



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, FEBRUARY 23, 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, February 23, 2026, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the January 26, 2026, meeting.

E. Regular Business.

- I. (ZP 26-02) Public Hearing on a Conditional Use Permit to allow a Boarding House located at 633 E Walnut Street, submitted by Abby Brezinski of the Jackie Nitschke Center, property owner.

2. (ZP 26-02) Consideration with possible action on a Conditional Use Permit to allow a Boarding House located at 633 E Walnut Street, submitted by Abby Brezinski of the Jackie Nitschke Center, property owner.
3. (TA 26-01) Public Hearing on amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Food Trucks and Food Truck Assembly.
4. (TA 26-01) Consideration with possible action on amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Food Trucks and Food Truck Assembly.
5. (TA 25-06) Public Hearing on amendments to Section 44-1580(j) of the Green Bay Municipal Code, Chapter 44, related to Short Term Rentals.
6. (TA 25-06) Consideration with possible action on amendments to Section 44-1580(j) of the Green Bay Municipal Code, Chapter 44, related to Short Term Rentals.

F. Informational.

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

G. Adjournment.

1. Adjournment of the Monday, February 23, 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

February 23, 2026

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the January 26, 2026, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. GBPC Minutes 01.26.2026



MINUTES 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

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B. ROLL CALL.

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

Present: Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow arrived at 6:10pm.

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, January 26, 2026, meeting of the Green Bay Plan Commission.

Moved by Jacob Miller, seconded by Derius Daniels to approve the agenda. Motion Passed.
Yes—Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

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

Moved by Ald. Jim Hutchison to approve the minutes as amended, seconded by Jacob Miller.
Motion Passed.

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

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)

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

Ald. Bill Morgan – 2405 Gross St.

Robert Every – 561 Easton Valley Rd., Franconia, NH

Jaclyn Hentges – 997 Thornberry Creek Dr., Hobart

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. (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)

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

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)

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

Ald. Bill Morgan – 2405 Gross St.

Robert Every – 561 Easton Valley Rd., Franconia, NH

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

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)

Moved by Ken Rovinski, seconded by Derius Daniels to approve the request to rezone properties located at 801 and 821 Lime Kiln Road from General Commercial (C1) to Highway Commercial (C2). Motion Passed.

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

F. INFORMATIONAL.

1. Director's report.

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

2. Next Meeting: February 23, 2026

G. ADJOURNMENT.

1. Adjournment of the Monday, January 26, 2026, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Jacob Miller to adjourn the meeting. 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

February 23, 2026

PREPARED BY

AGENDA ITEM # E.1

(ZP 26-02) Public Hearing on a Conditional Use Permit to allow a Boarding House located at 633 E Walnut Street, submitted by Abby Brezinski of the Jackie Nitschke Center, property owner.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

February 23, 2026

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2

(ZP 26-02) Consideration with possible action on a Conditional Use Permit to allow a Boarding House located at 633 E Walnut Street, submitted by Abby Brezinski of the Jackie Nitschke Center, property owner.

BACKGROUND

Reason for Request: The proposed CUP would allow for a Boarding House in the Neighborhood Commercial (NC) zoning district.

Subject Parcel Zoning and Land Use: Neighborhood Commercial (NC) | Vacant Building

Surrounding Zoning and Land Uses:

North: Office Residential (OR) | Surface Parking

South: Neighborhood Commercial (NC) | Office Building

East: Office Residential (OR) | Women's Home

West: Office Residential (OR) | Surface Parking & Office/Supportive Services

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

Report: 633 E Walnut Street, locally known as the Glass Haus, is 8,538 square feet in size and has a vacant building on site. The applicant is proposing a boarding house use, along with a building expansion. Boarding house uses are considered a Conditional Use within the Neighborhood Commercial (NC) zoning district. This boarding house would be part of Jackie Nitschke's larger campus and programming. This boarding house would serve as a 28-day facility to house people using supportive services at other Jackie Nitschke locations. There are 14 beds proposed and it will be staffed 24/7. Occupants in this program are not allowed to bring personal vehicles while staying at this boarding house.

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

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

7. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.*

Additionally, boarding house uses have land use development standards associated with them. Per section 44-1584(a) of the Green Bay Municipal Code, the following are also required:

1. *The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits, and bathrooms.*
2. *All new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings.*
3. *An appropriate transition area between the use and adjacent property shall be required and to include landscaping, screening, and other site improvements consistent with the character of the neighborhood.*
4. *A rooming house/boarding house may be considered a dormitory as defined and regulated within this Code.*

The land use development standards will be reviewed as part of the site plan review process. However, items 2 and 3 will be further detailed as conditions of approval for this application as they are related to the CUP standards and the zoning code.

Land use development standard 2 relates to the addition to this building. This property is not listed on the National Register of Historic Places, so it does not fall under the jurisdiction of the Landmarks Commission. Even so, the existing structure does have historic features that should be maintained and thoughtful design given to the addition. The Landmarks Commission staff reviewed the plans and noted certain elements of the addition not conforming to standard preservation work. In particular, the enclosed, wrap-around front porch addition, the removal of the round-top side window, the addition of a second-story front window in the primary façade, and no differentiation between the existing structure and the addition. While these are not required per municipal code, staff feels maintaining the historic fabric of this property is locally significant, and we recommend a condition of approval that gives the Zoning Administrator final sign-off of the building design, keeping historic integrity in mind. Additionally, we have a condition that would not allow an addition to extend past the front building façade to maintain the front building setback.

Land use development standard 3 relates to landscaping and other site improvements. As mentioned earlier, personal vehicles are not allowed on site as part of this program. We have written two conditions relating to this: parking requirements have been decreased to accommodate employee parking only and a condition noting that if there is ownership or program changes that increased parking would be required. Per the Green Bay Municipal Code, an 8' perimeter landscape buffer will be required along the west property line along N Quincy Street.

Alder Proffitt and property owners within 200' have been notified of this request. A neighborhood meeting was held on February 10th. No opposition was heard at this meeting. We have not received any comments as of the drafting of this request.

RECOMMENDATION

Approval of the conditional use permit, subject to the following conditions:

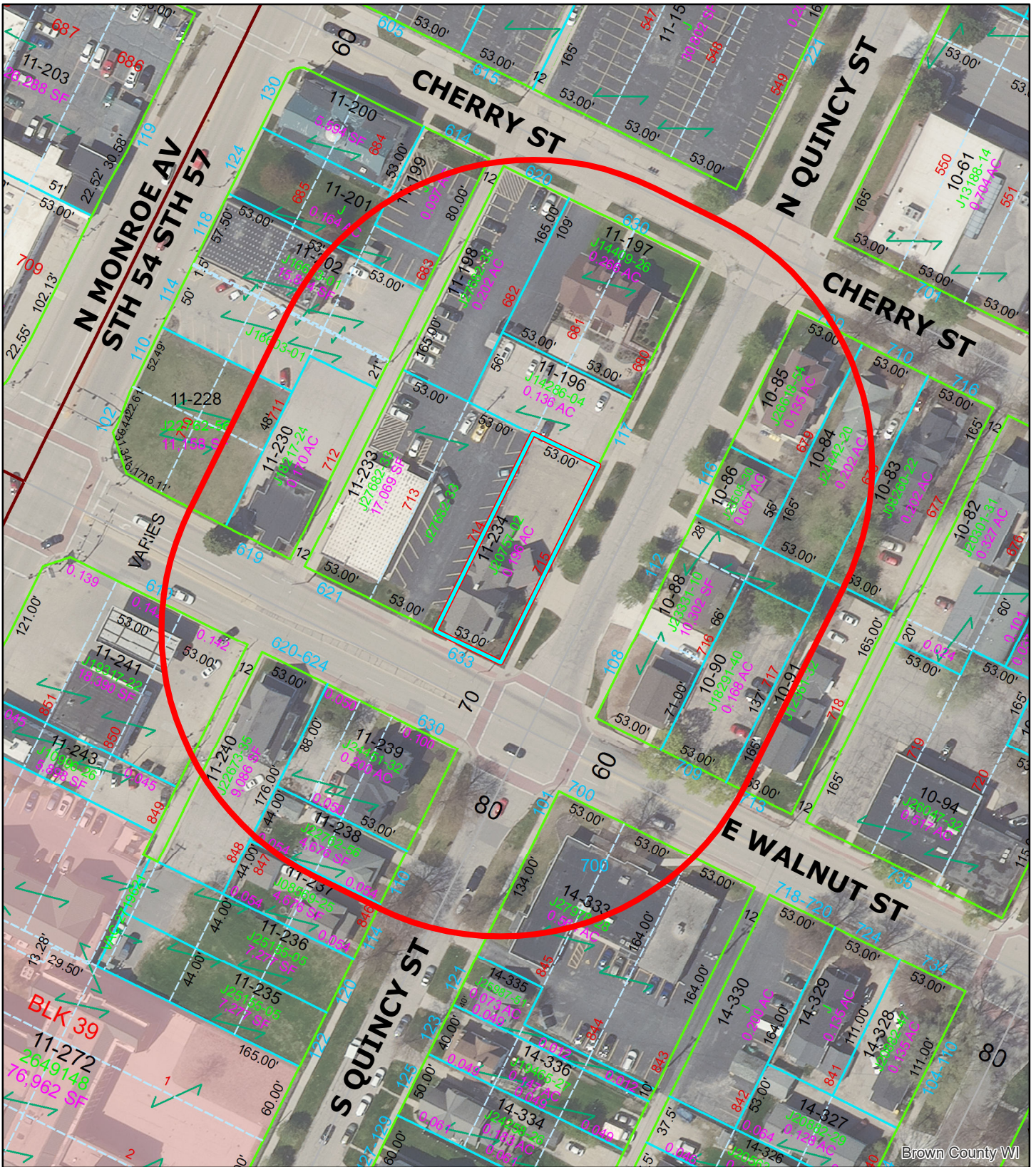
1. Any increase in beds and/or capacity shall require an amendment to the Conditional Use Permit.
2. This Conditional Use Permit is for Boarding House use only; any programming changes may require an amendment to this Conditional Use Permit if programming falls outside the Green Bay Municipal Code's definition of Boarding House.
3. Exterior changes to this structure shall be approved by the Zoning Administrator keeping the principles of historic preservation in mind.

