



# AGENDA OF THE GREEN BAY PLAN COMMISSION

**MONDAY, JANUARY 26, 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 26, 2026, meeting of the Green Bay Plan Commission.

## **D. Approval of Minutes.**

- I. Approval of the minutes from the January 12, 2026 meeting.

## **E. Regular Business.**

- I. (CPA 26-01) Public Hearing on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 801 and 821 Lime Kiln Road from future Neighborhood Commercial land-use to Regional Commercial land use, submitted by Brandon Hentges of Auto Connect USA, applicant; Esterhill Boat Service, LLC, property owner. (Ald. B. Morgan,

District 3)

2. (CPA 26-01) Consideration with possible action on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 801 and 821 Lime Kiln Road from future Neighborhood Commercial land-use to Regional Commercial land use, submitted by Brandon Hentges of Auto Connect USA, applicant; Esterhill Boat Service, LLC, property owner. (Ald. B. Morgan, District 3)
3. (ZP 26-01) Public Hearing on a request to rezone properties located at 801 and 821 Lime Kiln Road from General Commercial (C1) to Highway Commercial (C2), submitted by Brandon Hentges of Auto Connect USA, applicant; Esterhill Boat Service, LLC, property owner. (Ald. B. Morgan, District 3)
4. (ZP 26-01) Consideration with possible action on a request to rezone properties located at 801 and 821 Lime Kiln Road from General Commercial (C1) to Highway Commercial (C2), submitted by Brandon Hentges of Auto Connect USA, applicant; Esterhill Boat Service, LLC, property owner. (Ald. B. Morgan, District 3)

**F. Public Hearings.**

**G. Informational.**

1. Director's report.
2. Next Meeting: February 9, 2026

**H. Adjournment.**

1. Adjournment of the Monday, January 26, 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](http://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 26, 2026

**PREPARED BY**

**AGENDA ITEM # D.I**

Approval of the minutes from the January 12, 2026 meeting.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. GBPC Minutes 01.12.2026



## **MINUTES 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

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### **B. ROLL CALL.**

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

### **C. APPROVAL OF THE AGENDA.**

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

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve the agenda. Motion Passed.

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

#### **D. APPROVAL OF MINUTES.**

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

Moved by Ken Rovinski, seconded by Derius Daniels to approve the minutes. Motion Passed.

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

#### **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)

Moved by Ken Rovinski, seconded by Jacob Miller to approve the request to create a final plat with 38 lots (The Pines Subdivision) that includes public dedications at 0 Deuchert Street (Parcel 21-1229) subject to the following conditions:

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

Motion Passed.

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

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)

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

Speakers:

Jon LeRoy

Jon Wallace – LCC Telecom

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.

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)

Moved by Ken Rovinski, seconded by Board Member Emma Fulwilder to approve 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 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 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 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.

Motion Passed.

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

## **F. INFORMATIONAL.**

1. Director's report.

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

Moved by Ken Rovinski, seconded by Derius Daniels to adjourn. Motion Passed.  
Yes—Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None.



Report to the  
**Green Bay Plan Commission**

**MEETING DATE**

January 26, 2026

**PREPARED BY**

**AGENDA ITEM # E.1**

(CPA 26-01) Public Hearing on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 801 and 821 Lime Kiln Road from future Neighborhood Commercial land-use to Regional Commercial land use, submitted by Brandon Hentges of Auto Connect USA, applicant; Esterhill Boat Service, LLC, property owner. (Ald. B. Morgan, District 3)

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None



## Report to the Green Bay Plan Commission

### MEETING DATE

January 26, 2026

### PREPARED BY

Dena Mooney, Staff

### AGENDA ITEM # E.2

(CPA 26-01) Consideration with possible action on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 801 and 821 Lime Kiln Road from future Neighborhood Commercial land-use to Regional Commercial land use, submitted by Brandon Hentges of Auto Connect USA, applicant; Esterhill Boat Service, LLC, property owner. (Ald. B. Morgan, District 3)

### BACKGROUND

**Reason for Request:** The proposed comprehensive plan amendment from Neighborhood Commercial to Regional Commercial would support a request for a rezoning from C1 General Commercial to C2 Highway Commercial District for an automobile dealership and all other uses in the C2 Highway Commercial District on these properties.

