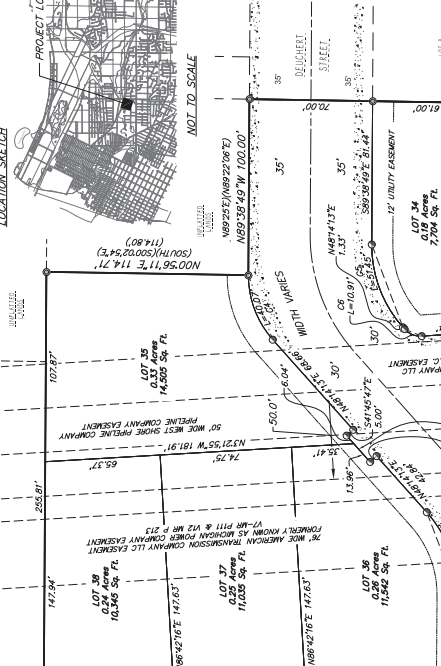
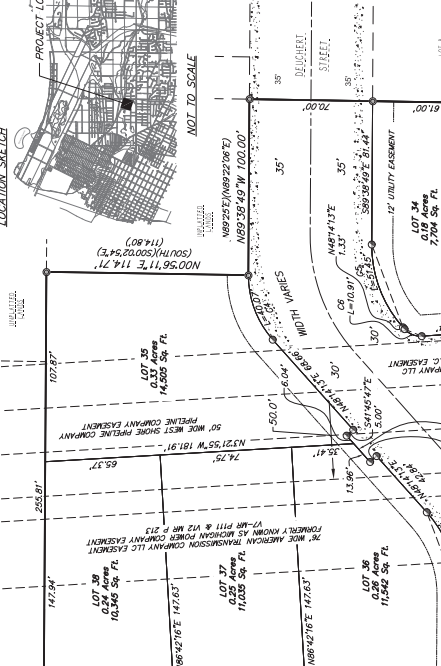
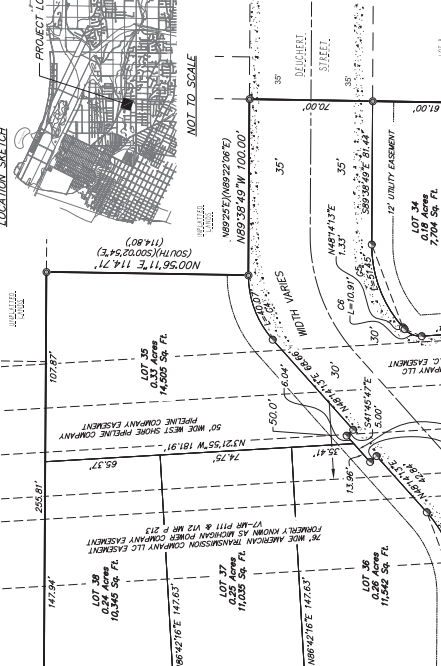
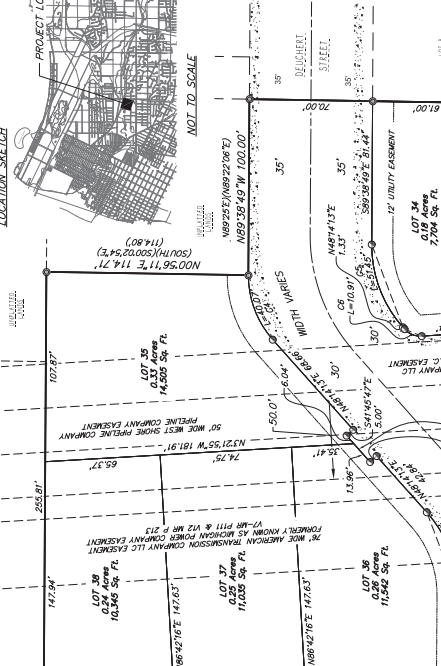
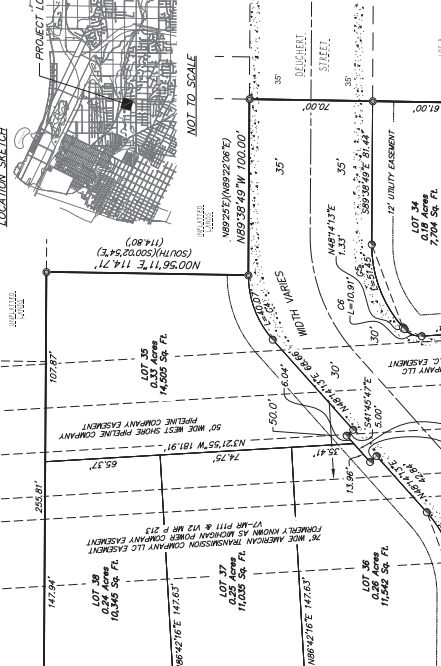
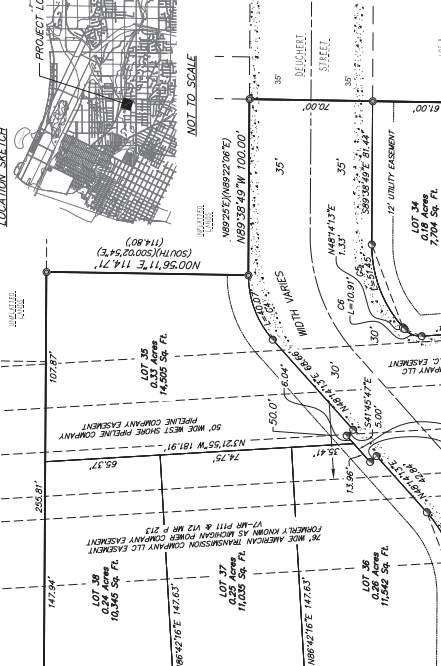
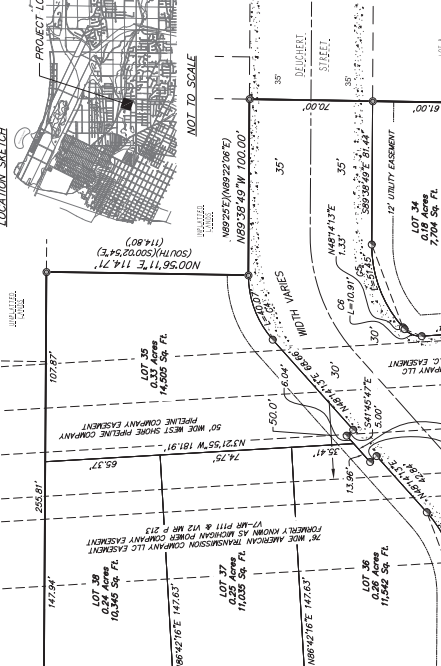
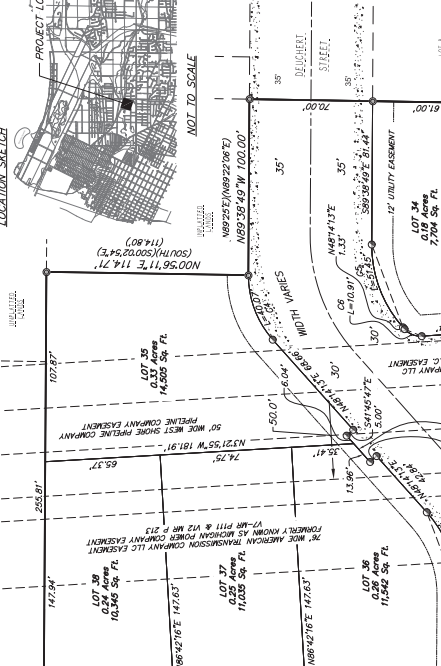
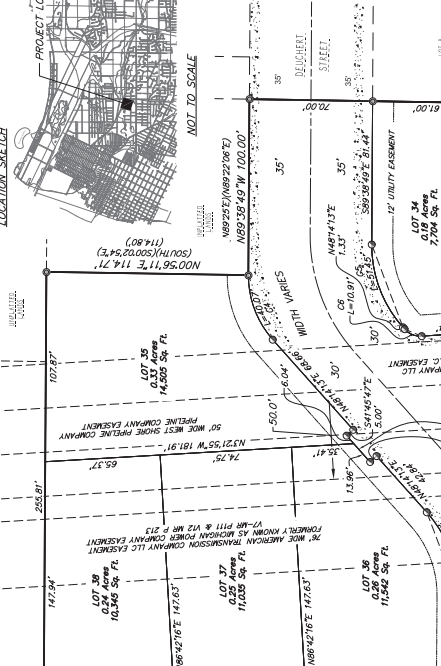
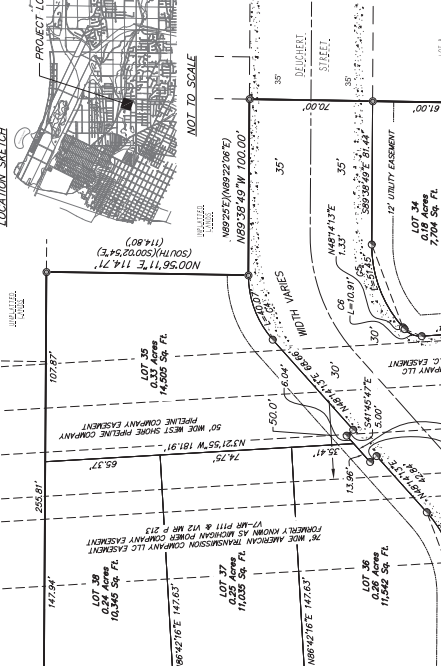
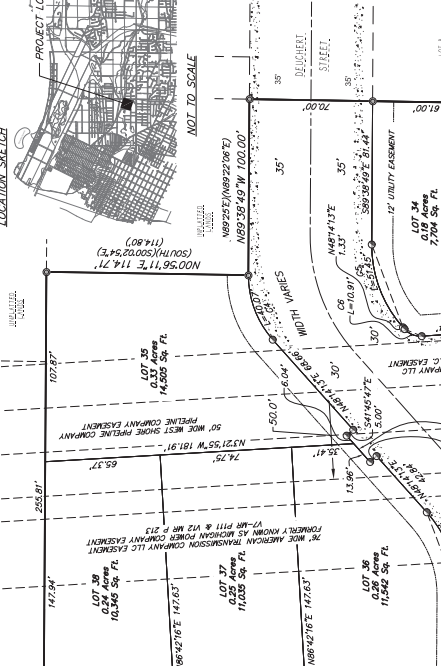
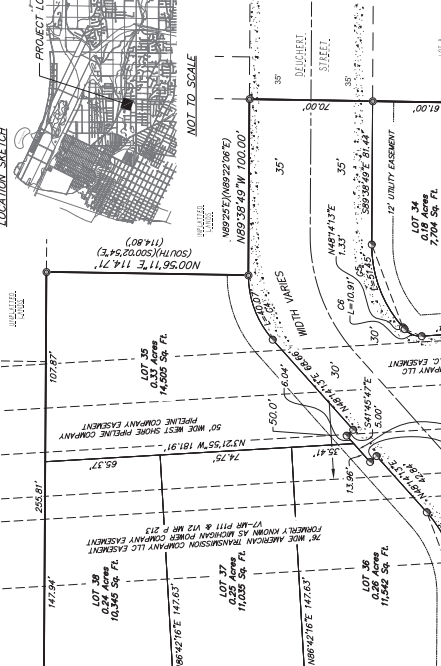
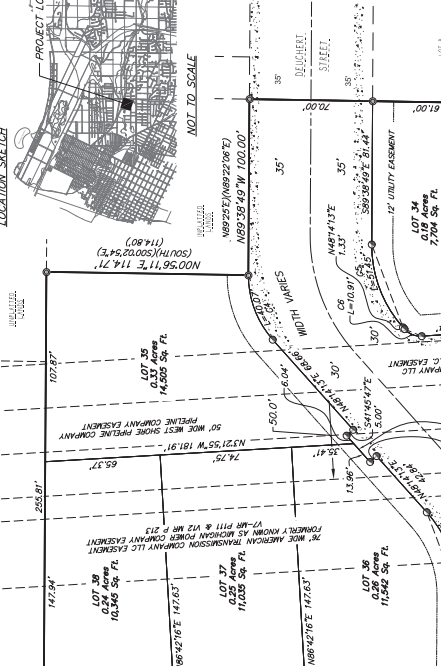