4. No building addition shall extend past the front (E Walnut Street) building façade.
5. On-site parking requirements shall be 2 spaces provided per every 3 employees on the largest shift.
6. If there are changes to ownership or program type that would increase vehicular needs at this property, parking availability shall be increased per the Green Bay Municipal Code.
7. The applicant shall provide an assessment easement with parcel #11-233 for access to the rear parking area on this parcel.
8. Compliance with all regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

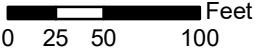
1. ZP 26-02 Map
2. ZP 26-02 Site Plan Letter Format
3. ZP 26-02 Rendering Letter Format
4. ZP 26-02 Floor Plans Letter Format
5. ZP 26-02 Applicant Narrative
6. ZP 26-02 Boarding House Program Details
7. ZP 26-02 Application- redacted



Brown County WI



(ZP 26-02) Conditional Use Permit for Boarding House at 633 E Walnut Street



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 30 Jan 2026 X:\Planning\Basemapstemplate_8.5x11.mxd

- 633 E Walnut Street
- 200' Notification Area

STAGES

PROPOSED ALTERATION AND ADDITION FOR:
Jackie Nitschke Center
 Green Bay, WI

ISSUED FOR REVIEW FOR OUR REVIEW 01/27/2026

ISSUED FOR PERMIT

ISSUED FOR CONSTRUCTION

ISSUED REVISIONS

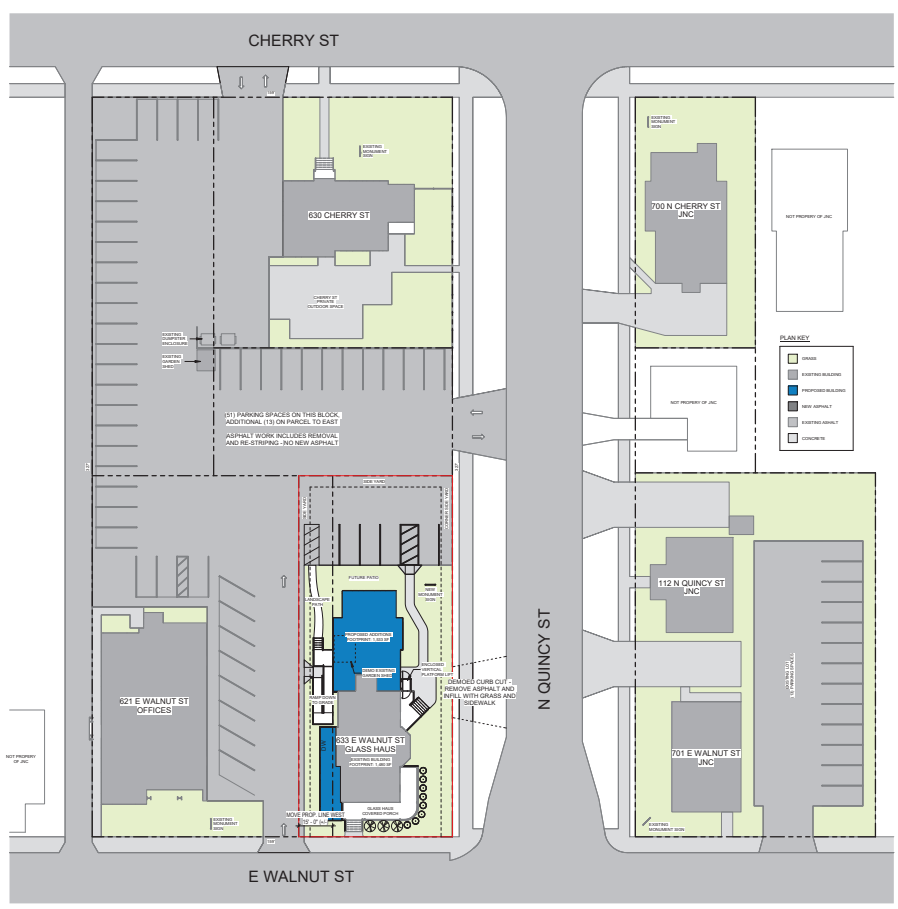
Revised Date Rev Description

DRAWN BY: GMW

PROJECT # 019034

A003

SHEET TITLE ARCHITECTURAL SITE PLAN



PARCEL INFORMATION

- PARCEL NUMBER: 11-234
- LEGAL DESCRIPTION: 0.196 AC ML PLAT OF NAVARINO LOT 715 EX ST
- EXISTING PARCEL = 8,534 SF
- PROPOSED PARCEL = 10,816 SF

BUILDING INFORMATION

- PROPOSED USE: ROOMING HOUSE/BOARDING HOUSE
- 2.25 STORIES
- BUILT IN 1978
- EXISTING FOOTPRINT: 1,480 SF
- PROPOSED FOOTPRINT: 3,013 SF

ZONING

SETBACKS IN NC DISTRICT
 FRONT YARD MIN: NONE
 FRONT YARD MAX: 20'
 SIDE YARD MIN: 5'
 REAR YARD MIN: 5'

PARKING FOR ROOMING/BOARDING HOUSE
 2 SPOTS / 3 RENTABLE ROOMS = 6 SPACES
 2 SPOTS / 3 EMPLOYEES AT PEAK HOUR = 2 SPACES
 8 TOTAL SPACES REQUIRED

PER SEC. 44-1774, CAN USE THE 13 SPACES TO THE EAST

NO PARKING ISLAND AT NEW PARKING SPACES ON GLASS HAUS LOT BECAUSE ADDING ONE WOULD
 1. FURTHER REDUCE PARKING SPACES
 2. REQUIRE US TO REMOVE ASPHALT NOW JUST TO REDO IT DURING FUTURE DEVELOPMENT

IMPERVIOUS SURFACE
 MAX IMPERVIOUS SURFACE = 80%
 PROPOSED IMPERVIOUS SURFACE = 71.2%
 (10,816 SF TOTAL / 7,696 SF IMPERVIOUS)

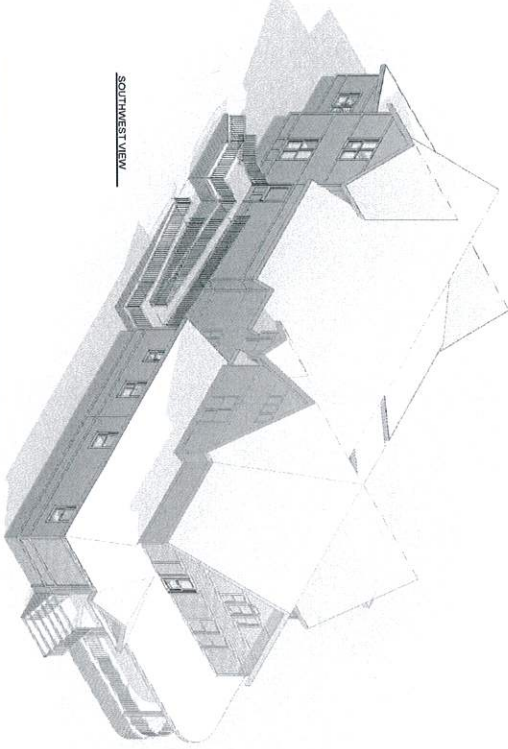
GLASS HAUS ARCHITECTURAL SITE PLAN
 1" = 20'-0"

PRELIMINARY
 NOT FOR CONSTRUCTION

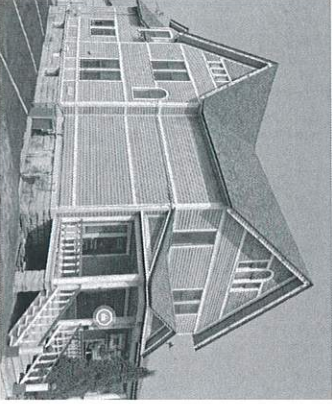
SMALL SHEET DIMENSIONS: 24" X 36" (1/4") - ALL OTHER DIMENSIONS: 36" X 48" (1/4")



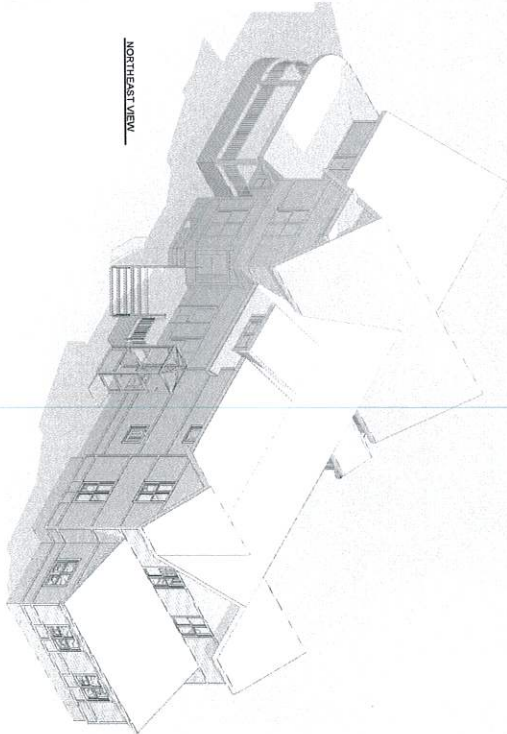
EXISTING NORTHEAST VIEW



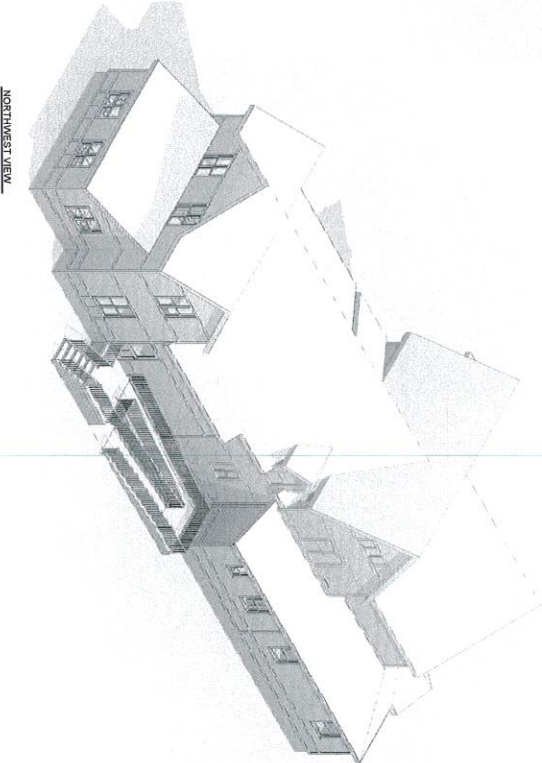
SOUTHWEST VIEW



EXISTING SOUTHWEST VIEW



NORTHEAST VIEW



NORTHWEST VIEW

CONSOLIDATED
CONSTRUCTION CO., INC.
QUALITY ENGINEERS
800-424-2276
www.consco.com
Rapid City, SD 57701, ND
505-345-9100

STAMPS

PROPOSED ALTERATION AND ADDITION FOR:

Jackie Nitschke Center

633 E Walnut St, Green Bay, WI 54301

ISSUED FOR REVIEW	
FOR SHOP REVIEW	01/27/2026
ISSUED FOR BID	
ISSUED FOR PERMIT	
ISSUED FOR CONSTRUCTION	
ISSUED REVISIONS	
REVISION	DATE
	REV. DESCRIPTION
DRAWN BY	GMW
PROJECT #	0100033
A900	
SHEET TITLE	
3D VIEWS	

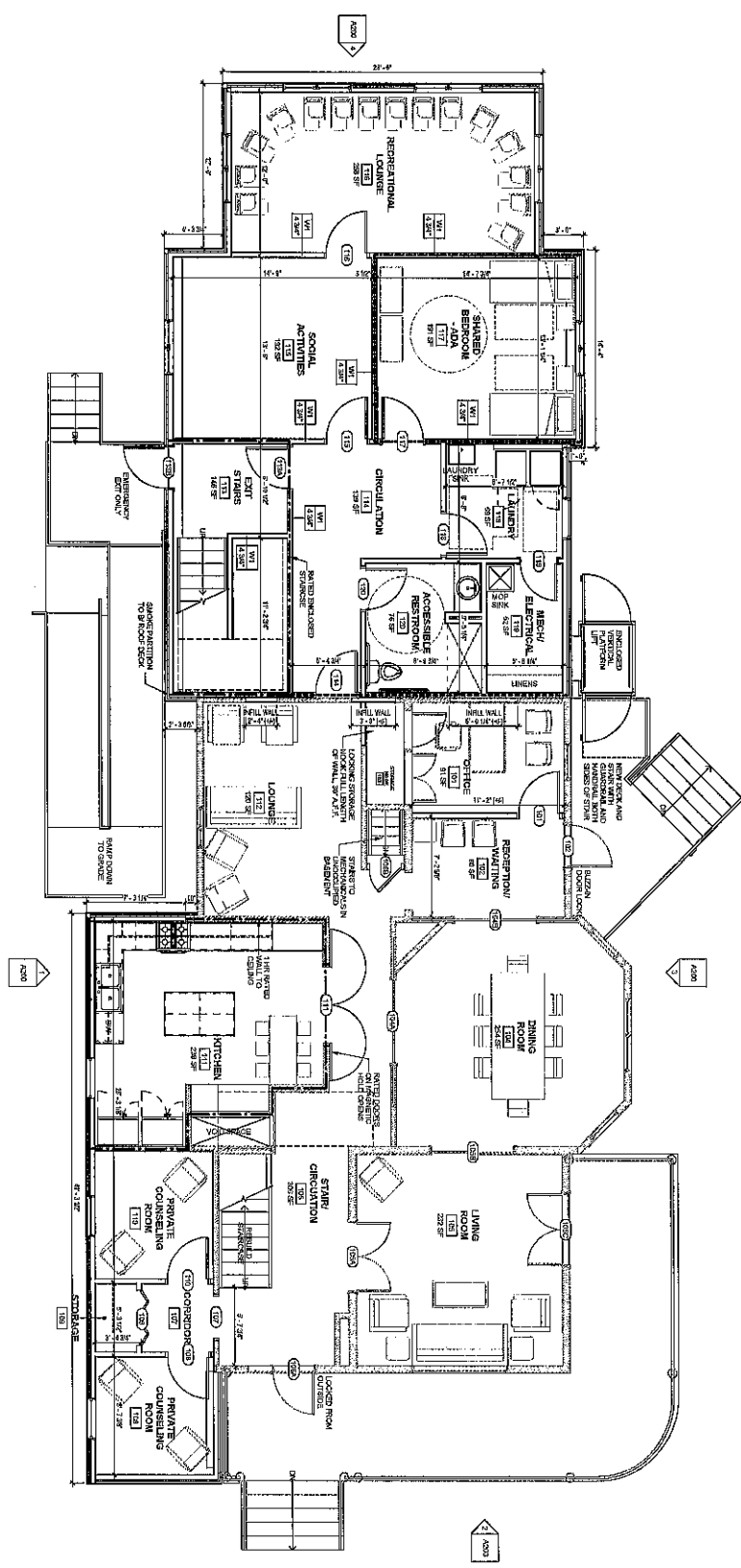
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 FIRST FLOOR PLAN






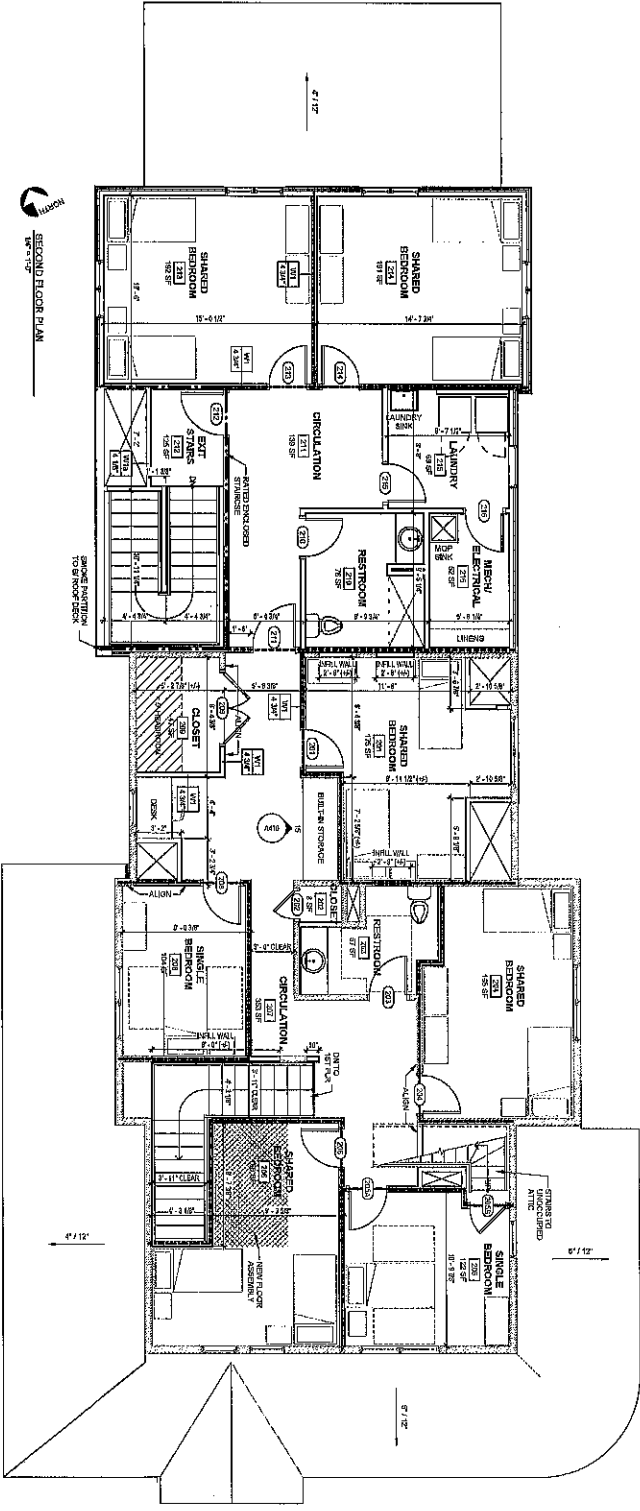
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DESIGNED BY	CONSTRUCTION
DRAWN BY	CONSTRUCTION
PROJECT #	CONSTRUCTION
SHEET TITLE	FIRST FLOOR PLAN
DATE	CONSTRUCTION

PROPOSED ALTERATION AND ADDITION FOR:
Jackie Nitschke Center
 633 E Walnut St, Green Bay, WI 54301



CONSOLIDATED
 CONSTRUCTION CO. INC.
 2000 W. WAUWATOSH
 GREEN BAY, WI 54303
 PHONE: 920.833.1234
 FAX: 920.833.1235



SECOND FLOOR PLAN
10-1-19

PRELIMINARY
NOT FOR CONSTRUCTION

DATE OF ISSUE: 10-1-19
SHEET TITLE: SECOND FLOOR PLAN

PROJECT #	980003
DRAWN BY	GMW
PROJECT #	980003
REVISION FOR CONSTRUCTION	
(S) (I) (R) (E) (V) (S)	
DATE	10-1-19

PROPOSED ALTERATION AND ADDITION FOR:
Jackie Nitschke Center
 633 E Walnut St, Green Bay, WI 54301

ISSUES	
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CONSOLIDATED
 COMMERCIAL DESIGN, INC.
 1000 W. WAUWATOSA BLVD.
 WAUWATOSA, WI 53226
 PHONE: (414) 771-1111
 FAX: (414) 771-1112
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Project Narrative for Proposed Jackie Nitschke Center Residential Treatment Facility

The proposed project is to renovate an existing residential home built in or around 1871. Its current address is 633 East Walnut Street in Green Bay, Wisconsin. Property records indicate this historic house was previously named the H. Atkinson Residence. Its construction proudly showcased the then-popular Queen Anne style of architecture. Dubbed “The Glass Haus” by its last occupant, this structure was a single-family dwelling up until 1967. After that, it began an extended period serving both as a residential home and as a venue for various commercial businesses. More recently, the building was purchased by the Jackie Nitschke Center (JNC), a 501(c)(3), with the intent to expand treatment services to accommodate a growing community need. The building is on the same city block as other JNC facilities, and this adjacency provides benefits to residents, staff, counselors, the neighborhood community, and the City of Green Bay.

The JNC team is deeply committed to providing rehabilitation services for clients diagnosed with alcohol and/or drug addiction. Services at this facility are proposed as a 28-day medically monitored residential treatment program in which residents receive therapy, treatment, and support in a rooming house setting. Supporting progress drawings show that the proposed renovation, together with a new addition, will provide beds for up to 14 residents. The residence will be staffed 24 hours a day, 7 days a week, 365 days a year by Resident Assistants whose role is to ensure a safe and secure environment. Visitors to the residence include JNC counselors and physicians who provide individual and group counseling services. Clinical hours are Monday through Friday from 7:30 a.m. to 5:00 p.m. Each week, residents participate in two hours of individual counseling and twenty hours of group therapy. Counseling addresses trauma, denial, shame, and guilt while supporting clients in rebuilding self-esteem, developing coping skills, strengthening relationships, and fostering lasting recovery.

JNC’s residential treatment program represents the highest level of care within its continuum of services. The Jackie Nitschke Center is the only adult residential treatment center for substance addiction in Brown County and one of only a few in Wisconsin that treats co-occurring mental health disorders. Residential treatment offers a structured environment that includes individual counseling, group counseling, recovery support education, leisure activities, and physical exercise. Residents receive around-the-clock support and care tailored to their individual needs.