**Subject Parcels Zoning and Land Use:** C1 General Commercial | Commercial

**Surrounding Zoning and Land Uses:**

**North:** General Commercial (C1) | Residential, Commercial

**South:** General Commercial (C1) | Multi-Family Residential

**East:** Varied Density Residential (R3) | Multi-Family Residential

**West:** General Commercial (C1) | Multi-Family Residential

**Report:** This request involves two parcels, 801 and 821 Lime Kiln Road. These parcels are located on the City's east side at the southeast corner of the Lime Kiln Road/August Street intersection. 801 Lime Kiln Road has historically been used for automobile sales (Cliff Wall/Bergstrom). The property is currently zoned C1 General Commercial. In that district, automobile sales is neither a permitted nor conditional use. The use was legally established under previous zoning codes, and because the use has not been discontinued for a period longer than 12 months, the automobile sales use can continue as a legal nonconforming use. 821 Lime Kiln Road is located directly south of 801 Lime Kiln Road. It was previously an automobile parts store (retail). This parcel is also zoned C1 General Commercial, which designates retail as a permitted use. The owners of 801 Lime Kiln Road, the applicant, would like to expand their automobile sales business (Auto Connect USA) onto 821 Lime Kiln Road. However, the C1 zoning does not allow that use on 821 Lime Kiln Road. To allow automobile sales at 821 Lime Kiln Road, the property needs to be zoned to a district that permits that use, which is C2 Highway Commercial.

As with all rezoning applications, the future land use map was consulted, and the Go Big Green Bay 2050 Comprehensive Plan identifies both parcels as Neighborhood Commercial. Neighborhood Commercial is defined as follows:

*Neighborhood Commercial areas consist of properties and buildings that integrate into the surrounding neighborhood and provide daily goods and services such as food stores, daycares, restaurants, and other essential services. Neighborhood Commercial areas should be appropriately scaled within the surrounding neighborhood, ranging in scale and intensity based on the nearby context. This land use can be arranged in nodes, along*

*neighborhood corridors, or as smaller districts.*

Generally, many of the permitted uses in the C2 Highway Commercial do not fall within the definition of Neighborhood Commercial due to their intensity, in particular, higher traffic volumes, lighting, and noise, but rather the Regional Commercial land use designation. Regional Commercial is defined as follows:

*Regional Commercial areas consist of large-scale retail and service establishments with regional customer draw. Regional Commercial areas provide a wide range of commercial uses, including big box stores, national retailers, and shopping centers, while also including limited multifamily residential and mixed-use developments (12+ units per acre). The City should continue to recognize the importance of Military Avenue and the Main Street/Mason Street area, working with business owners and operators to ensure that these corridors retain long-term viability. Regional Commercial areas are meant to allow for flexibility and provide a variety of uses that complement the needs of residents and create an attractive live-work-play destination.*

For the applicant to achieve their goals in conformance with city zoning code, a comprehensive plan amendment from Neighborhood Commercial to Regional Commercial must occur first, followed by a zoning action to rezone the parcels from C1 General Commercial to C2 Highway Commercial (separate item on this agenda). Should this request for a comprehensive plan amendment fail, the zone change request would also need to be denied (ZP 26-01).

Staff is concerned with the potential intensity and negative impacts that an automobile dealership may have on the surrounding residences. We are also apprehensive about “opening the door” to all the other uses in the Regional Commercial future land use classification and C2 Highway Commercial zoning district, which offer more vehicle service uses and other uses not as compatible with the adjoining housing. For example, the change would allow drive-through restaurants, automobile rentals, auto sales, car washes, convenience stores, gas stations, and major and minor motor vehicle repair by-right. Included in the report is Table 44-8 “Table of Uses in the Commercial Districts”, for your review. With most of the surrounding existing uses being multi-family, staff foresees potential conflicts occurring between the uses due to more auto-oriented uses and an increase in traffic, lighting, noise, vibrations, and smells.

WisDOT Traffic Counts indicate 11,000 ADT (June 2025) for this portion of Lime Kiln Road. Nearby E. Mason Street averages between 16,400–17,600 ADT (June 2025). Neighborhood Commercial and associated C1 General Commercial zoning provides a buffer from the C2 Highway Commercial uses along E. Mason Street and Main Street to the residential uses along and near Lime Kiln Road.

Ald. Morgan 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 January 15, 2026. The applicants, along with Ald. Morgan, Starlite Neighborhood Association President Debra Tilot, Alana Rose of Olejniczak Realty, and Dena Mooney, Planner I, were present. Discussion included that the concern is not with the applicant but with future tenants and uses of the properties.

## RECOMMENDATION

Denial of the request.