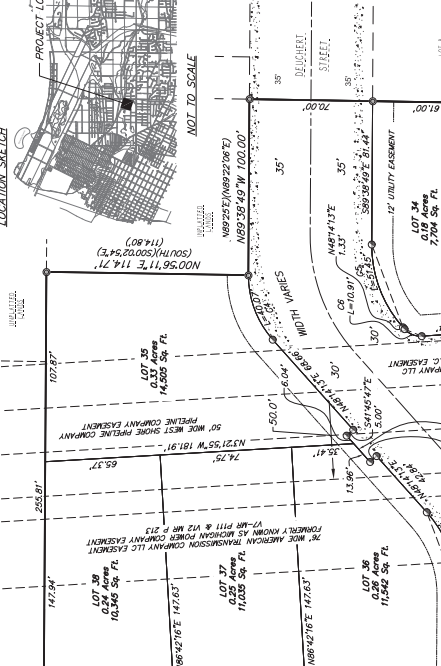
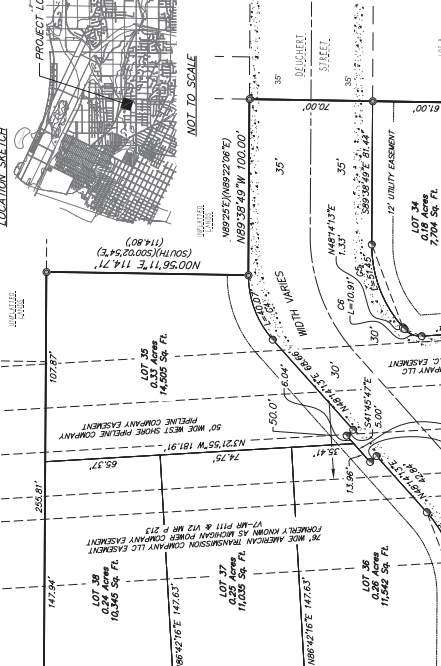
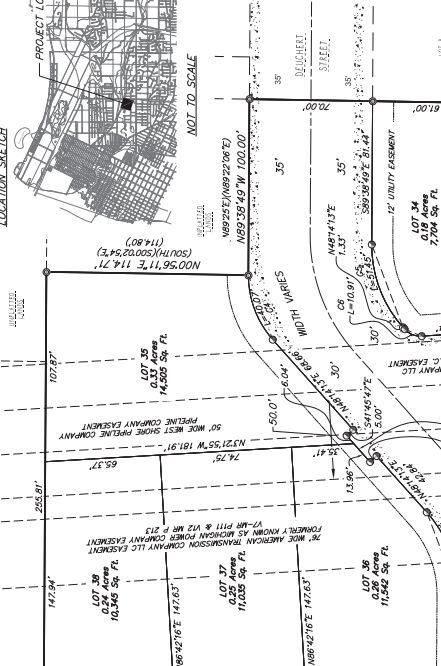
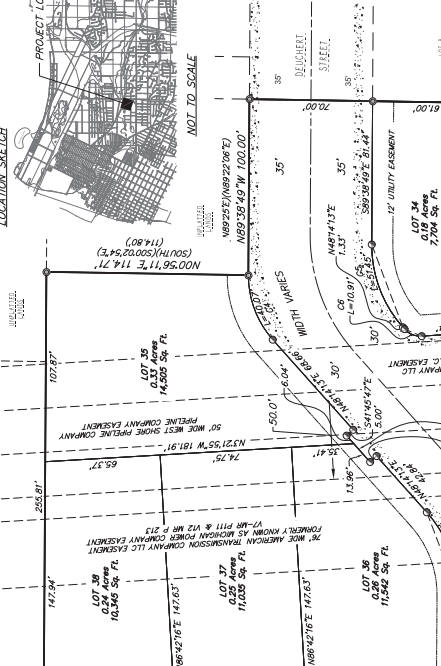
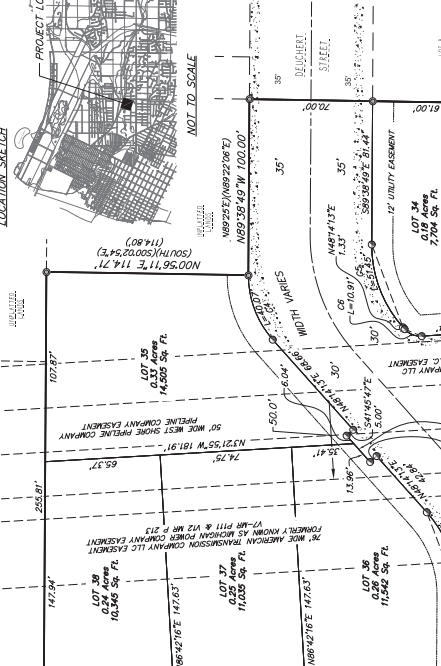
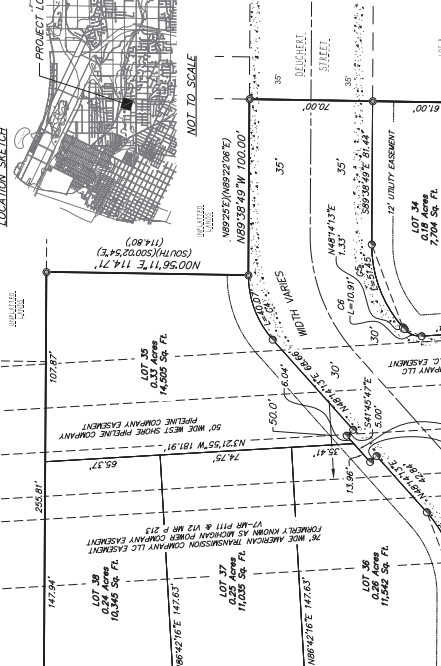
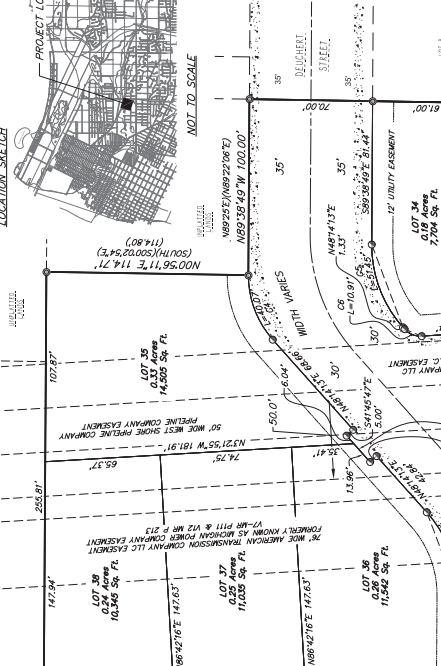
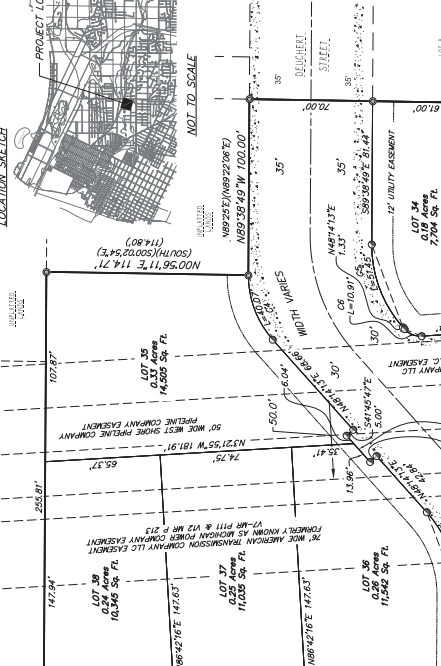
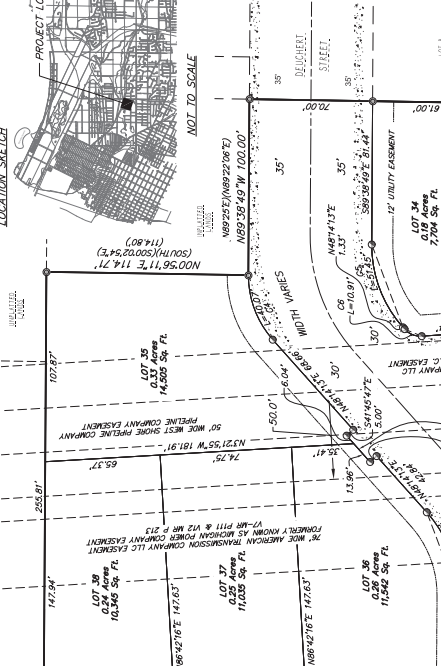
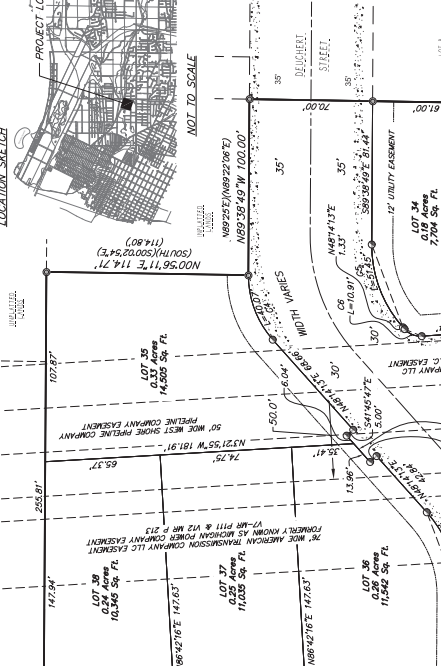
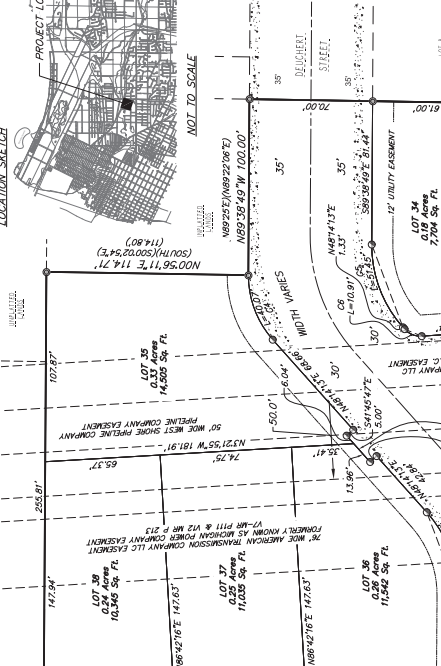
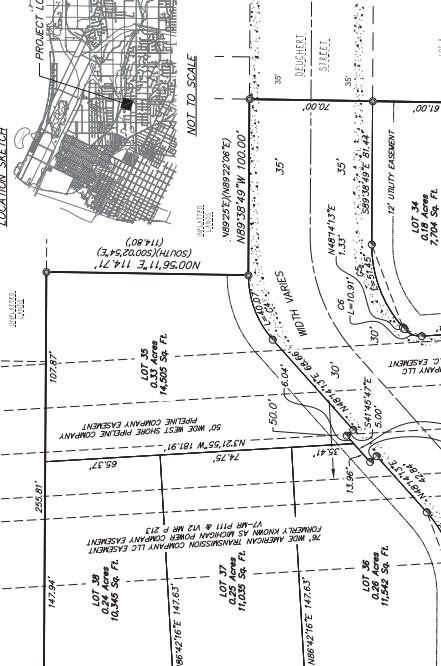
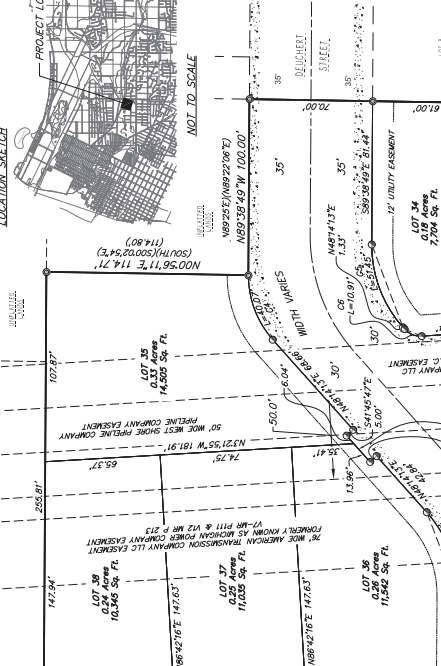