A typical day includes treatment programming, community support meetings, activities, physical fitness at the YWCA, and study time. Personal electronic devices are not permitted. Residents are provided facility phones to maintain contact with loved ones. Once admitted, residents typically remain onsite for the duration of the 28-day program unless leaving is part of scheduled programming. This structure allows residents to focus fully on recovery. Family members and children do not reside at the facility, though family involvement is considered a vital part of the recovery process. Dedicated family days provide education,

communication exercises, and healing opportunities. Outside of these events, parking needs are minimal, and clients are asked not to bring personal vehicles.

Residential services include meals, assessments, treatment planning, goal setting, information, and referrals. Counselors work closely with each resident to establish a continuing care plan following completion of the program. This process supports long-term stability, relapse prevention, and reintegration into a healthier life. JNC's approach treats the whole person and is grounded in the belief that recovery is built through connection, tools, and ongoing support.

Applicants must be 18 years or older and meet all clinical, legal, and program eligibility requirements. This includes being substance-free for at least 24 hours, obtaining medical clearance, demonstrating minimal withdrawal symptoms, and being safely withdrawn from mood-altering medications. A safety assessment at intake evaluates mobility, evacuation capability, and emergency response to ensure residents can exit the building with minimal assistance.

Due to the age and structure of the building, code challenges exist. However, the design prioritizes preserving the home's neighborhood character while adapting it to meet operational and accessibility requirements. Planned upgrades will allow JNC to serve non-ambulatory residents, expanding access to care for individuals previously unable to be admitted.

The renovation respects the building's historic Queen Anne architecture while incorporating additions that align with the original scale, materials, and rhythm of the structure. Exterior and interior features will be preserved where possible to maintain continuity and authenticity. Supporting drawings illustrate floor plans, elevations, and three-dimensional views showing how new construction integrates fluidly with the existing structure.

- The north end of the new addition draws inspiration from the large front gabled south wall that currently faces Walnut Street, as well as the narrower gable roof walls that face east and west.
- The single slope roof of the new kitchen addition on the west side is set at the same height as the existing veranda roof. By matching the roof profile, the design allows for a tie-in between the proposed expansion and the timeless outdoor gathering space without compromising the porch's wraparound effect.
- Though function and accessibility requirements do not allow for the preservation of the angled porte cochere on the rear northeast-facing corner of the building, the replacement with a new stair and covered exterior lift speaks to the original angle and height that the covered driveway brought to the original house when it was added in 1957.
- Subtle transitions to the existing roof line of the house, trim profiles, and window patterns were carefully chosen with the intent to harmoniously stitch together the new with the old.

PROJECT NARRATIVE

The final design balances historic preservation with functional modernization. By honoring original architectural details and thoughtfully integrating new elements, the building will retain its identity while supporting JNC's mission to provide hope, healing, and recovery for the community.



Thank you for choosing the Jackie Nitschke Center for the beginning of your recovery journey. The purpose of this packet is to welcome you to the program and to make your transition into treatment as smooth as possible.

Please do not hesitate to contact us with any questions that you may have. You can reach us at 920-435-2093 or admissions@jackienitschkecenter.com

History

Beginning as a halfway house called "The Samaritan House," the facility has been providing substance abuse services to the Brown County community since 1971. In 1997, the facility name was changed to the Jackie Nitschke Center, Inc. in honor of Jackie Nitschke, the wife of Packer great, Ray Nitschke. Jackie was a recovering alcoholic and an outspoken advocate in the recovery community, and in the process, she taught our community that the disease of addiction crosses all income levels and families.

Mission Statement

The Jackie Nitschke Center provides a continuum of affordable alcohol and drug recovery services to adult clients with the goal of improving the quality of life for as many clients as possible. Our success results from caring staff's steadfast adherence to the 12-Step Philosophy, and constantly improving our treatment methods in a unique home-like environment while including family members in our client's recovery. We provide co-occurring assessment, individual, and group therapy and psychoeducation with dually licensed and trauma responsive therapists present at all levels of care.

Home-like Environment

Our home-like setting and shared group accountability enhances the sense of community at the Jackie Nitschke Center, which contributes to the environment of growth and opportunity. Clients will obtain the tools that are necessary to live a life substance free which is earned with honesty, open-mindedness, and willingness.

12-Step Group Involvement

We are grounded in the 12-Step Philosophy of Alcoholics Anonymous and Narcotics Anonymous. Our location and involvement with the recovery community gives clients the opportunities to become connected to the Alcoholics Anonymous and Narcotics Anonymous recovery support groups.

Compassionate and Dedicated Staff

Our passionate and supportive staff is focused on fulfilling the mission of the Jackie Nitschke Center. Clients will be treated with dignity, respect, and confidentiality.

Individualized

We utilize a variety of therapeutic techniques, individualized to suit each client's experiences and goals. As no two people are alike, no two treatment experiences are ever alike.

Holistic

As addiction is an all-encompassing disease, we believe that recovery needs to be the same. Therefore, we address all aspects of a person's recovery: physical, emotional, spiritual.

Family Involvement

Family involvement and support are significant components of healthy recovery, so Family Day and a family session are included. An Al-Anon meeting is held on site.



BOARD OF DIRECTORS

PRESIDENT

Jamison Buxton

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Rick Kellogg

Tiffany O'Day

Tom Bartel

Jackie Nitschke
Center, Inc.

PO Box 1085,

Green Bay, WI

54305-1085

P 920-435-2093

F 920-435-2580

City of Green Bay
Department of Community & Economic Development
100 North Jefferson St
Green Bay, WI, 54301

Dear City Official,

Clients are not allowed to bring their personal vehicles to treatment at the Jackie Nitschke Center. This is due to our program being set up to be walkable from our treatment center. Therefore, additional parking for these individuals is not required.

Sincerely,

Abby Brezinski
Chief Executive Officer
abby@jackienitschkecenter.com

The Jackie Nitschke Center, Inc. is a 501(c)3 non-profit. No gifts, products or services were provided in exchange for the above-referenced contribution

Packing List

Required:

- Enough clothing for approximately one week. *****You are only allowed to bring as much as you can carry in one trip. Please do not over pack.***** There are laundry facilities and detergent on site for you to use.
 - Comfortable/casual clothing. Please see rules below on clothing requirements.
 - Pajamas
 - Exercise clothing/shoes for walking and the YWCA.
 - Variety of weather appropriate clothing (You will be walking outside daily)
- Enough toiletries for 28 days. (i.e. shampoo, soap, deodorant, toothpaste, feminine hygiene products, razors, etc. You may want to bring a shower caddy for easy transport. **Aerosol sprays and mouthwash containing alcohol are not permitted.**
- Enough medications for 28 days, in their original bottles. **ALL** supplements and over the counter medications (including ointments, eye drops, etc.) need to come in a new, sealed, unopened bottle.
- Insurance card, photo identification, payment.

Optional:

- Enough cigarettes/chewing tobacco for 28 days. Family members can also bring these to you. **(These items must be in a new/unopened package.) No loose tobacco will be allowed within the facility.**
- **Disposable** vapor/e-cigarettes only. Refillable vapes will not be accepted.
- MP3/CD players/radios are allowed but may not have access to the internet. You must listen with headphones.
- Books, coloring items, etc.
- You may bring personal family photos to keep in your room.
- Pillow/Blanket/Towels. These items are provided for you, but if you choose to bring them from home, you may.

Prohibited:

- **Electronics including but not limited to: cell phones, smart watches, tablets, gaming devices, laptops, stereos, televisions, portable DVD players, etc.**
- **Food, candy, gum, drinks**
- **Weapons**
- **Refillable E-Cigarettes/Vapor Cigarettes**
- **Perfumes/Colognes,**
- **Aerosol sprays**
- **Ball Caps/Bandannas**
- **We are unable to provide parking for your vehicle while you are in residential treatment**

*Family is able to drop off any needed items during the course of your stay.
Staff is unable to furnish any of the above items.
Any items left at the Jackie Nitschke Center will be disposed of after 30 days.*

Jackie Nitschke Center Residential Client Responsibility Agreement

YOU ARE WORTH YOUR BEST EFFORT!!!!

Programming

- I will not leave my floor prior to 6 AM.
- I will follow the daily schedule and be on time.
- Phones are to be used in private areas only.
- I may nap during free time on weekends.

Household

- I may not receive mail or packages while in treatment without prior written approval.
- Clients are not allowed in each other's rooms.
- Out of respect for everyone, please keep all living areas clean and pick up after yourself. The kitchen is closed during these times:
 - 7:45 am- 8:30 am (kitchen clean-up/chore)
 - 10pm-6am (sleep hours)
- Music devices may be used while in your room, as long as you utilize headphones.

Medication

- Over the counter medications need to be in an unopened, sealed package.
- Approval is required for all medications that are not on the medication list at admission.

Food/Drink

- Meals and snacks can be eaten in the kitchen or dining room only.
- I may carry a clear, spill proof water bottle, filled with water only.

Safety

- Confidentiality is a key foundation to our program. Violating a peer's confidentiality will lead to discharge.
- The Jackie Nitschke Center does not accept responsibility for lost, stolen, or damaged items.
- The fire exits are to be used ONLY for emergency purposes and fire drills.
- Tobacco use is allowed outside during break times. If you use chewing tobacco, please dispose of it in a disposable cup outside. Partially smoked cigarettes may not be saved.
- We allow unopened, sealed, disposable vaping devices that clearly state the content. Any refillable vaping devices will not be allowed. Vaping will only be allowed outside and during designated smoking times and areas.
- I will not leave JNC fenced in area unless given permission by staff. Permission includes scheduled programming.
- Facility doors must always remain closed. I will not prop doors open and will always be sure the door is shut behind.
- The front door of the residential facility is to be used by staff only.
- I may not approach vehicles or any individuals outside of your peers while on walks or in the parking lot.
- I will shower and wear clean clothes daily.
- All items brought into the facility must be checked in by staff.
- To accept something from a former peer, they will have to be out of the residential program for a minimum of **six months**.

Prohibited For Your Safety

- Weapons
- Electronics
- Perfume or cologne
- Refillable Vapor or E-Cigarettes
- Food, candy, gum, drinks
- No Gambling
- Baseball caps or Bandanas. Winter hats may be worn outside only.
- **Dress code.** Undergarments and private parts should be completely covered. Tube tops, crop tops, and articles of clothing with alcohol or drug slogans or advertisements are prohibited. Shoulder straps should be at least 3 fingers wide and shorts must go to at least mid-thigh. No hoods are worn while in the house and that shoes and slippers are worn at all times.

