



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, APRIL 13, 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, April 13, 2026, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the March 23, 2026, meeting.

E. Regular Business.

- I. (ZP 26-05) Public Hearing on a request for a Conditional Use Permit to allow for a building to exceed maximum height requirements for property located in a Public Institutional (PI) district located at 511 S Oneida Street, submitted by Jacob Thiem of City of Green Bay Public Works Department, property owner (Ald. J. Ridderbush, District 8).

2. (ZP 26-05) Consideration with possible action on a request for a Conditional Use Permit to allow for a building to exceed maximum height requirements for property located in a PI Public Institutional zoned district at 511 S Oneida Street; submitted by Jacob Thiem of City of Green Bay Public Works Department-applicant, City of Green Bay-property owner (Ald. J. Ridderbush, District 8).
3. (ZP 26-06) Public Hearing on a request for a Conditional Use Permit to allow for an accessory dwelling unit at an RI Low-Density Residential zoned parcel at 123 Joan Avenue; submitted by Michael Kopke; applicant and property owner. (Ald. C. Stevens, District 5).
4. (ZP 26-06) Consideration with possible action on a request for a Conditional Use Permit to allow for an accessory dwelling unit at an RI Low-Density Residential zoned parcel at 123 Joan Avenue; submitted by Michael Kopke; applicant and property owner. (Ald. C. Stevens, District 5).

F. Informational.

1. Director's report.
2. Next Meeting: Monday, April 27, 2026.

G. Adjournment.

1. Adjournment of the Monday, April 13, 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

April 13, 2026

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the March 23, 2026, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. GBPC Minutes 03.23.2026 (I)



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, MARCH 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

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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, Kelsey Lutzow

Excused: Emma Fulwilder

Others present: Alder Melinda Eck, Alder Brian Johnson, Alder Alyssa Proffitt

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, March 23, 2026, meeting of the Green Bay Plan Commission.

Moved by Derius Daniels, seconded by Ken Rovinski, to approve the agenda of the March 23, 2026, meeting of the Plan Commission, amended by moving Regular Business items 5, 6, 7, and 8 to the end and bringing items 9 and 10 forward. Motion Passed.

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

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the February 23, 2026, meeting.

Moved by Jacob Miller, seconded by Derius Daniels to approve. Motion Passed.

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

E. REGULAR BUSINESS.

- I. Consideration with possible action on the Downtown Business Improvement District's year-end financial reporting for 2025.

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

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

Speakers:

Rebecca Finco—Staff

Jeff Mirkes—Executive Director, Downtown Green Bay, Inc.

2. Consideration with possible action on the Olde Main Street Business Improvement District's year-end financial reporting for 2025.

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

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

Speakers:

Jeff Mirkes—Executive Director, Olde Main Street, Inc.

3. Consideration with possible action on the Broadway Business Improvement District's year-end financial reporting for 2025.

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

Speakers:

Rebecca Finco—Staff

Brian Johnson—Executive Director, On Broadway, Inc.

4. Consideration with possible action on the Military Avenue Business Improvement District's year-end financial reporting for 2025.

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

Speakers:

Rebecca Finco—Staff

5. (CPA 26-02) Public Hearing on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 1696 Janice Avenue from future Multifamily Residential land use to Low Density Residential land use, submitted by Brad Rymer of Vierbicher on behalf of Landmark Real Estate and Development Inc., property owner (Ald. M. Eck, District 11).

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

Brad Rymer—Vierbicher

Melinda Eck—Alder, District 11

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.

6. (CPA 26-02) Consideration with possible action on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 1696 Janice Avenue from future Multifamily Residential land use to Low Density Residential land use, submitted by Brad Rymer of Vierbicher on behalf of Landmark Real Estate and Development Inc., property owner (Ald. M. Eck, District 11).

Moved by Commissioner Jacob Miller, seconded by Derius Daniels to approve. Motion Passed.

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

7. (ZP 26-04) Public Hearing on a request to rezone property located at 1696 Janice Avenue from Varied Density Residential (R3) to Low-Density Residential (R1), submitted by Brad Rymer of Vierbicher on behalf of Landmark Real Estate and Development Inc., property owner (Ald. M. Eck, District 11).