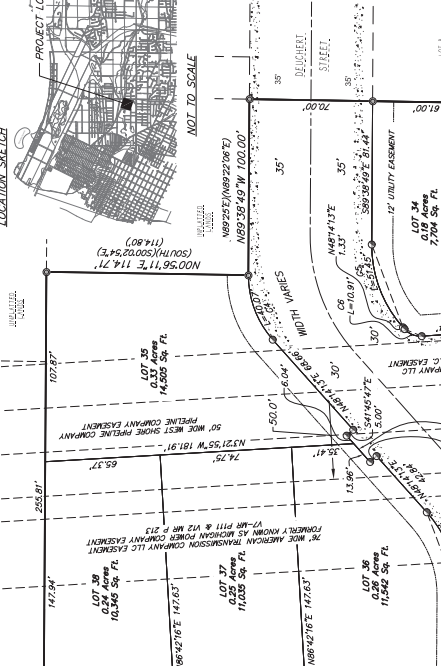
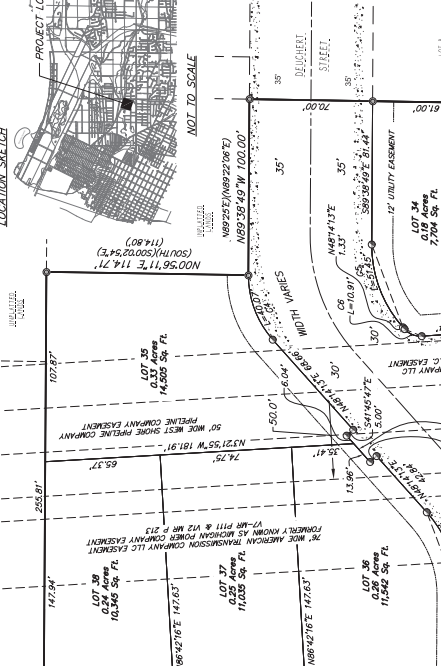
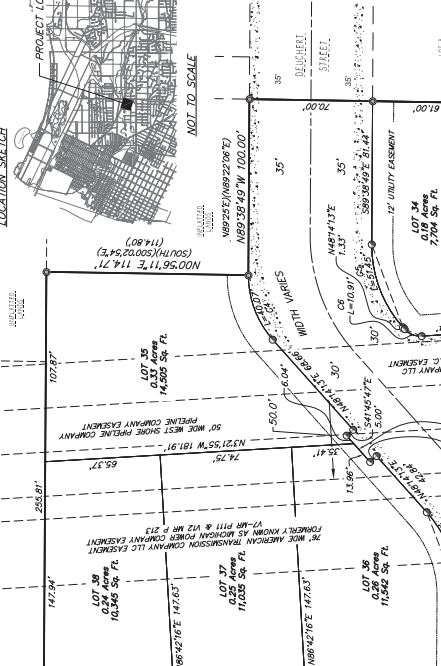
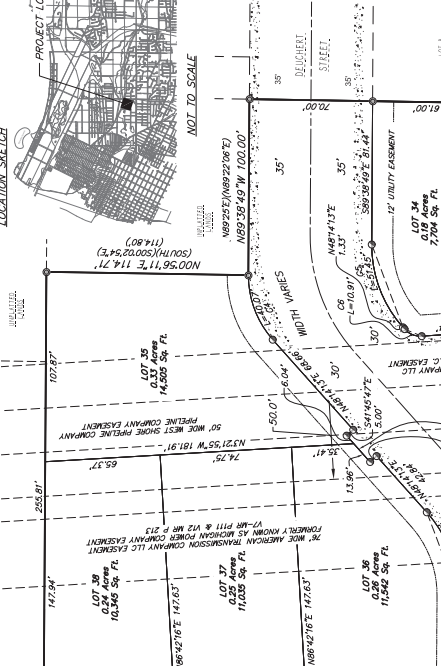
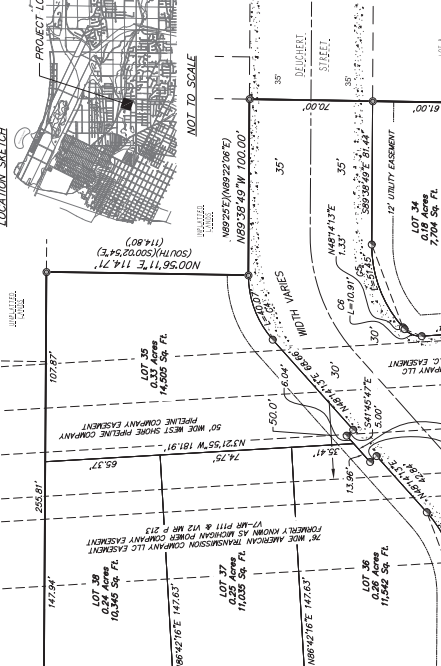
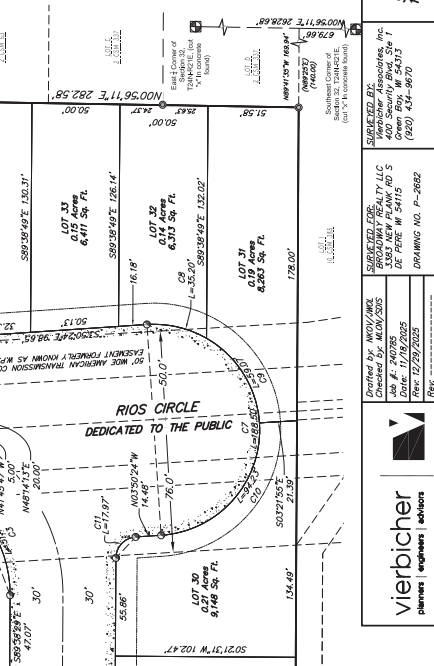
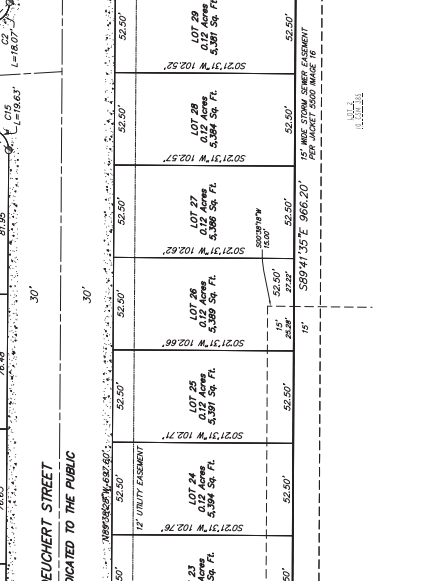
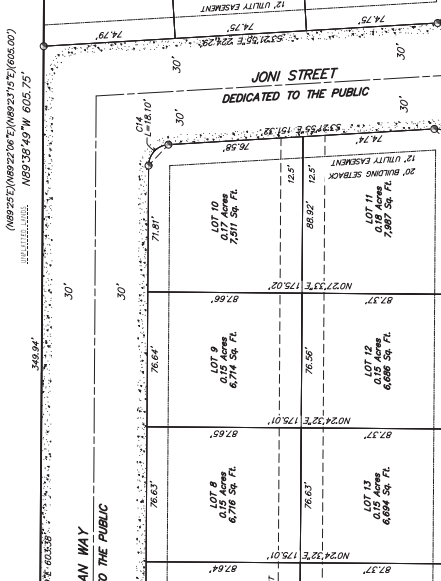
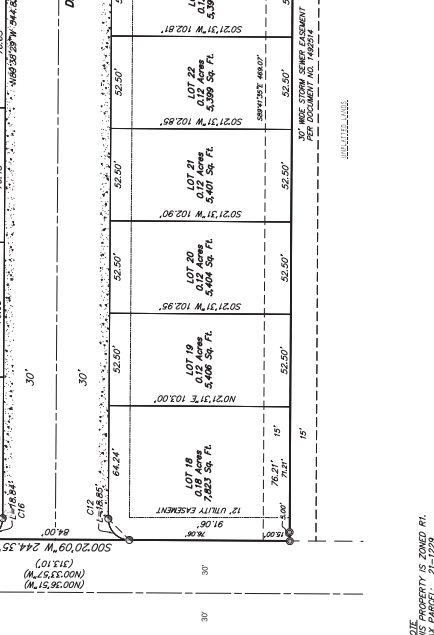
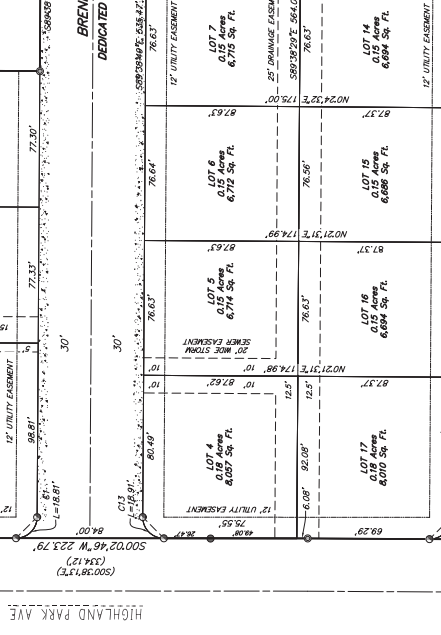
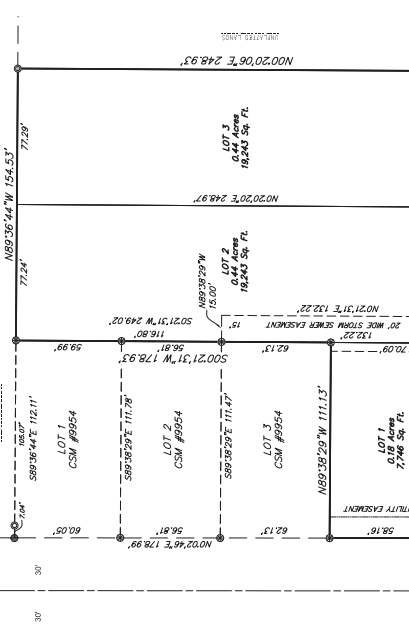
**Zoning Petition (CP 25-07)
City Plat at 0 Deuchert Street
The Pines Subdivision**