## FISCAL IMPACT

## ATTACHMENTS

1. CPA 26-01 Application REDACTED
2. CPA 26-01 Narrative

3. Map
4. CPA 26-01 FLU Exhibit
5. Table 44-8 Principal Uses in Commercial Districts



# REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic  
Development Department  
100 N. Jefferson Street, Rm 608  
Green Bay, WI 54301-3026  
(920) 448-3400 - phone  
(920) 448-3426 - fax  
planning@greenbaywi.gov  
www.greenbaywi.gov

Location of Property: 801 Lime Kiln Rd & 821 Lime Kiln Rd

Parcel Number(s): 21-1355-5 & 21-1350

Petitioner(s): Brandon Hentges Date: 12/17/2025

Email: [REDACTED] Phone Number: [REDACTED]

Address: 801 Lime Kiln Rd City: Green Bay State: WI Zip: 54302

Property Owner: Robert Every 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, Brandon Hentges, 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)
- Planned Unit Development (PUD)/New (\$600.00 Review Fee)
- Planned Unit Development (PUD)/Amendment (\$250.00 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 (\$200.00 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)
- Public Utility Easement Acceptance or Discontinuance (\$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)
- Comprehensive Plan Amendments (\$375.00 Review Fee)
- Other (\$200.00 Administration Fee): \$275

Owner Signature: Robert Every on EBS Date: 12/17/2025

Petitioner Signature(s): [Signature]

Checklist of required attachments:  
- Map  
- Legal Description  
- Applicant Narrative Describing Project  
- All Other Pertinent Information  
You must meet with Planning staff prior to submission. View City of Green Bay Actions Guide for Rezone, CUP and PUD guidelines - <https://www.greenbaywi.gov/ActionsGuide>

For office use only:  
Review Fee: \$275 Receipt No.: \_\_\_\_\_ Zoning Petition No.: CPA 26-01  
\$375 ZP 26-01

## Applicant Narrative Describing Project

Rezoning Request – 821 Lime Kiln Road, Green Bay, WI

Applicant: BMH Realty Holdings LLC

The applicant, BMH Realty Holdings LLC, is requesting approval to rezone the property located at 821 Lime Kiln Road from C1 (Neighborhood Business) to C2 (General Commercial). The purpose of this rezoning is to allow for a broader range of commercial uses on the site, including the ability to lease the property for automotive sales, which is a permitted use within the C2 district.

The property contains an existing commercial building and paved lot that are well-suited for auto-related and general commercial uses. No structural modifications are proposed at this time. Any future improvements—such as exterior lighting, parking lot striping, minor repairs, or landscaping—will comply with all applicable City codes and standards.

The Lime Kiln Road corridor already includes several C2-level uses, including commercial service businesses, automotive repair, equipment-related businesses, and light industrial operations. Rezoning this property to C2 aligns with the established development pattern of the area and enhances the viability and marketability of the site for long-term commercial use.

The requested rezoning is consistent with the City of Green Bay's Comprehensive Plan by supporting reinvestment in existing commercial corridors, encouraging productive reuse of existing structures, and strengthening economic development opportunities. Rezoning to C2 will help prevent long-term vacancy, increase the taxable value of the property, and attract stable commercial tenants without creating negative impacts on surrounding properties.

For these reasons, the applicant respectfully requests approval of the rezoning from C1 to C2 for 821 Lime Kiln Road.



A. Parent/J. Jadin	821 Lime Kiln Road	Southeast Green Bay		\$875,000	
Lister	Address	Area	Brown County		Price
Square Feet	34,892 Sq Ft	Sewer	Yes	Waterfront	No
*Lot Size/Acres	0.80 Acres	Water	Yes	Water Access	No
Building Size	10,320 Sq Ft	Waste System	No	Sprinkler	No
Taxes	24- \$11,636.24	Well	No	Railroad Spur	No
School-Public	Green Bay Area	Natural Gas	Yes	Railroad Nearby	No
Municipality	City of Green Bay	Lease		Airport Nearby	No
Zoning	Commercial	Easements	No	Highway Nearby	Yes
Year Built	1997	Land Survey in file	No	Rent	N/A
Lot Description		Sidewalks	Yes		
Lock Box #		Road Type	Paved Street		
M.L.S. Number	50314597				