I am aware that failure to follow these responsibilities may result in consequences, up to and including discharge

Jackie Nitschke Center Residential Treatment Daily Schedule

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
6am	6:00-8:00am Breakfast & Chores	6:00-8:00am Breakfast & Chores	6:00-8:00am Breakfast & Chores	6:00-8:00am Breakfast & Chores	6:00-8:00am Breakfast & Chores	6:00-7:30am Breakfast 7:30am LR Floor	6:00-8:00am Breakfast & Chores	
7am						8:10am Meditation		
8am	8:10am Meditation 8:30am Chore Check	8:10am Meditation 8:30am Chore Check	8:10am Meditation 8:30am Chore Check	8:10am Meditation 8:30am Chore Check	8:10am Meditation 8:30am Chore Check	8:30-8:40am Break 8:40am Walk to AA	8:10am Meditation 8:30am Chore Check	
9am	9:00-11:00am Process Group	9:00-11:00am Mental Health Group	9:00-11:00am Rebuilding Self Group	9:00-11:00am Mental Health Group	9:00-11:00am Rebuilding Self Group	9:00-10:00am AA at St. Johns	9:00-10:30am Team Building	
10am						10:00-10:30am Break		
11am	11:00am-12:00pm Lunch	11:00am-12:00pm Lunch	11:00am-12:00pm Lunch	11:00am-12:00pm Lunch	11:00am-12:00pm Lunch	10:30am-12:00pm Movie and Questions	10:30-11:00am Break 11:00-11:15am Walk to NA	
12pm	12:00-2:00pm Recovery Enhancement Group	12:00-2:00pm Assignment Group	12:00-2:00pm Recovery Enhancement Group	12:00-2:00pm Assignment Group	12:00-2:00pm Recovery Enhancement Group	12:00-1:00pm Lunch	11:15am-12:45pm NA at First United	
1pm						1:00-2:30pm Major Chore	12:45-2:00pm Walk Back & Lunch	
2pm	2:00-2:45pm Break 2:45pm Set Up at 621	2:00-3:30pm Break	2:00-2:30pm Break 2:30-2:45pm Walk to Y 2:45-3:45pm YWCA	2:00pm-2:40pm Break 2:40pm Walk to SMART 3:00pm-4:30pm SMART Meeting at Gathering Place 4:30pm-5:00pm Walk back	2:00-2:30pm Break 2:30-2:45pm Walk to Y 2:45-3:45pm YWCA	2:30-5:00pm Free Time	2:00-5:00pm Free Time and Visitation	
3pm	3:00-4:00pm DAA at JNC	3:30-5:00pm Study Time or Presentation	3:45-5:15pm Walk Back and Break	3:45-5:15pm Walk Back and Break	3:45-5:15pm Walk Back and Break			
4pm	4:00-4:15pm Clean Up 4:15-5:15pm Break	5:00-5:15pm Break	5:00pm Trivia	5:15pm Trivia	5:00pm Trivia	5:15pm Trivia	5:15pm Trivia	
5pm	5:15pm Trivia 5:30-6:00pm Dinner	5:15pm Trivia 5:30-6:00pm Dinner	5:15-5:45pm Dinner	5:15pm Trivia 5:30-6:00pm Dinner	5:15-5:45pm Dinner	5:30-6:00pm Dinner	5:30-6:00pm Dinner	
6pm	6:00-6:30pm Clean Up 6:30-7:30pm Speaker	6:00-7:15pm Clean Up and break 7:15pm Set Up at 621	5:45-6:15pm Clean Up 6:15pm Set Up at 621	6:00-7:10pm Clean-Up, Break	5:45-6:15pm Clean Up 6:15pm Set Up at 621	6:00-6:40pm Clean Up	6:00-6:40pm Clean Up	
7pm		7:30-8:30pm AA at JNC	6:30-8:00pm NA at JNC	7:10pm Walk to AA	6:30-7:30pm 12-Step Recovery Meeting at JNC 7:30-7:50pm Clean Up	6:40-7:00pm Walk to NA 7:00-8:15pm NA at St. Johns	6:40-7:15pm Break 7:15pm Set Up at 621	
8pm	7:30-10:30pm Free Time	8:30-8:45pm Clean Up 8:45-10:30pm Free Time	8:00-8:20pm Clean Up 8:20-10:30pm Free Time	7:30-8:30pm AA at St. Wills 8:30-10:30pm Walk Back & Free Time	7:50-10:30pm Free Time	8:15-10:30pm Walk Back & Free Time	7:30-8:30pm HA at JNC 8:30-8:50pm Clean Up 8:50-10:30pm Free Time	
9pm								
	10:30pm - In Bedrooms							
	11pm - Lights Out							

MEDICATION TIMES: (1) 6-8am, (2) 11am-2pm, (3) 3:15-5:15pm, (4) 8-10pm



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: 633 E. Walnut Street, Green Bay, WI 54301

Parcel Number(s): 11-234

Petitioner(s): Abby Brezinski Date: 1-23-2026

Email: Phone Number:

Address: 621 E. Walnut St. City: Green Bay State: WI Zip: 54301

Property Owner: Jackie Nitschke Center Phone Number: (920) 435-2093

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, Abigail Brezinski, respectfully request that the City of Green Bay take the following action:

- Rezone Property (\$375.00 Review Fee)
[X] 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)
Comprehensive Plan Amendments (\$275.00 Review Fee)
Other (\$200.00 Administration Fee):

Owner Signature: Abigail A. Brezinski Date: 1-23-2026

Petitioner Signature(s):

Checklist of required attachments:

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

For office use only: Review Fee: \$375

Receipt No.: 27 68930-0013

Zoning Petition No.: 26-02



Report to the
Green Bay Plan Commission

MEETING DATE

February 23, 2026

PREPARED BY

AGENDA ITEM # E.3

(TA 26-01) Public Hearing on amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Food Trucks and Food Truck Assembly.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

February 23, 2026

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.4

(TA 26-01) Consideration with possible action on amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Food Trucks and Food Truck Assembly.

BACKGROUND

Reason for Request: This text amendment is proposed to further define assemblies of Food Trucks/Mobile Food Trucks in conjunction with Chapters 4 and 10 of the Green Bay Municipal Code. Further, it will establish a new land use type of Food Truck Court to detail food truck assemblies that are considered permanent in nature.

Comprehensive Plan: The 2050 Go Big Green Bay Comprehensive Plan does not provide specific guidance regarding the proposed text amendment.

Report: CED is proposing a text amendment to the zoning code related to food trucks. This amendment is intended to further define assembly types for Mobile Food Establishments (as defined in Chapter 10), as well as establish a new land use, Food Truck Court. While food trucks and mobile food establishments may be used interchangeably in this report or discussion, they are referred to as mobile food establishments in the ordinance to amend the Municipal Code to maintain consistency.

Planning staff have received various inquiries over the years about creating permanent food truck areas. Our zoning code is silent on this as a land use, since food trucks are mobile by nature and aren't generally established as a permanent use. Existing assemblies of food trucks (events, farmers' markets, etc.) are accomplished under their required license by the Clerk's Office, special event permits, or allowed accessory uses in commercial areas.

Mobile Food Establishments are defined as such in Chapter 10: *Mobile food establishment means a restaurant or retail food establishment where food is served or sold from a movable vehicle, trailer or cart which periodically or continuously changes location and requires a service base to accommodate the unit for servicing, cleaning, inspection and maintenance, or except as specified in the Wisconsin Food Code.*

Staff proposes defining three different assembly types:

1. Mobile Food Court is a permanent land use where three (3) or more mobile food establishments are located. These can exist on private or City-owned property via Conditional Use Permit in the Mixed Use, Commercial, and Public Institutional zoning districts.
2. Mobile Food Congregation is an accessory use where one (1) – two (2) mobile food establishments are located together on a parcel that has an established primary use.
 - a. If on Public Property or Right-of-Way, these are regulated through the Clerk's Office.
 - b. If on Private Property:
 - i. It is an allowed accessory use on Commercial, Mixed Use, and Public Institutional properties. It is only allowed if there is a primary use on the property; parking lots

are not considered a primary use as related to this ordinance.

ii. It is not allowed as an accessory use in any other zoning district.

3. Mobile Food Rally is an event where three (3) or more mobile food establishments are located, but it is not a permanent use. A rally would require a Temporary Use Permit (if private property) or a Special Events Permit (if public property/right-of-way).

a. Rallies accomplished via Temporary Use Permit can last no more than three (3) consecutive days, with 36 total days allowed in a calendar year.

Alcohol associated with any of the above uses would be regulated as they are now, through the Clerk's Office and Chapter 4 of the Municipal Code. To note, mobile food establishments cannot have their own liquor license according to the state code. To allow alcohol as part of this land use type, a business would either have to have their mobile food court added to their existing, licensed premises to extend their liquor licenses, or a new liquor license would have to be secured with a permanent structure on site acting as a bar.

Mobile Food Courts are the primary addition for the Planning staff, as it is a new, permanent land use. We are proposing Land Use Development Standards associated with this use as this is such a unique land use type and standard site plan review may not capture all the needs of this use.

Land use development standards for Mobile Food Courts would be added to Section 44-1584 to address the following:

- Bathrooms are required for this use.
- Parking pads for food trucks to park on.
- Required seating provided (one table + 4 seats minimum per parking pad).
- All vehicles parked on site must be operable.
- Must have an active Mobile Food Establishment license per Chapter 10.
- Accessory Uses
 - Storage; 18 square feet / parking pad.
 - Concession; no size requirement, must be setback with block average.
- Signage
 - One pylon or monument sign allowed for Court, not vendors, shall not exceed 100 square feet.
 - One wall sign allowed if a permanent structure on site shall not exceed 50 square feet.
 - These numbers are reduced due to the expectation that any building on site would be considerably smaller than a standard commercial building. Additionally, food trucks generally have their own signage on them.
- Parking will use the same regulations as an Outdoor Recreation Area, which is determined by a Parking Study, approved by the Zoning Administrator. A reduction in required parking is allowed if a shared parking agreement is in place, and they can also use on-street parking within 500' for a reduction.
- No floor area ratio is required with this use across all zoning districts.
- No setbacks associated with the zoning district are required; other buffers may still apply.
- All other bulk requirements will be the same as the established zoning district.
- Fencing is not required, but encouraged.
- Hours of operation with match licensing hours:
 - Section 10-578(a)(4): between the hours of 6:00 a.m. and 10:00 p.m. All sales within the portion of the Downtown District (as defined in Exhibit A in Section 10-580) shall be allowed between the hours of 6:00 a.m. and 3:00 a.m. except for parcels adjacent to residentially-zoned property, which shall end sales at 10:00 p.m.

Staff views this text amendment as a clean-up to allow for more clarity between our department, the Clerk's Office, and the Mayor's Office. Additionally, the creation of a new land use for mobile food courts will generate more economic opportunity. As with all new code additions, we will monitor the use of this code and likely bring it back to the Plan Commission in one year to review and edit as needed.