THE PINES SUBDIVISION

ALL OF LOT 4 OF CERTIFIED SURVEY MAP NUMBER 9954, DOCUMENT NUMBER 3105265, GREEN BAY COUNTY, WISCONSIN, BEING THE WEST 1/4 OF SECTION 32, T4N-R2E-L5, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

| Curve # | Length | Radius | Delta | Chord Length | Chord Dir. | Tangent Bearing | Tangent Bearing |
|---------|---------|--------|------------|--------------|-------------|-----------------|-----------------|
| C1 | 18.81' | 12.00' | 89°47'58" | 16.94' | S44.48°01'E | S00°05'58"W | S89°42'00"E |
| C2 | 18.07' | 12.00' | 86°16'34" | 16.41' | S03°21'55"E | S89°38'29"E | S89°38'29"E |
| C3 | 51.46' | 70.00' | 42°07'18" | 50.31' | N69°17'52"E | N48°14'13"E | N48°14'13"E |
| C4 | 40.07' | 54.51' | 42°06'58" | 39.17' | N89°38'49"E | S89°38'49"E | S89°38'49"E |
| C5 | 51.45' | 70.00' | 42°06'58" | 50.30' | N69°17'42"W | N48°14'13"W | N48°14'13"W |
| C6 | 18.91' | 12.00' | 52°04'37" | 10.54' | S21°11'55"W | S48°14'13"W | S48°14'13"W |
| C7 | 188.50' | 60.00' | 180°00'00" | 120.00' | S66°09'36"W | S03°50'24"W | S03°50'24"E |
| C8 | 35.20' | 60.00' | 33°36'38" | 34.69' | S12°57'56"W | S03°50'24"E | S29°46'15"W |
| C9 | 59.07' | 60.00' | 56°24'28" | 56.71' | S29°46'15"W | S86°10'43"W | N03°50'24"W |
| C10 | 94.23' | 60.00' | 89°58'53" | 84.84' | N48°49'50"W | N69°38'29"W | N03°50'24"W |
| C11 | 17.97' | 12.00' | 85°48'05" | 16.34' | N46°44'26"W | N89°38'29"W | N89°38'29"W |
| C12 | 18.85' | 12.00' | 90°01'22" | 16.97' | S45°20'50"W | S00°20'09"W | S00°20'09"W |
| C13 | 18.91' | 12.00' | 90°18'25" | 17.02' | N45°11'59"E | S89°38'49"E | N00°02'46"E |
| C14 | 18.10' | 12.00' | 86°24'48" | 16.43' | S46°26'25"E | S03°14'01"E | S89°38'49"E |
| C15 | 18.63' | 12.00' | 93°43'38" | 17.51' | S43°29'48"W | N89°38'29"W | S03°21'55"E |
| C16 | 18.84' | 12.00' | 89°58'38" | 16.97' | N44°38'10"W | N00°20'09"W | N89°38'29"W |