**Parcel No: 21-1350**

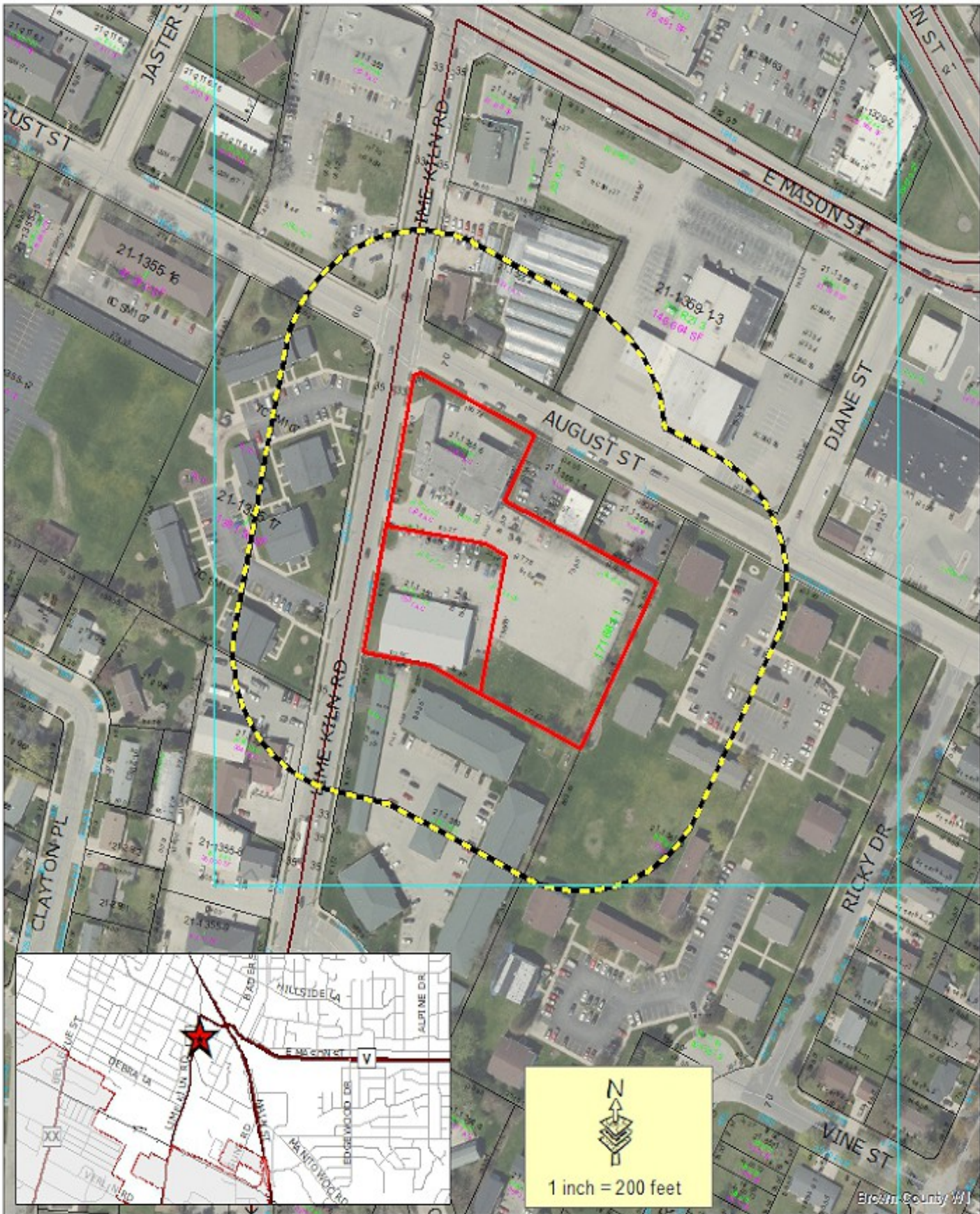
Legal Desc: 0.801 Ac ML Astors Subd Of  
 Pk 3-7 Estn Part Of Lot 24 & 26 Ac Desc  
 J27734-05 & J27747-14 Ex 171684

**Directions:** 143 exit Mason St. W on  
 Mason, L or S on Lime Kiln to 821 on left  
 side

**REMARKS:** Commercial/Industrial building now available! Retail storefront  
 if needed. Warehousing works too for this 10,320 SF building. Commercial  
 and retail businesses nearby. Great access to Hwy on Green Bay's east side.  
 Building has been well maintained by owner and corporate tenant. Suitable  
 for garage/auto business with heated dock area and 4 large overhead doors.  
 Great investment in high traffic area for leasing or for your own business  
 venture!

\*Lot dimensions were obtained from public records and may not be accurate. We assume no liability for  
 errors. Information herein is not warranted and is subject to change without notice.