RECOMMENDATION

Approve amendment to the Municipal Code as proposed in the draft ordinance.

FISCAL IMPACT

ATTACHMENTS

- I. DRAFT G.O. 07-26 relating to Mobile Food Courts

GENERAL ORDINANCE NO. 07-26

AN ORDINANCE
AMENDING CHAPTER 44, ARTICLES III, V, VII, VIII X, XVI
GREEN BAY MUNICIPAL CODE,
RELATING TO MOBILE FOOD ASSEMBLY

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

SECTION 1. Article III, Definitions, of Chapter 44, Green Bay Municipal Code, is hereby amended to reflect the addition of the following definitions:

Section 44-250(6): Land Use Definitions; Commercial uses; accommodation and food services uses:

Mobile Food Court: A permanent location for the assembly for three (3) or more mobile food establishments, as defined in Chapter 10. Mobile food courts can establish on public or private property.

Mobile Food Congregation: An accessory use for the assembly of (1) to two (2) mobile food establishments, as defined in Chapter 10. Mobile food congregations can establish on public property, as regulated in Chapter 10. They can establish on private property as an accessory use, as regulated in this chapter. A principal use must be established on private property in order for this to be considered an accessory use. Surface parking lots are not considered an eligible principal use as related to this use.

Mobile Food Rally: An event where three (3) or more mobile food establishments, as defined in Chapter 10, may assemble but is not permanent. Mobile food rallies can establish via Special Event Permit (for public property or right-of-way) or Temporary Use Permit (for private property).

SECTION 2. Article V, General Regulations, Division 7, of Chapter 44, Green Bay Municipal Code, is hereby amended to reflect the addition of the following:

(8) Mobile Food Rally. An event where three (3) or more mobile food establishments, as defined in Chapter 10, may assemble but is not a permanent use. Mobile food rallies can establish on private property via Temporary Use Permit (a Special Events Permit is required for public property or right-of-way). Rallies accomplished via Temporary Use Permit can last no more than three (3) consecutive days, with 36 total days allowed in a calendar year.

SECTION 3. Article VII, Mixed-Use Districts, of Chapter 44, Green Bay Municipal Code, is hereby amended to add:

Section 44-615, Table 44-5

Use	OR	NC	D	Dev. Stds.
Commercial, Accommodation & Food Service Uses				
Mobile Food Court	C	C	C	x

Section 44-653, Table 44-7

Use	OR	NC	D	Dev. Stds.
Accessory Use to Nonresidential Uses				
<u>Mobile Food Congregation</u>	<u>P</u>	<u>P</u>	<u>P</u>	

SECTION 4. Article VIII, Commercial Districts, of Chapter 44, Green Bay Municipal Code, is hereby amended to add:

Section 44-681, Table 44-8

Use	C1	C2	C3	Dev. Stds.
Commercial, Accommodation & Food Service Uses				
<u>Mobile Food Court</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>x</u>

Section 44-742, Table 44-10

Use	C1	C2	C3	Dev. Stds.
Accessory Use to Nonresidential Uses				
<u>Mobile Food Congregation</u>	<u>P</u>	<u>P</u>	<u>P</u>	

SECTION 5. Article X, Public Institutional District, of Chapter 44, Green Bay Municipal Code, is hereby amended to add:

Section 44-855, Table 44-14

Use	PI	Dev. Stds.
Commercial, Accommodation & Food Service Uses		
<u>Mobile Food Court</u>	<u>C</u>	<u>x</u>

Section 44-885, Table 44-16

Use	PI	Dev. Stds.
<u>Mobile Food Congregation</u>	<u>P</u>	

SECTION 6. Article XVI, Land Use Development Standards, Chapter 44, Green Bay Municipal Code, is hereby amended to reflect the addition of the following:

Section 44-1584, Land Use Development Standards, Commercial Uses

(rn) Mobile Food Court in all districts established through conditional use

- (1) **Permanent bathrooms are required on site in accordance with Chapter 44, Article XIX, Division 3.**
- (2) **Mobile food establishments must be parked on a hard surface below the wheels. This surface area shall be maintained in accordance with Green Bay Municipal Code. Gravel may not be used.**
- (3) **A minimum of one (1) table and four (4) seats must be provided for every one (1) mobile truck parking pad.**
- (4) **All vehicles parked on site must be operable and cannot be used for storage.**

- (5) All mobile food establishments in a mobile food court must have an active license per Chapter 10.
- (6) There is no floor area ratio minimum or maximum for this use.
- (7) There are no setback requirements for the mobile truck parking pads. All other setbacks and buffer areas apply.
- (8) All other bulk requirements regulated within zoning districts shall be applied.
- (9) Fencing is not required but encouraged. If present, it must follow the regulations of Section 44-450(1)(a). This is required for all zoning districts.
- (10) Hours of operation for this use shall match the hours of operation associated with the Mobile Food Establishment license, detailed in Chapter 10, with the following exception:
 - a. Parcels within the Downtown District (as defined in Exhibit A of Section 10-580) that are adjacent to residentially-zoned parcels shall have hours of operation until 10:00 p.m.
- (11) Signage: One (1) pylon or monument sign is allowed per parcel. This sign shall not exceed 100 square feet. One (1) wall sign is allowed per parcel on a single permanent structure. This sign shall not exceed 50 square feet. These signs shall advertise for the court itself and not an individual vendor. However, a directory sign displaying individual vendors is permitted.
- (12) Allowed Accessory Uses:
 - a. Storage: Storage is allowed on site not to exceed 18 square feet per available parking pad. Storage buildings shall follow the provisions of Chapter 44, Article XIX, Division 3.
 - b. Buildings: Any accessory building(s) on site, including but not limited to bathrooms, storage facilities, concession stands, bars, must have a front yard setback equal to or greater than the average of the existing structures, except that any structure which is set back 20 percent more or less than the average may be discounted from the formula. If there are no existing structures on the block, the front setback shall be determined by the zoning of the parcel.
- (13) Parking: All parking shall conform with Chapter 44, Article XVIII with the following note and exception:
 - a. Parking for this use shall follow the requirements of an Outdoor Recreation Facility.
 - b. Off-street/Shared parking and on-street parking within 500' can be used for a reduction of parking stalls required.

SECTION 7. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 8. Effective date. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2026.

APPROVED:

Mayor



Report to the
Green Bay Plan Commission

MEETING DATE

February 23, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.5

(TA 25-06) Public Hearing on amendments to Section 44-1580(j) of the Green Bay Municipal Code, Chapter 44, related to Short Term Rentals.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

February 23, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.6

(TA 25-06) Consideration with possible action on amendments to Section 44-1580(j) of the Green Bay Municipal Code, Chapter 44, related to Short Term Rentals.

BACKGROUND

Reason for Request: A Zoning Ordinance text amendment is proposed to create additional standards for Short Term Rentals (STRs) with the intent of balancing the needs of residents, property owners, and the tourism economy.

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends six actions to be taken regarding Short Term Rentals.

1. Work with state legislators to allow greater regulation on short-term rentals.
2. Set a cap on short-term rental permits issued in residential neighborhoods to preserve long-term housing stock.
3. Establish a limit on the number of days per year a property can be rented out to prevent full-time short-term rentals in residential areas.
4. Continue to update and modernize the GB Services portal for reporting issues related to short-term rentals, with a clear process for addressing violations
5. Collaborate with short-term rental platforms to ensure only properly registered and compliant listings are allowed on their sites
6. Coordinate with property owners around Lambeau Field and along Lombardi Avenue to capitalize on redevelopment and economic opportunities around the stadium.

Analysis: The Green Bay Plan Commission and Common Council discussed amendments to Short Term Rentals (STRs) in the Fall of 2025. The bodies considered referrals and requests at the time and sought the following recommendations:

1. Limit STRs on a Parcel to 180 Calendar Days Per Year
2. Establish a 6 Night Minimum Stay
3. Create an effective date of July 1, 2026, for Updated Standards.
4. Strengthen Nuisance Mitigation and Neighborhood Protections
5. Establish a Three-Strikes Enforcement Policy for STR Permits
6. Treat STRs as Businesses: Adjust Permit Fees and Enforcement Resources
7. Impose an Annual Cap on Rental Days to Prevent Full-Time STRs
8. Consider a Minimum Stay Requirement with Exceptions
9. Improve the STR Registration Process with a User-Friendly Online System

Ultimately, after hours of testimony and discussion, the Common Council agreed to a resolution to the State of Wisconsin seeking legislation which would amend state statutes to allow for enhanced municipal

discretion to regulate STRs. The Council sought further discussion with alders and members of the public to make changes to the STR ordinance to create updated and enhanced guidelines for STR management and enforcement. Limitation of STRs on a parcel to 180 days and establishing a six-night minimum stay were not advanced at Council.

Staff has reviewed the existing code seeking to create updated ordinance standards which addresses a house rule policy.

City staff have reviewed the existing code and offer the following changes to the STR code:

1. House rules are currently required for any STR permit. The proposed code adds language to note that house rules crafted by an STR permit holder must, at a minimum shall include reference to parking requirements, on-street parking restrictions, noise requirements and contact information for the designated local contact person. This information needs to be posted in a conspicuous location with the STR itself for ease of access for short-term renters to have the ability to reference.
2. The City shall maintain a GIS Map which includes STR permits and the following information; the permit holder, the date when the permit was issued, the street address, and the email address for the permit holder or the designated local contact.
3. Updating the STRP application to include, but not limited to the following; number of sleeping areas available, number of off-street parking spaces available, registration to the City's alert program for police calls and inspection complaints.
4. Notation that any application which is not complete at submission will be deemed incomplete and be rejected.
5. STR applications denied by Planning staff may be appealed to the Plan Commission and Common Council.
6. Enforcement. Failure to comply with conditions of the municipal code or creating a public nuisance can require enforcement action of the STR permit. A correction meeting shall be required prior to initiating the suspension or revocation of STR permits. If the permit holder does not attend a correction meeting or fails to implement required corrective actions, the City may initiate proceedings to suspend or revoke an STR. The STR permit holder may request a hearing before the Plan Commission to challenge. If an STR permit has been revoked, the STR permit holder shall immediately cease operation of an STR and cannot reapply for an STR permit at the parcel in question for a minimum of 12 months.

An example of house rules to be posted in a property has been provided. For instance, these house rules make reference to parking, noise requirements, and local contact. In addition, they have other house rules that which are posted to STR users. City staff can enforce rules which are based off Municipal Code, but cannot enforce house rules which are not. So, for example a violation of unauthorized pets or no smoking inside the home or property would not be enforceable by Police or Inspection staff.

Additionally, departments are working to transition the application process from a paper application with a documentation process to a web-portal-based application process.