Report to the
Green Bay Plan Commission

MEETING DATE

January 12, 2026

PREPARED BY

AGENDA ITEM # E.2

(ZP 25-37) Public hearing request for a Conditional Use Permit at the 600 Block of Woodside Road; seeking to create a telecommunication tower/wireless communications facility in a residentially zoned district, submitted by Michael Bieniek, applicant; Basten Family Real Estate Properties LLC, property owner. (Ald. J. Grant, District 1)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

January 12, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.3

(ZP 25-37) Consideration with possible action on a Conditional Use Permit at the 600 Block of Woodside Road; seeking to create a telecommunications tower/wireless communications facility in a residentially zoned district, submitted by Michael Bieniek, applicant; Basten Family Real Estate Properties LLC, property owner. (Ald. J. Grant, District I)

BACKGROUND

Reason for Request: The proposed CUP would allow for a telecommunications tower facility to be built at the southeast corner of Parcel 21-365 (600 Block of Woodside Road)

Subject Parcel Zoning and Land Use: Rural Residential (RR) and Low-Density Residential (RI) | Farmland

Surrounding Zoning and Land Uses:

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

South: Rural Residential (RR) | Vacant

East: Planned Unit Development | Vacant

West: Low-Density Residential (RI) | Farmland

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan designates this area for Low Density Residential. The requested CUP for telecommunications facility is not specifically addressed in the comprehensive plan, but 66.1001 Wis. Stats., does not specifically require conditional uses to meet the consistency analysis for telecommunications tower facility.

Report: The subject request is located in the 600 block of Woodside Road between N Huron and Humboldt. The applicant, Michael Bieniek representing Vertical Bridge, is requesting permission to construct a telecommunications tower facility at the southeast corner of a 35.5 acre property. Telecommunication facilities are a conditional use in all residential zoned districts. A Conditional Use Permit is required for the construction of a telecommunications facility.

Conditional use approval may be recommended by the Plan Commission with reasonable consideration of the following:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger public health, safety, or general welfare.
2. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
6. Adequate parking facilities as specified in Article XVIII of Section 44-83 within the Municipal Code.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

After reviewing the request, staff has determined that the use can comply with the seven standards for CUP approval and, after improvements, will not be detrimental to public health, will not impede development of the area, will not be injurious to other nearby uses, and will have adequate access, parking and utilities.

The conceptual site plan calls for a 109-foot tower to be constructed and must be submitted to the City to establish the new use and meet typical standards for a new development within a residential district. While parking is noted and shown, the conceptual plan calls for gravel and does not specifically call out an individual parking stall. A final site plan must be updated to meet code to create a paved surface and at least one parking stall that meets code requirements. All conditions noted in staff recommendation are regulations which are part of the existing Green Bay Municipal Code, but are specifically emphasized here, given the conceptual plans do not fully meet the code.

Ald. Grant and adjacent property owners within 400 ft. of the subject area have been notified of the request. There have been no inquiries or objections made regarding this request as of the drafting of this report.

RECOMMENDATION

Approval of the Conditional Use Permit with the following conditions:

- a. Parcel must have at least one (1) parking stall on site.
- b. Legal parking stall(s) must be setback outside of the front yard setback.
- c. Site plans must include a notation to address future pedestrian access way to the facility.
- d. Ground-mounted equipment shall be screened from view by suitable vegetation along all sides of the fence enclosure. Ground-mounted equipment located outside of the fence enclosure must be screened from view from the right of way. Landscaping plans must be provided.
- e. The commercial wireless support structure shall be designed to accommodate both the applicant's antennas and comparable antennas for at least two additional users, as well as be designed to allow for future rearrangement of antennas and to accept antennas mounted at varying heights.
- f. Barbed wire fencing is not permitted.
- g. Compliance with all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. 25-37 Application Redacted
2. ZP 25-37 Draft Resolution-600 Block Woodside Cell Tower
3. 25-37 Additional Information 012026
4. 25-37 Concept Site Plan 012026 Vertical



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: Vacant parcel on Woodside Road, Green Bay, WI 54302

Parcel Number(s): 21-365

Petitioner(s): Michael Bieniek, AICP agent - VB BTS III LLC lessee Date: 11/20/25

Email: re da cte d Phone Number: 847-287-1156

Address: 10700 W. Higgins Road, Suite 240 City: Rosemont State: IL Zip: 60018

Property Owner: Basten Family Real Estate Properties, LLC Phone Number: _____

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

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

I, Michael Bieniek, AICP, respectfully request that the City of Green Bay take the following action:

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

Owner Signature: Date: 12/16/25

Petitioner Signature(s):

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

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

**RESOLUTION AUTHORIZING CONDITIONAL USE
PERMIT AT 600 BLOCK OF WOODSIDE ROAD 21-365
(ZP 25-37)**

JANUARY 20, 2026

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

That, pursuant to Zoning Petition 23-06 and the recommendation of the Plan Commission on January 12, 2026, the City of Green Bay does authorize a Conditional Use Permit (CUP) to allow a telecommunication tower, wireless communication facility, in a Low-Rural Residential (RR) district on the following described property located on the 600 Block of Woodside Road:

Legal Description:

THE SOUTHWEST QUARER OF THE NORTHWEST QUARTER OF SECTION THIRTY FIVE (35), T24N-R21E, IN THE CITY OF GREEN BAY, EAST SIDE OF FOX RIVER, BROWN COUNTY, WISCONSIN, EXCEPT PART CONVEYED FOR HIGHWAY PURPOSES IN VOL. 907 RECORDS, PAGE 228 AND FURTHER EXCEPTING THEREFROM VOLUME 37 CERTIFIED SURVEY MAPS, PAGE 121, MAP 5634 AND EXCEPT THAT PART CONVEYED FOR ROAD PURPOSES DESCRIBED IN DOCUMENT 2726373.

Tax Parcel No. 21-365

Said CUP shall be granted subject to the following conditions:

- a. Parcel must have at least one (1) parking stall on site.
- b. Legal parking stall(s) must be setback outside of the front yard setback.
- c. Site plans must include a notation to address future pedestrian access way to the facility.
- d. Ground mounted equipment shall be screened from view by suitable vegetation along all sides of the fence enclosure. Ground mounted equipment located outside of the fence enclosure must be screened from view from the right of way. Landscaping plans must be provided.
- e. The commercial wireless support structure shall be designed to accommodate both the applicant's antennas and comparable antennas for at least two additional users, as well as be designed to allow for future rearrangement of antennas and to accept antennas mounted at varying heights
- f. Barbed wire fencing is not permitted.
- g. Compliance with all other regulations of the Green Bay Municipal Code.

Adopted _____

Approved _____

Clerk

jel:
Attachment – Map

Mayor



- Proposed CUP
- 400' Property Owner Notice

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

Zoning Petition (ZP 25-37)
600 Block Woodside Rd
Conditional Use Permit (CUP)
Seeking to Create a Telecommunications
Facility in a Residential District



APPLICANT: VB BTS III, LLC



**APPLICATION FOR CONDITIONAL USE PERMIT APPROVAL FOR
THE PROPOSED WIRELESS COMMUNICATIONS FACILITY AND
SUPPORT STRUCTURE AT**

**VACANT PARCEL ON WOODSIDE ROAD
GREEN BAY, WI 54311
PARCEL NO. 21-365**

VERTICAL BRIDGE SITE ID# – US-WI-5733 HURON ROAD

Letter of Application

December 16, 2025

Mr. Jon LeRoy
Zoning Administrator / Senior Planner
City of Green Bay
100 N Jefferson Street
Green Bay, WI 54301

RE: Proposed Vertical Bridge Wireless Communications Facility and Support Structure – US-WI-5733
Huron Road
Vacant Parcel Woodside Road
Green Bay, WI 54311
Parcel No. 21-365

Dear Mr. Leroy

LCC Telecom Services, on behalf of the applicant, VB BTS III, LLC (“Vertical Bridge”), has finalized an agreement with the property owners of the site referenced above to develop and construct a wireless communications support structure and facility that will be available to be used by wireless carriers. The proposed shared use facility is designed to house the equipment necessary to provide clear and uninterrupted wireless telecommunications services to the residents and visitors of the City of Green Bay and surrounding areas.

This wireless communications facility and support structure is being proposed pursuant to Section 66.0404 of the Wisconsin State Statutes and Sections Section 44-1586(b) of the City of Green Bay Zoning Ordinance. A Conditional Use Permit is required for the siting and construction of any new wireless communications support structure and facility. The proposed facility will consist of a 105’-0” tall monopole tower with a 4’-0” lightning rod for a total height of 109’-0”, to be located within a 60’-0” x 60’-0” ground area. The proposed tower will be erected, owned, and operated by Vertical Bridge. Vertical Bridge has a commitment with Cellcom, a wireless services provider, for this site. Additionally, the facility will be available for collocation to other wireless providers.