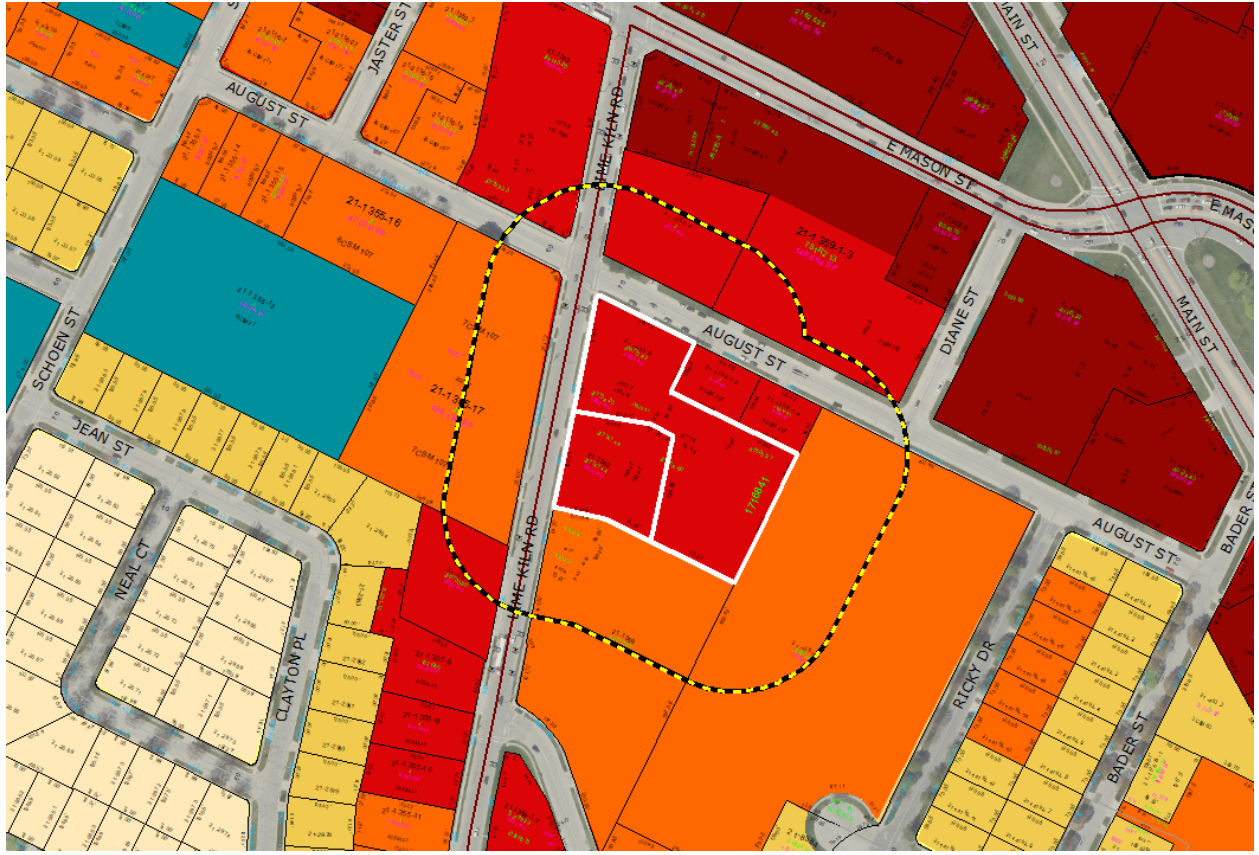


-  Subject Area
-  200' Property Owner Notice

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

**(ZP 26-01) Rezone at  
801 and 821 Lime Kiln Road  
from General Commercial (C1)  
to Highway Commercial (C2)**





# 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



**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	

	Business with dog area	P	P	P	X
	Catering service	P	P	P	
	Commercial dog day care	P	P	P	X
	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	—	
Retail Sales					
	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
	Mail distribution facility	-	P	-	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	P	P	
	Carriage-house dwelling	—	—	—	
	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.

\*\*\* Only located above the ground floor.

(Code 1984, § 13.802; Ord. No. 11-06; Ord. No. 8-09; Ord. No. 20-09; Ord. No. 37-09; Ord. No. 1-10; Ord. No. 6-12; Ord. No. 10-18, § 6, 6-19-2018; Ord. No. 09-23, § 3, 5-16-2023; Ord. No. 16-25, § 2, 7-15-2025)



Report to the  
**Green Bay Plan Commission**

**MEETING DATE**

January 26, 2026

**PREPARED BY**

**AGENDA ITEM # E.3**

(ZP 26-01) Public Hearing on a request to rezone properties located at 801 and 821 Lime Kiln Road from General Commercial (C1) to Highway Commercial (C2), submitted by Brandon Hentges of Auto Connect USA, applicant; Esterhill Boat Service, LLC, property owner. (Ald. B. Morgan, District 3)

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None



## Report to the Green Bay Plan Commission

### MEETING DATE

January 26, 2026

### PREPARED BY

Dena Mooney, Staff

### AGENDA ITEM # E.4

(ZP 26-01) Consideration with possible action on a request to rezone properties located at 801 and 821 Lime Kiln Road from General Commercial (C1) to Highway Commercial (C2), submitted by Brandon Hentges of Auto Connect USA, applicant; Esterhill Boat Service, LLC, property owner. (Ald. B. Morgan, District 3)

### BACKGROUND

**Reason for Request:** The proposed rezoning from C1 General Commercial to C2 Highway Commercial District would allow for an automobile dealership and all other uses in the C2 Highway Commercial District on these properties.