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

Speakers:

Dena Mooney — Staff

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

8. (ZP 26-04) Consideration with possible action on a request to rezone property located at 1696 Janice Avenue from Varied Density Residential (R3) to Low-Density Residential (R1), submitted by Brad Rymer of Vierbicher on behalf of Landmark Real Estate and Development Inc., property owner (Ald. M. Eck, District 11).

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

Yes—Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Kelsey Lutzow.

No—None. Abstain—None.

9. (ZP 26-03) Public Hearing on a request for a Planned Unit Development for Library, Other Semi-Public Uses and surface parking for property located at 515 S Pine Street and 201 N Monroe Avenue, submitted by Dan Teaters of Brown County, applicant and property owner (Ald. A. Proffitt, District 7).

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—Staff

Dan Teaters—Planning Director, Brown County

Brian Johnson—Alderman, District 9

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.

10. (ZP 26-03) Consideration with possible action on a request for a Planned Unit Development for Library, Other Semi-Public Uses and surface parking for property located at 515 S Pine Street and 201 N Monroe Avenue, submitted by Dan Teaters of Brown County, applicant and property owner (Ald. A. Proffitt, District 7).

Moved by Jake Miller, seconded by Jim Hutchison to approve the request to create a Planned Unit Development with the addition of Exhibit A, B1, B2, and C adding the language "The southernmost 25 feet of said 190 feet shall grant ingress-egress shared driveway easement access to any future development to the southern 140 feet of Parcel 11-188." to subsection H, paragraph I.

Moved by Ken Rovinski, seconded by Kelsey Lutzow to amend the motion to add a contingency between the County and the City to execute a development agreement for Parcel 11-188.

Motion failed by roll call vote: Jake Miller—No; Jim Hutchison—No; Derius Daniels—No; Ken Rovinski—Yes; Kelsey Lutzow—Yes; Lisa Hanson—No.

Original Motion: To approve the request to create a Planned Unit Development with the addition of Exhibit A, B1, B2, and C adding the language "The southernmost 25 feet of said 190 feet shall grant ingress-egress shared driveway easement access to any future development to the southern 140 feet of Parcel 11-188." to subsection H, paragraph I.

Motion passed by roll call vote: Jake Miller—Yes; Jim Hutchison—Yes; Derius Daniels—Yes; Ken Rovinski—No; Kelsey Lutzow—No; Lisa Hanson—Yes.

F. INFORMATIONAL.

1. Director's report.

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

2. Next Meeting: April 13, 2026

G. ADJOURNMENT.

1. Adjournment of the Monday, March 23, 2026, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Commissioner Jacob Miller to adjourn.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Kelsey Lutzow.

No—None. Abstain—None.



Report to the
Green Bay Plan Commission

MEETING DATE

April 13, 2026

PREPARED BY

AGENDA ITEM # E.1

(ZP 26-05) Public Hearing on a request for a Conditional Use Permit to allow for a building to exceed maximum height requirements for property located in a Public Institutional (PI) district located at 511 S Oneida Street, submitted by Jacob Thiem of City of Green Bay Public Works Department, property owner (Ald. J. Ridderbush, District 8).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

April 13, 2026

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.2

(ZP 26-05) Consideration with possible action on a request for a Conditional Use Permit to allow for a building to exceed maximum height requirements for property located in a PI Public Institutional zoned district at 511 S Oneida Street; submitted by Jacob Thiem of City of Green Bay Public Works Department-applicant, City of Green Bay-property owner (Ald. J. Ridderbush, District 8).

BACKGROUND

Reason for Request: To construct a sand/salt storage building that would exceed the maximum building height of 35-feet in the Public Institutional (PI) zoning district.

Subject Parcel Zoning and Land Use: Public Institutional (PI) | West Side Municipal Garage

Surrounding Zoning and Land Uses:

NORTH: Public Institutional (PI), Undetermined | Industrial

SOUTH: Public Institutional (PI), Light Industrial (LI) | West Side Municipal Garage, Manufacturing

EAST: Low-Density Residential (RI), Undetermined | Manufacturing, Single-Family Residential

WEST: Office Residential (OR), Public Institutional (PI) | Public Works Garage, Parking Lot

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan designates this area for Public/Semi Public.