As of the drafting of this report, staff has received a handful of inquires from members of the public stemming beyond groups such as the Short Term Rental Alliance inquiring about the status of the amendments.

RECOMMENDATION

Staff recommends approval of the proposed amendments to the Short Term Rental ordinance.

FISCAL IMPACT

ATTACHMENTS

1. Draft G.O. 05-26 Related to Short-Term Rentals (redline version)
2. Draft G.O. 05-26 Related to Short-Term Rentals (clean version)
3. TA 25-06 Example House Rules

GENERAL ORDINANCE NO. 05-26

AN ORDINANCE
AMENDING SECTION 44-1580(i),
GREEN BAY MUNICIPAL CODE,
RELATING TO SHORT TERM RENTALS

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

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

Sec. 44-1580. Residential uses.

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

- (1) Advertising, including but not limited to, through a third-party, is prima facie evidence that the dwelling unit is used for a short-term rental. Prior to advertising or occupancy of a dwelling unit for use as a short-term rental, the following permits, registrations, and other information shall be obtained by the property owner or local representative:
 - a. Proof of registration with the City of Green Bay Treasurer regarding Brown County room tax requirements.
 - b. Proof of registration with the Brown County Health Department.
 - c. A lease agreement example provided that includes language regarding compliance with parking, noise and other applicable City of Green Bay ordinances relevant to occupancy of the structure.
 - d. Proof of condominium association approval if the property is part of one.
 - e. Proof of approval from property owner if applicant is the local representative.
 - f. City of Green Bay short-term rental permit (STRP).
 - g. The owner or operator shall prepare and maintain house rules applicable to all guests. The house rules shall include, at a minimum, parking requirements, and any on-street parking restrictions, noise requirements, including applicable nighttime hours established by this Municipal Code; and contact information for the designated local contact person. The house rules shall be posted in a conspicuous location within short-term rental dwelling, including but not limited to, the main entrance or common living area and provided to all guests prior to or at the commencement of the rental period.**
 - h. The City shall maintain a Geographic Information System (GIS) STR Map that includes at a minimum, the permit holder, date the permit was issued, the street address, and the email address for the permit holder or designated local contact.**
- (2) An application for a short-term rental permit (STRP) may be an initial application or a renewal application, and shall be complete prior to submittal. **Incomplete applications shall be rejected. Completed applications shall be delivered to the Director of Community and Economic Development, or their designee for review.** STRP applications shall include all of the following:
 - a. *Initial application.*
 1. Completed STRP application on a form established by the City, **including but not limited to:**
 - a. Number of bedrooms available.**
 - b. Number of off-street parking spots available.**

2. Application fee as provided in the City Fee Schedule.
 3. Proof of insurance.
 4. Documentation required in subsection (j)(1) of this section.
 5. **Owner or operator to register for the City's alert program for police calls and inspection complaints. The owner or operator will receive an email notification within 24 hours after police have responded to the address or will receive an email notification of a potential inspection issue at their property as soon as a complaint is made with the City.**
 - b. *Renewal of STRP.* A STRP is valid for one year and shall expire on July 1 of the calendar year. A STRP not renewed prior to July 1 shall be deemed expired, and subject to the initial application requirements. Prior to July 1, a STRP may be renewed on an annual basis, provided that no material changes have occurred to the initial application, and shall meet the following standards:
 1. Proof of insurance.
 2. Necessary permits and proof of registration as required in subsection (j)(2) of this section.
 3. Renewal fee as provided in the City Fee Schedule.
 4. All required application material must be submitted at the same time. Applications that are not complete at submission will be returned to the applicant without processing, **and shall be deemed incomplete and rejected.**
- (3) The number of occupants in STRs shall not exceed the limits set forth in the State of Wisconsin Uniform Dwelling Code and other applicable County and City of Green Bay housing regulations for residential structures based on the number of bedrooms within the unit.
 - (4) STRPs are issued to a specific property owner, or local representative, of a short-term rental, referred to as the permit holder. STRs shall be immediately terminated when the permit holder sells or transfers the real property which was advertised or used as a short-term rental, except for a change in ownership where the title is held in survivorship or transfers on the owner's death.
 - (5) Availability of STRs to the public shall not be advertised on site, except for as provided in subsection (6) below.
 - (6) A STRP placard shall be visible from the street right-of-way on which the principal structure is addressed on. The placard shall contain the name and telephone number of the local representative responsible for managing short-term rental property.
 - (7) STRs shall not violate any applicable conditions, covenants, or other restrictions on real property.
 - (8) Alcohol may not be sold on site.
 - (9) STRPs granted by the City are subject to review on a yearly basis during renewal. **STR applications denied by the Planning staff may be appealed to the Plan Commission and Common Council.** Additionally, STRs may be reviewed at any time when the Community and Economic Development Director or Plan Commission has reason to believe that the regulations are not being adhered to or that there are problems associated with the STRs that warrant review by the Plan Commission and the Green Bay Common Council. STRs may be revoked based on the findings of the Plan Commission. STRs denied by the Planning staff may be appealed to the Plan Commission and Common Council.

(10) Enforcement; Correction Meeting; Revocation and Suspension.

a. The City may take enforcement action against a STR permit holder for any of the following:

- 1. Failure to comply with any provision of this chapter;**
- 2. Failure to comply with any condition of a short-term rental permit;**
- 3. Operation of the short-term rental in a manner that constitutes a public nuisance.**

b. Nuisance. For the purposes of this section, “public nuisance” or “nuisance activity” has the same meaning as described in Chapter 24 of the Green Bay Municipal Code.

c. Correction Meeting Required. Prior to initiating a formal hearing for suspension or revocation of a short term rental permit, the City shall require the permit holder or designee to attend a correction meeting.

- 1. The correction meeting shall be scheduled within a reasonable time with written or electronic notice provided to the permit holder and shall be conducted by the Police Department with participation by other City departments as deemed appropriate.**
- 2. The purpose of the correction meeting is to:**
 - i. Review documented violations or nuisance activity.**
 - ii. Educate the permit holder regarding applicable requirements;**
 - iii. Identify corrective actions to prevent future violations; and**
 - iv. Establish expectations for ongoing compliance.**

d. The permit holder or designee shall attend the correction meeting in person. Failure to attend a scheduled correction meeting without good cause shall constitute a violation of this chapter.

e. Following the correction meeting, the Police Department may require the permit holder to submit and implement a written corrective action plan. The corrective action plan may include, but is not limited to:

- 1. Modification or enhanced enforcement of house rules;**
- 2. Improved local contact or on-site management practices;**
- 3. Guest screening measures or monitoring;**
- 4. Any other reasonable measures necessary to prevent nuisance activity.**

f. Suspension or Revocation. If, after a corrective meeting, the permit holder fails to implement required corrective actions, continues to violate this chapter, or continues to operate a short-term rental in a manner that constitutes a nuisance activity or public nuisance, the City may initiate proceedings to suspend or revoke the short-term rental permit.

1. Grounds for suspension or revocation.

- i. Repeated or continued violations of this chapter following a correction meeting;**
- ii. Failure to comply with a corrective action plan.**
- iii. Operate the short-term rental in a manner that constitutes nuisance activity.**
 - iv. Violations of applicable provisions of the Green Bay Municipal Code, including noise, disorderly conduct, or parking.**
 - v. The operation of the short-term rental presents a threat to public health, safety, or welfare.**

2. Hearing and due process.

- i. No short-term rental permit shall be suspended or revoked without written notice and an opportunity for a hearing before the Plan Commission.**

ii. The notice shall state the grounds for the proposed suspension or revocation and shall inform the permit holder of the time and manner for the hearing before the Plan Commission.

iii. Election to not be governed by Wis. Stat. Ch. 68. Having established procedures for administrative review of municipal determinations, the City of Green Bay elects to not be governed by Wis. Stats. 68 in its entirety.

3. Effect of revocation. Upon revocation, the short rental permit holder shall immediately cease operation of the property in question and the property shall not be advertised, offered, or used as a short-term rental during the revocation period.

i. A permit holder whose property or properties have been revoked shall not be eligible to reapply for a new short-term rental permit for the same property or properties for a period of not less than twelve (12) months from the effective date of revocation, unless otherwise determined by the Common Council.

- (101) No recreational vehicle (RV), camper, tent or any other temporary lodging arrangement shall be permitted on site for the means of providing accommodations for occupants and/or guests of a short-term rental.
- (142) STRs shall comply with all requirements of this article and all applicable standards of this Code.
- (123) Violations. Failure to comply with the requirements above shall constitute a violation of the provisions of this section. Disturbances or nuisances caused by the tenants of an approved STR which violate this Code, including, but not limited to, outdoor events noise ordinances or state law, shall also constitute a violation. Penalties for each violation shall be imposed in an amount not to exceed \$500.00, including court costs, and may result in permit suspension or revocation.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. Effective date. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2026.

APPROVED:

Eric Genrich, Mayor

3/3/2026

GENERAL ORDINANCE NO. 05-26

AN ORDINANCE
AMENDING SECTION 44-1580(i),
GREEN BAY MUNICIPAL CODE,
RELATING TO SHORT TERM RENTALS

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 - b. Proof of registration with the Brown County Health Department.
 - c. A lease agreement example provided that includes language regarding compliance with parking, noise and other applicable City of Green Bay ordinances relevant to occupancy of the structure.
 - d. Proof of condominium association approval if the property is part of one.
 - e. Proof of approval from property owner if applicant is the local representative.
 - f. City of Green Bay short-term rental permit (STRP).
 - g. The owner or operator shall prepare and maintain house rules applicable to all guests. The house rules shall include, at a minimum, parking requirements, and any on-street parking restrictions, noise requirements, including applicable nighttime hours established by this Municipal Code; and contact information for the designated local contact person. The house rules shall be posted in a conspicuous location within short-term rental dwelling, including but not limited to, the main entrance or common living area and provided to all guests prior to or at the commencement of the rental period.
 - h. The City shall maintain a Geographic Information System (GIS) STR Map that includes at a minimum, the permit holder, date the permit was issued, the street address, and the email address for the permit holder or designated local contact.
- (2) An application for a short-term rental permit (STRP) may be an initial application or a renewal application, and shall be complete prior to submittal. Incomplete applications shall be rejected. Completed applications shall be delivered to the Director of Community and Economic Development, or their designee for review. STRP applications shall include all of the following:
 - a. *Initial application.*
 1. Completed STRP application on a form established by the City, including but not limited to:
 - a. Number of bedrooms available.
 - b. Number of off-street parking spots available.
 2. Application fee as provided in the City Fee Schedule.