On behalf of the applicant VB BTS III, LLC (“Vertical Bridge”), LCC Telecom Services has submitted all required documentation for the proposed tower, in accordance with Section 66.0404 of the Wisconsin State Statutes, and Section 44-1586(b) of the City of Green Bay Zoning Ordinance for this application to be deemed complete. Should you have any questions please feel free to contact me. I look forward to working with you during the review and approval process. Vertical Bridge looks forward to helping provide the City of Green Bay with improved wireless coverage.

Sincerely,



Michael Bieniek, AICP
Zoning Director

Site Data Sheet

| | |
|--|---|
| Applicant: | VB BTS III, LLC (“Vertical Bridge”) 22 West Atlantic Avenue Suite 310 Delray Beach, FL 33444 |
| Authorized Agent: | Michael Bieniek, AICP LCC Telecom Services 10700 Higgins Road Suite 240 Rosemont, IL 60018 |
| Tower Owner: | VB BTS III, LLC (“Vertical Bridge”) 22 West Atlantic Avenue Suite 310 Delray Beach, FL 33444 |
| Applicant’s Interest in the Property: | Leasehold |
| Property Owner: | Basten Family Real Estate Properties, LLC 3307 Humboldt Road Green Bay, WI 54311 |
| Address of Property: | Vacant Parcel on Woodside Road Green Bay, WI 54311 |
| Parcel Number: | 21-365 |
| Zoning Designation: | RR, Rural Residential District |
| Request: | Application for a Conditional Use Permit and any other approvals or permits necessary to erect a 105’-0” tall monopole tower with a 4’-0” lightning rod for a total height of 109’-0”, to be located within a 60’-0” x 60’-0” ground area |

Legal Description

The Southwest Quarter of the Northeast Quarter (SW ¼ of NE ¼), Section Thirty-five (35), Township Twenty-four (24) North, Range Twenty-one (21) East, in the City of Green Bay, East side of Fox River, Brown County, Wisconsin, except part conveyed for highway purposes in Vol. 907 Records, Page 228 and further excepting therefrom Volume 37 Certified Survey Maps, Page 121, Map 5634 and except that part conveyed for road purposes as described in Document 2726373.

Tax Parcel No. 21-365

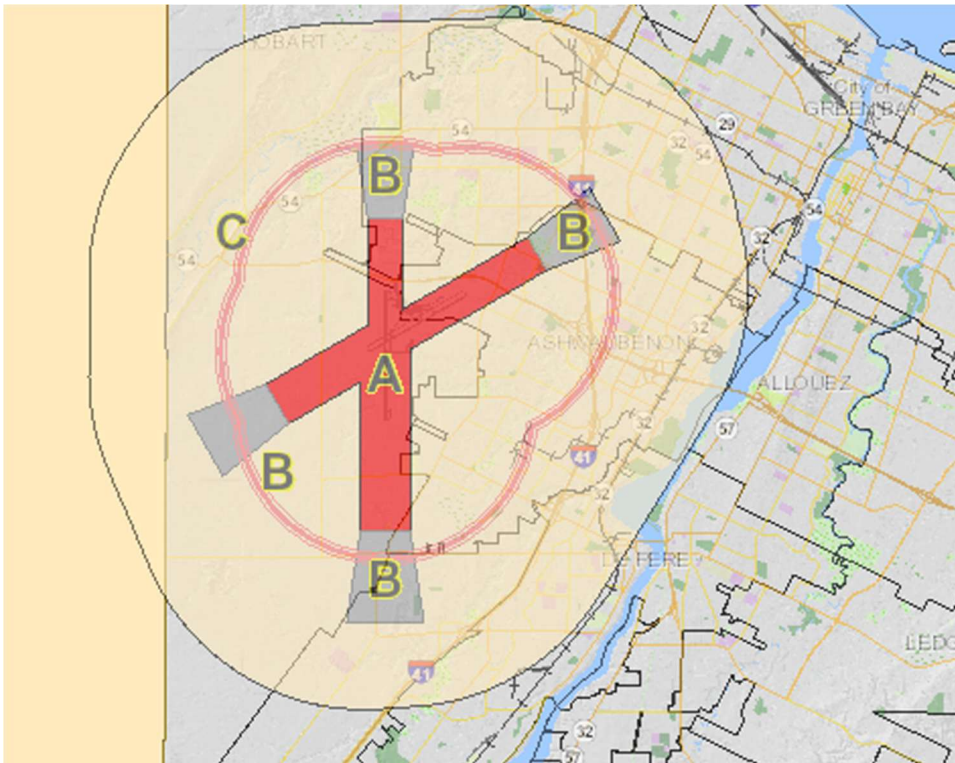
This being the same property conveyed to Basten Family Real Estate Properties LLC, a Wisconsin limited liability company from Basten Family Real Estate Development Limited Partnership in Quitclaim Deed dated April 19, 2024 and recorded April 22, 2024, as Instrument No. 3061986, in Brown County, Wisconsin.

(10) Obstruction marking and airport zoning. All wireless communication facilities and/or support structures shall comply with the obstruction marking and lighting requirements of the FAA in cooperation with the FCC. Written verification from the FAA of its obstruction marking requirements is required.

As stated above, the proposed tower will not require any lighting. The carriers located on the tower will comply with the FAA 5G C band compatibility and the tower is deemed as no hazard to air navigation.

(11) Airport zone. If applicable, written verification of compliance with the Austin Straubel International Airport Zoning Ordinance is required.

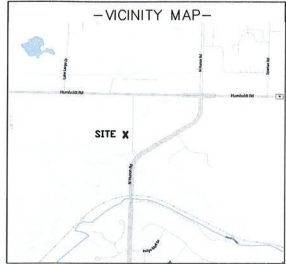
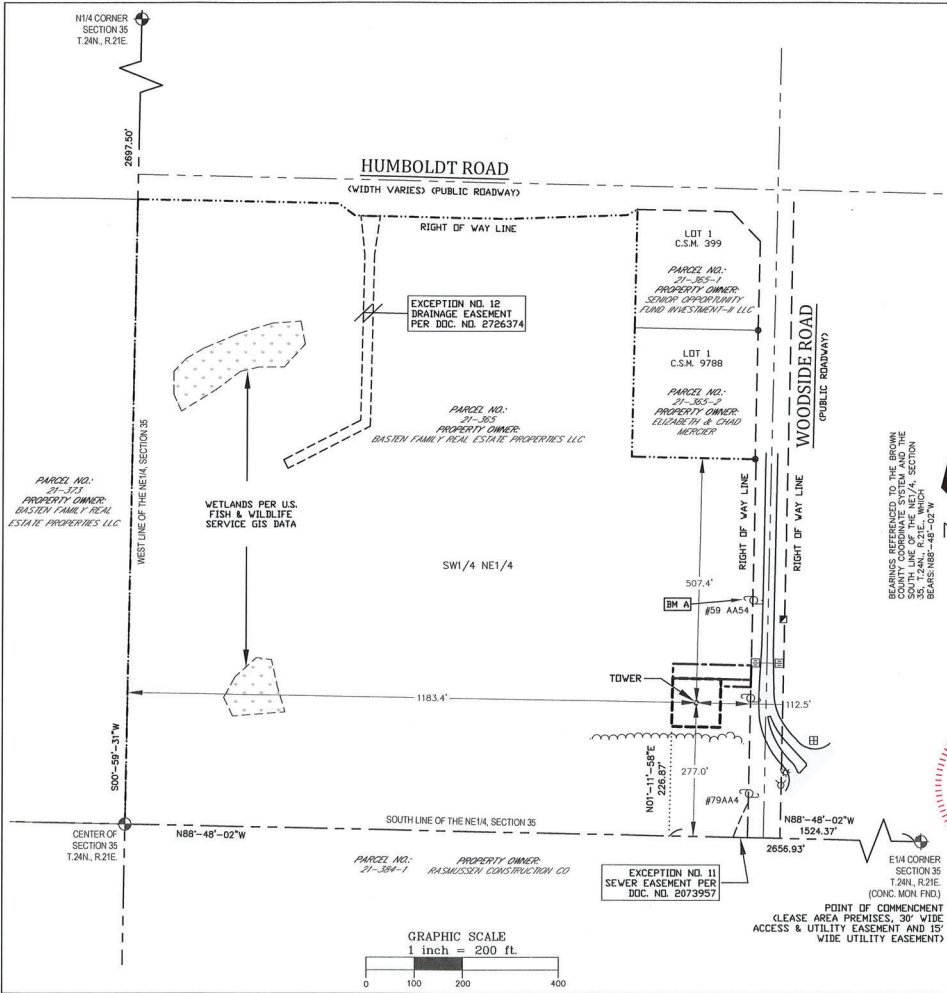
The proposed tower is not located within the Austin Straubel International Airport Zone. The proposed site is located approximately 5 miles east of the airport zone.