**Subject Parcels Zoning and Land Use:** C1 General Commercial | Commercial

**Surrounding Zoning and Land Uses:**

**North:** General Commercial (C1) | Residential, Commercial

**South:** General Commercial (C1) | Multi-Family Residential

**East:** Varied Density Residential (R3) | Multi-Family Residential

**West:** General Commercial (C1) | Multi-Family Residential

**Report:** This request involves two parcels, 801 and 821 Lime Kiln Road. These parcels are located on the City's east side at the southeast corner of the Lime Kiln Road/August Street intersection. 801 Lime Kiln Road has historically been used for automobile sales (Cliff Wall/Bergstrom). The property is currently zoned C1 General Commercial. In that district, automobile sales is not a permitted or conditional use. The use was legally established with previous zoning codes and because the use has not been discontinued for a period longer than 12 months, the automobile sales use can continue as a legal, nonconforming use. 821 Lime Kiln Road is located directly south of and adjacent to 801 Lime Kiln Road. It was previously an automobile parts store (retail use). This parcel is also zoned C1 General Commercial, which designates retail as a permitted use. The owners of 801 Lime Kiln Road, the applicant, would like to expand their automobile sales business (Auto Connect USA) onto 821 Lime Kiln Road. However, the C1 zoning does not allow automobile sales use on 821 Lime Kiln Road. To do automobile sales at 821 Lime Kiln Road, the property needs to be zoned to a district that would allow the use, which is C2 Highway Commercial District.

For the applicant to achieve their goals in conformance with the city zoning code, a comprehensive plan amendment from Neighborhood Commercial to Regional Commercial must occur first (separate action on this agenda), followed by a zoning action to rezone the parcels from C1 General Commercial to C2 Highway Commercial. Should the request for the comprehensive plan amendment fail (CPA 26-01), the zone change request would also need to be denied.

Staff is concerned with the potential intensity and negative impacts that an automobile dealership may have on the surrounding residences. We are also apprehensive about "opening the door" to all the other uses in

the C2 Highway Commercial zoning district, which offer more vehicle service uses and other uses not as compatible with the adjoining housing. For example, the change would allow drive-through restaurants, automobile rentals, auto sales, car washes, convenience stores, gas stations, and major and minor motor vehicle repair by right. Included in the report is Table 44-8 “Table of Uses in the Commercial Districts”, for your review. With most of the surrounding existing uses being multifamily, staff foresees potential conflicts occurring between the uses due to more auto-oriented uses and an increase in traffic, lighting, noise, vibrations, and smells.

WisDOT Traffic Counts indicate 11,000 ADT (June 2025) for this portion of Lime Kiln Road. Nearby E. Mason Street averages between 16,400–17,600 ADT (June 2025). CI General Commercial zoning provides a buffer from the C2 Highway Commercial uses and related impacts along E. Mason Street and Main Street to the residential uses along and near Lime Kiln Road. While it appears on the zoning map that there is a large number of commercial uses operating along Lime Kiln Road, the existing uses are apartment complexes zoned CI General Commercial.

Ald. Morgan 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 January 15, 2026. The applicants, along with Ald. Morgan, Starlite Neighborhood Association President Debra Tilot, Alana Rose of Olejniczak Realty, and Dena Mooney, Planner I were present. Discussion included that the concern is not with the applicant but with future tenants and uses of the properties.

## RECOMMENDATION

Denial of the request.

## FISCAL IMPACT

## ATTACHMENTS

1. ZP 26-01 Application REDACTED
2. ZP 26-01 Narrative
3. ZP 26-01 Map
4. Table 44-8 Principal Uses in Commercial Districts



# REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic  
Development Department  
100 N. Jefferson Street, Rm 608  
Green Bay, WI 54301-3026  
(920) 448-3400 - phone  
(920) 448-3426 - fax  
planning@greenbaywi.gov  
www.greenbaywi.gov

Location of Property: 801 Lime Kiln Rd & 821 Lime Kiln Rd

Parcel Number(s): 21-1355-5 & 21-1350

Petitioner(s): Brandon Hentges Date: 12/17/2025

Email: [REDACTED] Phone Number: [REDACTED]

Address: 801 Lime Kiln Rd City: Green Bay State: WI Zip: 54302

Property Owner: Robert Every 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, Brandon Hentges, 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)
- Planned Unit Development (PUD)/New (\$600.00 Review Fee)
- Planned Unit Development (PUD)/Amendment (\$250.00 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 (\$200.00 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)
- Public Utility Easement Acceptance or Discontinuance (\$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)
- Comprehensive Plan Amendments (\$375.00 Review Fee)
- Other (\$200.00 Administration Fee): \$275