3. Proof of insurance.
 4. Documentation required in subsection (j)(1) of this section.
 5. Owner or operator to register for the City's alert program for police calls and inspection complaints. The owner or operator will receive an email notification within 24 hours after police have responded to the address or will receive an email notification of a potential inspection issue at their property as soon as a complaint is made with the City.
- b. *Renewal of STRP.* A STRP is valid for one year and shall expire on July 1 of the calendar year. A STRP not renewed prior to July 1 shall be deemed expired, and subject to the initial application requirements. Prior to July 1, a STRP may be renewed on an annual basis, provided that no material changes have occurred to the initial application, and shall meet the following standards:
1. Proof of insurance.
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 3. Renewal fee as provided in the City Fee Schedule.
 4. All required application material must be submitted at the same time. Applications that are not complete at submission will be returned to the applicant without processing, and shall be deemed incomplete and rejected.
- (3) The number of occupants in STRs shall not exceed the limits set forth in the State of Wisconsin Uniform Dwelling Code and other applicable County and City of Green Bay housing regulations for residential structures based on the number of bedrooms within the unit.
 - (4) STRPs are issued to a specific property owner, or local representative, of a short-term rental, referred to as the permit holder. STRs shall be immediately terminated when the permit holder sells or transfers the real property which was advertised or used as a short-term rental, except for a change in ownership where the title is held in survivorship or transfers on the owner's death.
 - (5) Availability of STRs to the public shall not be advertised on site, except for as provided in subsection (6) below.
 - (6) A STRP placard shall be visible from the street right-of-way on which the principal structure is addressed on. The placard shall contain the name and telephone number of the local representative responsible for managing short-term rental property.
 - (7) STRs shall not violate any applicable conditions, covenants, or other restrictions on real property.
 - (8) Alcohol may not be sold on site.
 - (9) STRPs granted by the City are subject to review on a yearly basis during renewal. STR applications denied by the Planning staff may be appealed to the Plan Commission and Common Council.
 - (10) Enforcement; Correction Meeting; Revocation and Suspension.
 - a. The City may take enforcement action against a STR permit holder for any of the following:
 1. Failure to comply with any provision of this chapter;
 2. Failure to comply with any condition of a short-term rental permit;
 3. Operation of the short-term rental in a manner that constitutes a public nuisance.
 - b. Nuisance. For the purposes of this section, "public nuisance" or "nuisance activity" has the same meaning as described in Chapter 24 of the Green Bay Municipal Code.

c. Correction Meeting Required. Prior to initiating a formal hearing for suspension or revocation of a short term rental permit, the City shall require the permit holder or designee to attend a correction meeting.

1. The correction meeting shall be scheduled within a reasonable time with written or electronic notice provided to the permit holder and shall be conducted by the Police Department with participation by other City departments as deemed appropriate.
2. The purpose of the correction meeting is to:
 - i. Review documented violations or nuisance activity.
 - ii. Educate the permit holder regarding applicable requirements;
 - iii. Identify corrective actions to prevent future violations; and
 - iv. Establish expectations for ongoing compliance.

d. The permit holder or designee shall attend the correction meeting in person. Failure to attend a scheduled correction meeting without good cause shall constitute a violation of this chapter.

e. Following the correction meeting, the Police Department may require the permit holder to submit and implement a written corrective action plan. The corrective action plan may include, but is not limited to:

1. Modification or enhanced enforcement of house rules;
2. Improved local contact or on-site management practices;
3. Guest screening measures or monitoring;
4. Any other reasonable measures necessary to prevent nuisance activity.

f. Suspension or Revocation. If, after a corrective meeting, the permit holder fails to implement required corrective actions, continues to violate this chapter, or continues to operate a short-term rental in a manner that constitutes a nuisance activity or public nuisance, the City may initiate proceedings to suspend or revoke the short-term rental permit.

1. Grounds for suspension or revocation.
 - i. Repeated or continued violations of this chapter following a correction meeting;
 - ii. Failure to comply with a corrective action plan.
- iii. Operate the short-term rental in a manner that constitutes nuisance activity.
 - iv. Violations of applicable provisions of the Green Bay Municipal Code, including noise, disorderly conduct, or parking.
 - v. The operation of the short-term rental presents a threat to public health, safety, or welfare.
2. Hearing and due process.
 - i. No short-term rental permit shall be suspended or revoked without written notice and an opportunity for a hearing before the Plan Commission.
 - ii. The notice shall state the grounds for the proposed suspension or revocation and shall inform the permit holder of the time and manner for the hearing before the Plan Commission.
 - iii. Election to not be governed by Wis. Stat. Ch. 68. Having established procedures for administrative review of municipal determinations, the City of Green Bay elects to not be governed by Wis. Stats. 68 in its entirety.
3. Effect of revocation. Upon revocation, the short rental permit holder shall immediately cease operation of the property in question and the property shall not be advertised, offered, or used as a short-term rental during the revocation period.
 - i. A permit holder whose property or properties have been revoked shall not be eligible to reapply for a new short-term rental permit for the same property or

properties for a period of not less than twelve (12) months from the effective date of revocation, unless otherwise determined by the Common Council.

- (11) No recreational vehicle (RV), camper, tent or any other temporary lodging arrangement shall be permitted on site for the means of providing accommodations for occupants and/or guests of a short-term rental.
- (12) STRs shall comply with all requirements of this article and all applicable standards of this Code.
- (13) Violations. Failure to comply with the requirements above shall constitute a violation of the provisions of this section. Disturbances or nuisances caused by the tenants of an approved STR which violate this Code, including, but not limited to, outdoor events noise ordinances or state law, shall also constitute a violation. Penalties for each violation shall be imposed in an amount not to exceed \$500.00, including court costs, and may result in permit suspension or revocation.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. Effective date. This ordinance shall take effect on and after its passage and publication.

Dated at Green Bay, Wisconsin, this _____ day of _____, 2026.

APPROVED:

Eric Genrich, Mayor

3/3/2026

Example Properties House Rules

Welcome!

We're thrilled you're staying with us and want you to have a relaxing, enjoyable time. To help keep the home comfortable for future guests and respect our neighbors, please follow these simple house rules. Thank you for your cooperation!

General Guidelines

- **Maximum Occupancy:** Only registered guests are permitted on the property (no additional visitors, overnight guests, or parties).
- **No Parties or Events:** Gatherings, events, or excessive gatherings are strictly prohibited. Violation may result in immediate eviction and additional fees.
- **Check-Out Time:** Please depart by 10:00 AM on your departure day to allow time for cleaning and preparation for the next guests.
- **Quiet Hours:** 10:00 PM – 7:00 AM. Please keep noise to a minimum (inside and outside) to respect neighbors.
- **Respect Neighbors & Property:** Stay on our property—do not enter adjacent properties, driveways, or yards. Do not block driveways, roads, or sidewalks. Keep noise down at all times.
- **Shoes Off:** Please remove shoes upon entering to help keep floors clean. Make yourself at home!
- **Treat the Home with Care:** Use items responsibly and report any issues or damage immediately (no charge for normal wear; we appreciate honesty).
- **Parking:** Please refer to property listing for parking guidelines. Overnight street parking in the City of Green Bay is prohibited.

Smoking & Substances

- **Absolutely NO smoking** (including vaping, e-cigarettes, marijuana, or any substances) inside the home or on the property. Violation will result in a **\$250 fine** plus any additional cleaning/odor removal costs. Smoke outdoors only if designated, and dispose of butts properly.

Pets

- No pets allowed unless explicitly approved in advance. If approved, follow any specific guidelines provided (e.g., crate, cleanup). Unauthorized pets may incur a fee and/or cleaning charges.

Safety & Fire

- **No fireworks**, open flames (candles, bonfires, grills in unauthorized areas), or tampering with smoke detectors, fire extinguishers, or safety equipment.
- Report any maintenance issues, damages, or safety concerns right away.

Trash & Recycling

- We will have someone on our team bring the bins to/from the street during your stay. Pick up day is posted on the listing and inside the home.

Other

- **Wi-Fi and amenities:** Use responsibly (no illegal downloads or excessive bandwidth use that could affect service).
- In case of emergency call 911. If you need non emergency help please call or text us at 920-265-xxxx.

We truly appreciate you treating the home as your own and helping us create a safe and enjoyable experience for you and all future guests!

M and J



Report to the
Green Bay Plan Commission

MEETING DATE

February 23, 2026

PREPARED BY

AGENDA ITEM # F.I

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking 20260219

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

	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
Multi-family								
1	Skyline@425	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	RDA meeting 2/24/26 update DA	Total #	Under 80%	\$21,000,000.00
						225	0	
4	200 N. Monroe	Three Sixty LLC	200 N. Monroe	Market multi-family rental, commercial	DA request anticipated in March	Total #	Under 80%	\$18,500,000.00
						164	0	
5	Gorman @ JBS	Gorman & Co.	0 Lime Kiln Rd	Workforce multi-family	Construction underway	Total #	Under 80%	\$11,000,000.00
						95	0	
6	Fire Station Flats	General Capital	420 S. Broadway/419 S. Maple	Multi-family rental, retail, Fire Station/Admin, greenway	Construction planned for August 2026	Total #	Under 80%	\$7,000,000.00
						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	Chicago/Monroe	Nolan Carter	436 S. Monroe	Market rate multi-family rental, commercial	PO approved in November. Expires in May.	Total #	Under 80%	TBD
						25	0	
10	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								
						Total #	Under 80%	

11	Southwest Woods	Garritt Bader	Hinkle S. of Mason	Single family housing with new roads	Construction underway	29	0	\$8,000,000.00
12	The Pines	Broadway Realty	0 Deuchert Street	Single family housing with new roads	Construction planned in 2026	Total # 41	Under 80% 0	\$10,000,000.00
Commercial								
13	S&S Buildings	Investment Creations	227 E Walnut, 101 & 109 N Adams	Mixed use law office, retail, market rate apartment	Construction underway	Total # 1	Under 80% 0	\$1,500,000.00
14	Fire Station One	MOWGS LLC	501 S. Washington	Fire station rehab conversion to commercial uses	DA approved in May. Rehab work underway.	Total # 0	Under 80% 0	\$1,000,000.00
15	C. Reiss Relocation	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	Port improvements planned to start in 2026	Total # 0	Under 80% 0	TBD
16	United Soccer League Stadium	USL	TBD	Soccer Stadium	Site selection and due diligence underway	Total # 0	Under 80% 0	TBD
Industrial								
17	WE Hoban Co.	Hoban Real Estate	Finger Rd at Northview Rd	Industrial	Construction underway	Total # 0	Under 80% 0	\$10,500,000.00
18	Grandview - Keller 9 Acres	Keller client	Erie Rd south of Mason	Industrial	TIF request under review	Total # 0	Under 80% 0	tbd
Park/Public								
19	Shipyard 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	1,226	85	\$165,100,000.00