(12) Municipal sites. The siting and design of wireless communication facilities and/or support structures on municipal property shall be consistent with the character of the area and other zoning requirements. Facilities shall not be located in conservancy areas but may be located in active recreation areas, major playfields, municipal parks, and maintenance facilities. Any application for wireless communication facilities and/or support structures site within a park shall go before the Park and Recreation Committee, and applications for other municipal property shall go before the Improvement and Services Committee.

The proposed site is not located on a municipal property, therefore this provision does not apply.

(13) Existing wireless communication facilities and/or support structures. Any structural modification to existing wireless communication facilities and/or support structures must meet the requirements set forth in this section.



TOWER BASE
 LATITUDE: 44°-30'-37.01"
 LONGITUDE: 87°-54'-46.42"
 (Per North American Datum of 83/2011)

Ground Elevation: 767.0'
 (Per North American Vertical Datum of 1988)

- LEGEND-**
- = 1" X 18" IRON PIPE SET
 - = 1" IRON PIPE FOUND (OR AS NOTED)
 - ⊕ = COUNTY MONUMENT FOUND
 - ⊙ = TRAFFIC SIGN
 - ⊕ = FIRE HYDRANT
 - ⊕ = STORM INLET (SQUARE)
 - ⊕ = FIBER OPTIC PEDESTAL
 - ⊕ = TELEPHONE PEDESTAL
 - ⊕ = LIGHT POLE
 - ⊕ = EXISTING POWER POLE
 - B.O.C. = BACK OF CURB
 - ST — = STORM SEWER MAIN
 - OE — = OVERHEAD ELECTRIC
 - G — = BURIED GAS LINE
 - — — = EDGE OF BRUSH/WOODS
 - - - - - = PROPERTY LINE

BEARINGS REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM AND THE 30, 1-24N, R.21E, WHICH BEARS N88°-48'-02"W



BENCHMARK INFORMATION
 SITE BENCHMARK: (BM A)
 SET 6" NAIL IN SOUTH FACE OF POWER POLE #59 AAS4
 ELEVATION: 767.30'

SURVEYOR'S CERTIFICATE
 I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 15th day of OCTOBER, 2025.

Craig A. Keach
 WISCONSIN PROFESSIONAL LAND SURVEYOR
 Craig A. Keach #2333

SURVEYED FOR:

Edge Consulting Engineers, Inc.
 624 Walker Street
 Prairie du Sac, WI 53578
 608.644.1549 voice
 608.644.1549 fax
 www.edgeconsult.com

SURVEYED FOR:

verticalbridge
 22 WEST ATLANTIC AVENUE
 SUITE 310
 DELRAY BEACH, FL 33444

MERIDIAN SURVEYING, LLC
 N9637 Friendship Drive Office: 920-993-0881
 Kaukauna, WI 54130 Fax: 920-273-6037

SITE NAME:
HURON RD

SITE NUMBER:
US-WI-5733

SITE ADDRESS:
WOODSIDE RD.
GREEN BAY, WI 54311

PROPERTY OWNER:
BASTEN FAMILY REAL ESTATE PROPERTIES LLC
3307 HUMBOLDT RD
GREEN BAY, WI 54311

PARCEL NO.: 21-365
ZONED: RR - RURAL RESIDENTIAL
DEED REFERENCE: DOC. NO. 3061986

SURVEY PLAT
 FOR
VB BTS III, LLC.
 BEING A PART OF THE SW1/4 OF THE NE1/4, SECTION 35, T.24N., R.21E., CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|--------------------------|----|
| 2 | 10-10-25 | Added Lease and Easement | JD |
| 1 | 10-6-25 | Preliminary Survey | KR |

DRAWN BY: KR **FIELD WORK DATE:** 9-30-25

CHECKED BY: C.A.K. **FIELD BOOK:** X

JOB NO.: 16704 **SHEET** 1 **OF** 3

SURVEY NOTES:

-THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.

-DIGGERS HOTLINE TICKET NO. 20253722278.

-ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55009C01930, DATED MAY 9 2023, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN".

-NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA PREMISES AND 30' WIDE ACCESS & UTILITY EASEMENT ONLY.

-THE LEASE AREA PREMISES, 15' WIDE UTILITY EASEMENT AND 30' WIDE ACCESS & UTILITY EASEMENT LIE ENTIRELY WITHIN THE PARENT PARCEL.

-THERE ARE NO PHYSICAL ENCROACHMENTS AFFECTING THE LEASE AREA PREMISES, 15' WIDE UTILITY EASEMENT AND 30' WIDE ACCESS & UTILITY EASEMENT.

-THE ACCESS & UTILITY EASEMENTS RUNS TO WOODSIDE ROAD RIGHT OF WAY (A PUBLIC RIGHT OF WAY).

CERTIFICATION:

I, CRAIG A. KEACH, PLS, A WISCONSIN PROFESSIONAL LAND SURVEYOR, LICENSE NO. S-2333, HEREBY CERTIFY TO: VERTICAL BRIDGE REST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, ITS LENDERS, AND ADMINISTRATIVE AGENTS AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, AND TOWER TITLE, LLC.

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. VTB-210782-C ISSUED BY TOWER TITLE, LLC. WITH AN EFFECTIVE DATE OF MAY 16, 2025 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

-LEGEND-

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND (OR AS NOTED)
- ⊕ = COUNTY MONUMENT FOUND
- ⊙ = TRAFFIC SIGN
- ⊕ = FIRE HYDRANT
- ⊕ = STORM INLET (SQUARE)
- ⊕ = FIBER OPTIC PEDESTAL
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- ⊕ = LIGHT POLE
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- - - - - = STORM SEWER MAIN
- - - - - = OVERHEAD ELECTRIC
- - - - - = BURIED GAS LINE
- - - - - = EDGE OF BRUSH/WOODS
- - - - - = PROPERTY LINE

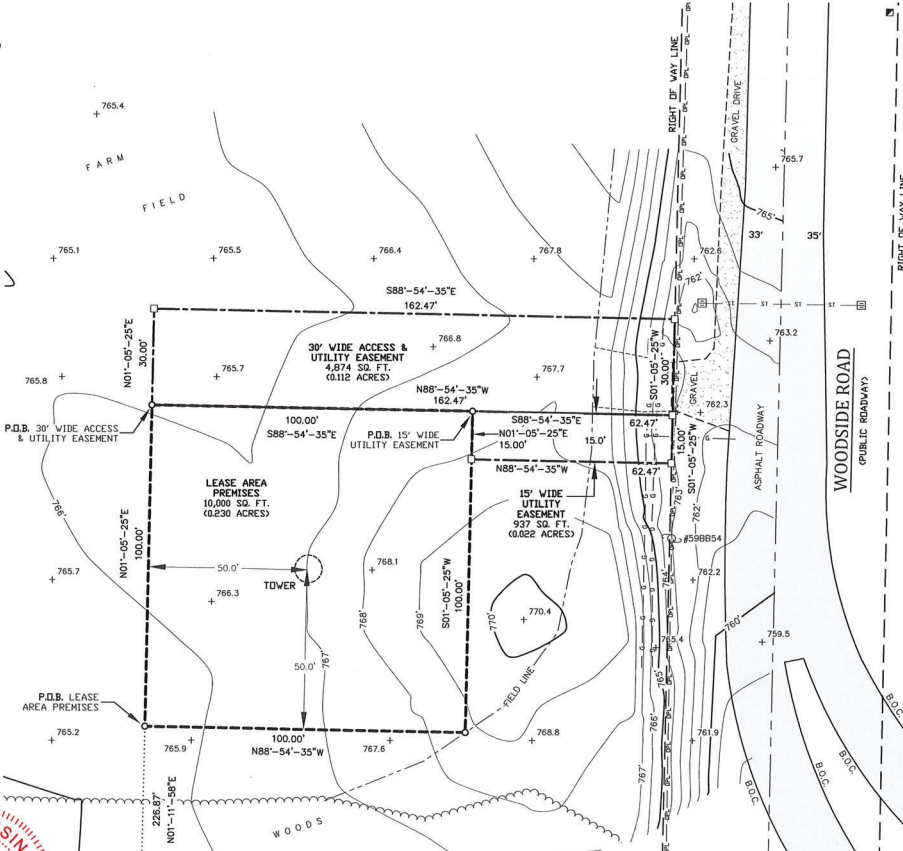
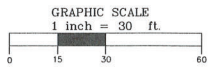
BEARINGS REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM AND THE 35, T.24N., R.21E., WHICH 4, SECTION 35, BEARS N88°-54'-35"W

SURVEYOR'S CERTIFICATE

I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this 15th day of OCTOBER, 2025.