Owner Signature: Robert Every on EBS Date: 12/17/2025

Petitioner Signature(s): [Signature]

### Checklist of required attachments:

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

You must meet with Planning staff prior to submission. View City of Green Bay Actions Guide for Rezone, CUP and PUD guidelines - <https://www.greenbaywi.gov/ActionsGuide>

For office use only:

Review Fee: \$275

\$375

Receipt No.: \_\_\_\_\_

Zoning Petition No.: CPA 26-01

ZP 26-01

## Applicant Narrative Describing Project

Rezoning Request – 821 Lime Kiln Road, Green Bay, WI

Applicant: BMH Realty Holdings LLC

The applicant, BMH Realty Holdings LLC, is requesting approval to rezone the property located at 821 Lime Kiln Road from C1 (Neighborhood Business) to C2 (General Commercial). The purpose of this rezoning is to allow for a broader range of commercial uses on the site, including the ability to lease the property for automotive sales, which is a permitted use within the C2 district.

The property contains an existing commercial building and paved lot that are well-suited for auto-related and general commercial uses. No structural modifications are proposed at this time. Any future improvements—such as exterior lighting, parking lot striping, minor repairs, or landscaping—will comply with all applicable City codes and standards.

The Lime Kiln Road corridor already includes several C2-level uses, including commercial service businesses, automotive repair, equipment-related businesses, and light industrial operations. Rezoning this property to C2 aligns with the established development pattern of the area and enhances the viability and marketability of the site for long-term commercial use.

The requested rezoning is consistent with the City of Green Bay's Comprehensive Plan by supporting reinvestment in existing commercial corridors, encouraging productive reuse of existing structures, and strengthening economic development opportunities. Rezoning to C2 will help prevent long-term vacancy, increase the taxable value of the property, and attract stable commercial tenants without creating negative impacts on surrounding properties.

For these reasons, the applicant respectfully requests approval of the rezoning from C1 to C2 for 821 Lime Kiln Road.



A. Parent/J. Jadin	821 Lime Kiln Road	Southeast Green Bay		\$875,000	
Lister	Address	Area	Brown County		Price
Square Feet	34,892 Sq Ft	Sewer	Yes	Waterfront	No
*Lot Size/Acres	0.80 Acres	Water	Yes	Water Access	No
Building Size	10,320 Sq Ft	Waste System	No	Sprinkler	No
Taxes	24- \$11,636.24	Well	No	Railroad Spur	No
School-Public	Green Bay Area	Natural Gas	Yes	Railroad Nearby	No
Municipality	City of Green Bay	Lease		Airport Nearby	No
Zoning	Commercial	Easements	No	Highway Nearby	Yes
Year Built	1997	Land Survey in file	No	Rent	N/A
Lot Description		Sidewalks	Yes		
Lock Box #		Road Type	Paved Street		
M.L.S. Number	50314597				

**Parcel No: 21-1350**

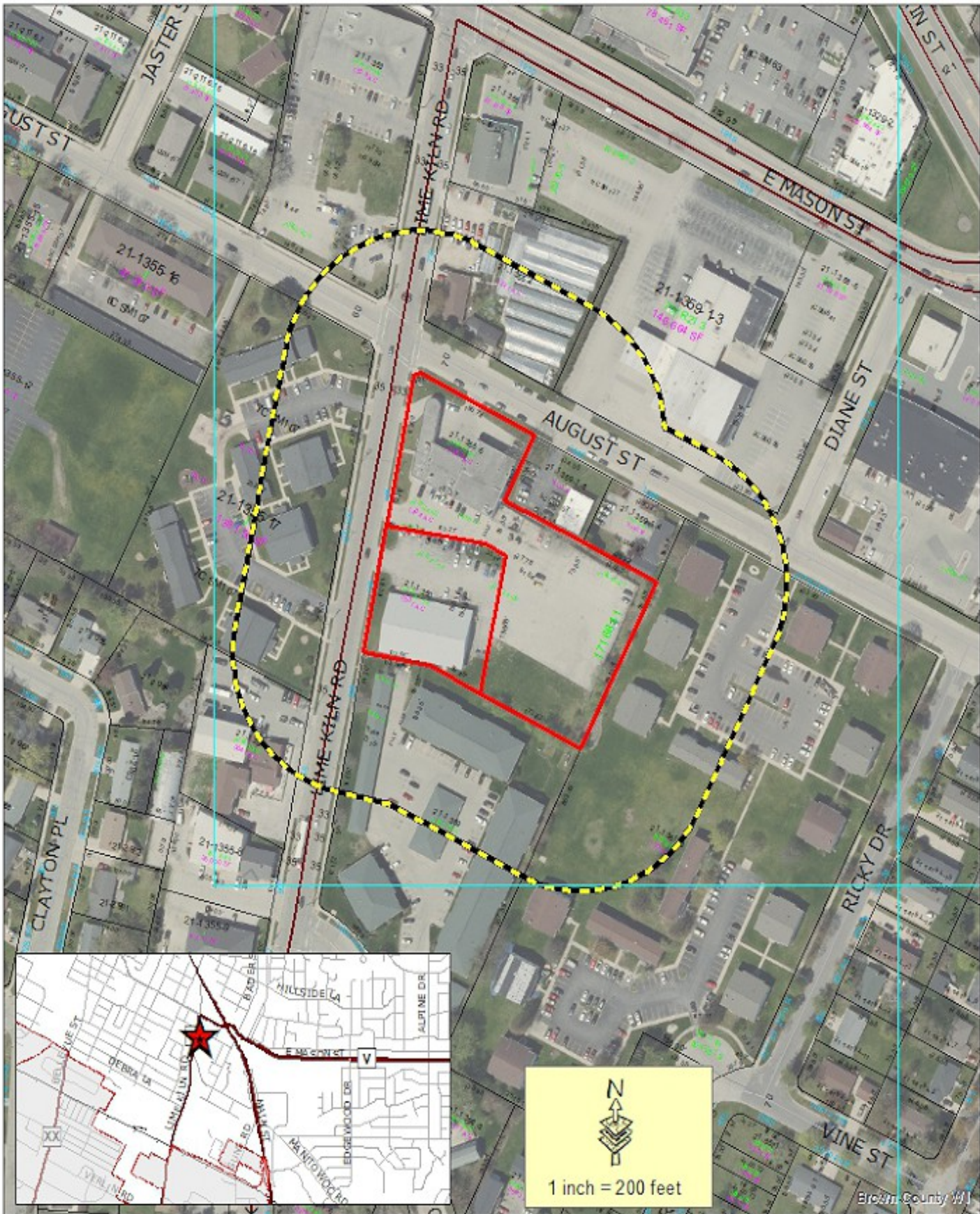
Legal Desc: 0.801 Ac ML Astors Subd Of  
 Pk 3-7 Estn Part Of Lot 24 & 26 Ac Desc  
 J27734-05 & J27747-14 Ex 171684

**Directions:** 143 exit Mason St. W on  
 Mason, L or S on Lime Kiln to 821 on left  
 side

**REMARKS:** Commercial/Industrial building now available! Retail storefront  
 if needed. Warehousing works too for this 10,320 SF building. Commercial  
 and retail businesses nearby. Great access to Hwy on Green Bay's east side.  
 Building has been well maintained by owner and corporate tenant. Suitable  
 for garage/auto business with heated dock area and 4 large overhead doors.  
 Great investment in high traffic area for leasing or for your own business  
 venture!

\*Lot dimensions were obtained from public records and may not be accurate. We assume no liability for  
 errors. Information herein is not warranted and is subject to change without notice.





Subject Area

200' Property Owner Notice

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

**(ZP 26-01) Rezone at  
801 and 821 Lime Kiln Road  
from General Commercial (C1)  
to Highway Commercial (C2)**



**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	

	Business with dog area	P	P	P	X
	Catering service	P	P	P	
	Commercial dog day care	P	P	P	X
	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	—	
Retail Sales					
	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
	Mail distribution facility	-	P	-	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	P	P	
	Carriage-house dwelling	—	—	—	
	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.

\*\*\* Only located above the ground floor.

(Code 1984, § 13.802; Ord. No. 11-06; Ord. No. 8-09; Ord. No. 20-09; Ord. No. 37-09; Ord. No. 1-10; Ord. No. 6-12; Ord. No. 10-18, § 6, 6-19-2018; Ord. No. 09-23, § 3, 5-16-2023; Ord. No. 16-25, § 2, 7-15-2025)



Report to the  
**Green Bay Plan Commission**

**MEETING DATE**

January 26, 2026

**PREPARED BY**

**AGENDA ITEM # G.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
<b>Multi-family</b>								
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	
<b>Single-family</b>								
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
<b>Commercial</b>								
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
<b>Industrial</b>								
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
<b>Park/Public</b>								
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

<b>COLOR KEY</b>
Multi-family
Single-family
Commercial
Industrial
Park/Public

	Units	Under 80%	Value
<b>TOTALS</b>	<b>1,212</b>	<b>94</b>	<b>\$158,600,000.00</b>