Craig A. Keach
WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333



CALL DIGGERS HOTLINE TOLL FREE 800-962-8511 OPERATES 24 HOURS A DAY 365 DAYS A YEAR



Edge
Consulting Engineers, Inc.
424 Water Street
Poulsbo, WA 98147
608.644.1469 voice
608.644.1469 fax
www.edgeconsult.com

verticalbridge
22 WEST ATLANTIC AVENUE
SUITE 310
DELRAY BEACH, FL 33444

MERIDIAN
SURVEYING, LLC
N9637 Friendship Drive Office: 920-993-0881
Kokomo, WI 54130 Fax: 920-273-6037

SITE NAME:
HURON RD
SITE NUMBER:
US-WI-5733
SITE ADDRESS:
WOODSIDE RD,
GREEN BAY, WI 54311

PROPERTY OWNER:
BASTEN FAMILY REAL
ESTATE PROPERTIES LLC
3307 HUMBOLDT RD
GREEN BAY, WI 54311

PARCEL NO.: 21-365
ZONED: RR - RURAL RESIDENTIAL
DEED REFERENCE: DOC. NO. 3061986

SURVEY PLAT
FOR
VB BTS III, LLC.
BEING A PART OF THE SW1/4 OF THE
NE1/4, SECTION 35, T.24N., R.21E.,
CITY OF GREEN BAY, BROWN COUNTY,
WISCONSIN

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|--------------------------|----|
| 2 | 10-10-25 | Added Lease and Easement | JD |
| 1 | 10-6-25 | Preliminary Survey | KR |

| | |
|---------------------------|---------------------------------|
| DRAWN BY: KR | FIELD WORK DATE: 9-30-25 |
| CHECKED BY: C.A.K. | FIELD BOOK: X |
| JOB NO.: 16704 | SHEET 2 OF 3 |



CONSULTANT:
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 FREDERICK, MD 21701
 (301) 684-1500 FAX
 WWW.EDGECONS.COM

CLIENT:
verticalbridge
 18 8TH FLOOR
 22 WEST 4TH AVENUE
 SUITE 300
 DELRAY BEACH, FL 33444

ENGINEER SEAL:
 PRELIMINARY
 NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THE PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

SITE PLAN
HURON ROAD (US HWY 573)
GREEN BAY, WISCONSIN

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------|
| TAB | 10/17/20 | REV. A |

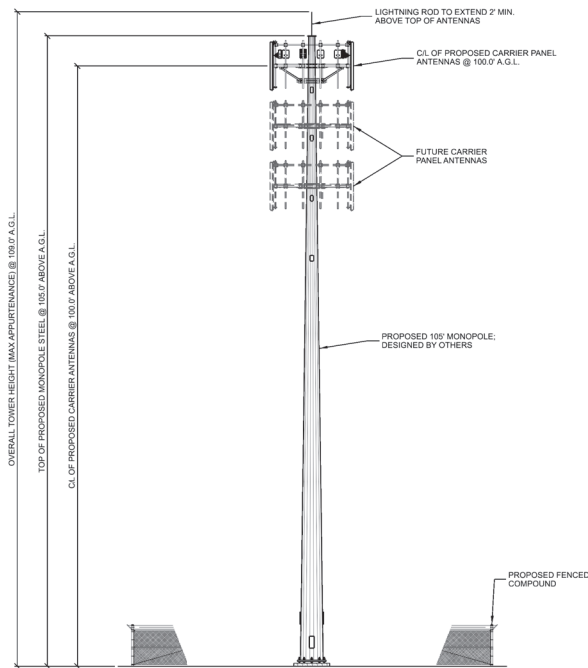
CHECKED BY: LMK
 DATE: 10/17/2025
 PROJECT NUMBER: 44645
 SET TYPE: PRELIM. DWGS.
 SHEET NUMBER: **C-101**

SCALE: 11" x 17" - 1" = 40'
 22" x 34" - 1" = 20'

EDGE CONSULTING ENGINEERS, INC.

R:\000044645\DWG\CADD\DWG\C-101.DWG

W:\egorov\17\mca_17\mca17\Edge\A\mca_17\mca17\17-201.dwg



- NOTES:
- ANCHOR BOLTS AND NUTS TO BE MARKED WITH INDELIBLE INK, 1/8" LINE.

A **SITE ELEVATION**
 SCALE: 11" x 17" = 1/16" = 1'-0"
 22" x 34" = 1/8" = 1'-0"

CONSULTANT:
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PLYMOUTH BEACH, FL 33448
 888.644.1483 VOICE
 888.644.1483 FAX
 www.edgeconsult.com

CLIENT:
verticalbridge
 18 BTE, LLC
 22 WEST ATLANTIC AVENUE
 SUITE 300
 DELRAY BEACH, FL 33444

ENGINEER SEAL:
 PRELIMINARY
 NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA.

SITE ELEVATION
HURON ROAD (US HWY 173)
GREEN BAY, WISCONSIN

SHEET TITLE:

| SUBMITTAL | DATE | DESCRIPTION |
|-----------|----------|-------------|
| TAS | 10/17/25 | REV. A |
| | | |
| | | |
| | | |
| | | |

| | |
|-----------------|---------------|
| CHECKED BY: | LMK |
| DATE: | 10/20/2025 |
| PROJECT NUMBER: | 44645 |
| SET TYPE: | PRELIM. DWGS. |
| SHEET NUMBER: | T-201 |



Report to the
Green Bay Plan Commission

MEETING DATE

January 12, 2026

PREPARED BY

AGENDA ITEM # F.I

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking 20260108

City of Green Bay Development Tracker (Large Scale) - January 2026

| | Project Name | Developer | Project Location | Project Description | Status Update | Housing Units | | Est. Prop Value |
|----------------------|---------------------------|----------------------|------------------------------|---|--------------------------------------|---------------|-----------|-----------------|
| Multi-family | | | | | | | | |
| 1 | US Bank Redevelopment | Living Downtown LLC | 425 Pine Street | Market multi-family rental, commercial | Construction underway | Total # | Under 80% | \$9,600,000.00 |
| | | | | | | 66 | 0 | |
| 2 | 1116 Hobart Drive | Moski Corp | 1116 Hobart Drive | Market multifamily | Construction underway | Total # | Under 80% | \$3,000,000.00 |
| | | | | | | 30 | 0 | |
| 3 | Merge @ Shipyard | Merge LLC | 239 Arndt Street | Market multi-family rental, retail | Foundation permit submitted | Total # | Under 80% | \$21,000,000.00 |
| | | | | | | 225 | 0 | |
| 4 | 200 N. Monroe | Three Sixty LLC | 200 N. Monroe | Mixed Income rental 148 rental units, 27 townhomes | Design and due diligence underway | Total # | Under 80% | tbd |
| | | | | | | 175 | tbd | |
| 5 | Gorman @ JBS | Gorman & Co. | 0 Lime Kiln Rd | Workforce multi-family | Construction underway | Total # | Under 80% | \$11,000,000.00 |
| | | | | | | 95 | 0 | |
| 6 | Former Badger Sheet Metal | General Capital | 420 S. Broadway/419 S. Maple | Multi-family rental, retail, Fire Station/Admin, greenway | Construction to start Summer 2026 | Total # | Under 80% | \$19,000,000.00 |
| | | | | | | 85 | 85 | |
| 7 | New Land 221 Cherry | New Land Enterprises | 221 Cherry | Market rate multi-family rental, retail | Construction underway | Total # | Under 80% | \$38,000,000.00 |
| | | | | | | 268 | 0 | |
| 8 | 222 Cherry St LLC | Peter Nugent | 216-222 Cherry St | Market rate apts with retail 1st floor | DA amendment terms under negotiation | Total # | Under 80% | \$10,500,000.00 |
| | | | | | | 71 | 0 | |
| 9 | One Astor | Spark Development | 100 E. Mason | Market rate multi-family rental | Construction planned in early 2026. | Total # | Under 80% | \$15,500,000.00 |
| | | | | | | 126 | 0 | |
| Single-family | | | | | | | | |
| 10 | Southwest Woods | Garritt Bader | Hinkle S. of Mason | Single family housing with new roads | Construction underway | Total # | Under 80% | \$8,000,000.00 |
| | | | | | | 29 | 0 | |
| | | | | | | Total # | Under 80% | |

| | | | | | | | | |
|--------------------|----------------------------|----------------------------------|------------------------------|--|--|--------------|----------------|-----------------|
| 11 | The Pines | Broadway Realty | 0 Deuchert Street | Single family housing with new roads | Construction planned in 2026 | 41 | 0 | \$10,000,000.00 |
| Commercial | | | | | | | | |
| 12 | S&S Buildings | Investment Creations | 227 E Walnut, & 109 N Adams | Mixed use law office, retail, market rate apartment | Construction underway | Total # 1 | Under 80% 0 | \$1,500,000.00 |
| 13 | Fire Station One | MOWGS LLC | 501 S. Washington | Fire station rehab conversion to commercial uses | DA approved in May. Rehab work underway. | Total # 0 | Under 80% 0 | \$1,000,000.00 |
| 14 | C. Reiss Relocation | Port of Green Bay / Brown County | 420 S. Broadway/419 S. Maple | Port development / C. Reiss relocation | County approved agreement in June 2025. | Total # 0 | Under 80% 0 | TBD |
| Industrial | | | | | | | | |
| 15 | WE Hoban Co. | Hoban Real Estate | Finger Rd at Northview Rd | Industrial | Construction underway | Total # 0 | Under 80% 0 | \$10,500,000.00 |
| 16 | Grandview - Keller 9 Acres | Keller client | Erie Rd south of Mason | Industrial | TIF request under review | Total # 0 | Under 80% 0 | tbd |
| Park/Public | | | | | | | | |
| 17 | Shipyards Phase 2 | City/RDA | 100 W. Mason | Event lawn, dog park, urban beach, splash pad, playground, restrooms | Construction planned to start in 2026. | Total # 0 | Under 80% 0 | \$0.00 |

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

| | | | |
|---------------|--------------|-----------|-------------------------|
| | Units | Under 80% | Value |
| TOTALS | 1,212 | 94 | \$158,600,000.00 |