Report: The subject request is located at 511 S. Oneida Street between W. Mason Street and Western Avenue. The applicant, City of Green Bay Public Works Department, is requesting to construct a covered sand and salt storage structure that is 45-feet in height at the West Side Municipal Garage. The property is zoned Public Institutional (PI) District. In the PI district, the building height shall not exceed the height permitted in the most restrictive abutting district. The height requirement in all abutting districts is 35 feet, or it may be increased with a conditional use permit (CUP).

The sand and salt storage structure will be constructed over an existing sand/salt storage bunker measuring approximately 64-feet by 74-feet and is intended to improve the storage and handling of winter road maintenance materials. The proposed structure will have a height not to exceed 45 feet, which matches the height of the existing adjacent salt storage shed. The improvement will allow the City to comply with Department of Transportation requirements for covered salt storage while improving operational safety and efficiency for Department of Public Works staff.

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

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger 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 Section 44-83 within the Municipal Code.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

After reviewing the request, staff has determined that the use does comply with the seven standards for CUP approval. The existing physical configuration of the site and proposed building height is appropriate for the operations requested.

Ald. Ridderbush, the Western Corridor Neighborhood Association, and adjacent property owners within 200 ft. of the subject area have been notified of the request. There have been no inquiries or objections made regarding this request as of the drafting of this report.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ZP 26-05 Application
2. ZP 26-05 Narrative
3. ZP 26-05 Map
4. ZP 26-05 Site Plan and Rendering



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
planning@greenbaywi.gov
www.greenbaywi.gov

Location of Property: 511 S Oneida St, Green Bay, WI 54303

Parcel Number(s): 3-679

Petitioner(s): Jacob Thiem Date: 3/16/26

Email: [REDACTED] Phone Number: [REDACTED]

Address: 100 N Jefferson St City: Green Bay State: WI Zip: 54301

Property Owner: Valerie Joosten 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, Jacob Thiem, 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): _____

Owner Signature: Valerie Joosten Date: Mar 18, 2026

Petitioner Signature(s): Jacob Thiem Digitally signed by Jacob Thiem
Date: 2026.03.18 08:03:50 -0500'

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:

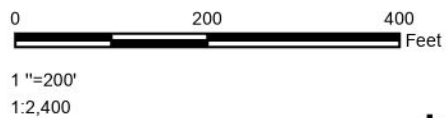
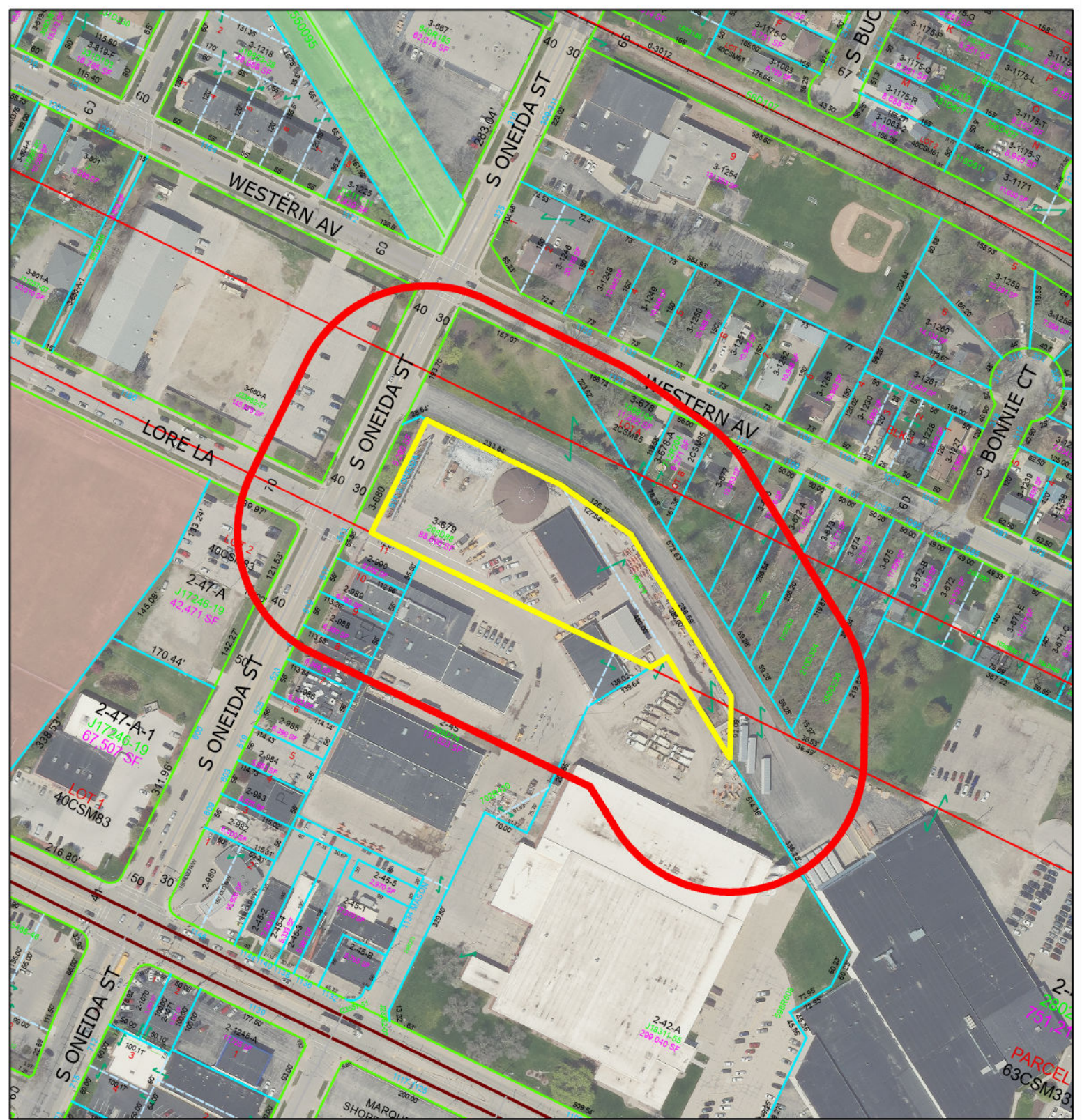
Review Fee: _____ Receipt No.: _____ Zoning Petition No.: _____

Project Narrative

The City of Green Bay is proposing construction of a covered sand and salt storage structure at the West Side Municipal Garage located at 511 S Oneida Street. The structure will be constructed over an existing sand/salt storage bunker measuring approximately 64 feet by 74 feet and is intended to improve the storage and handling of winter road maintenance materials. The proposed structure will have a height not to exceed 45 feet, which matches the height of the existing adjacent salt storage shed, maintaining visual consistency within the municipal garage complex. This improvement will allow the City to comply with Department of Transportation requirements for covered salt storage while improving operational safety and efficiency for Department of Public Works staff.

The West Side Municipal Garage has been an established municipal service facility since the 1950s and remains an integral component of the City's public works operations. The proposed structure will be built within the existing operational area of the property and will maintain the current footprint and traffic patterns of the site. The consistent building height and placement alongside existing structures help the new facility integrate with the established character and function of the municipal service property.

Overall, the project represents a functional upgrade to an existing municipal operation rather than an expansion of use. By enclosing the existing bunker, the City can maintain efficient winter maintenance operations while ensuring the facility continues to operate in a manner that is consistent with the surrounding municipal service area.



511 S. Oneida Street City of Green Bay

Legend

- 511 S. Oneida St
- 200' Notification Area

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

Map prepared by City of Green Bay Department of Community & Economic Development
 Date Printed: 27 Mar 2026
 Path: <LINK>X:\Planning\Basemaps\511SOneidaSt.aprx<LINK>



This is a custom map created by an online user of GIS map services provided by Brown County Municipalities, Brown County, Brown County WI

Part of Brown County WI

Map printed on 3/10/2026

1:240
 1 inch = 20 feet*
 1 inch = 0.00379 miles*
 *original page size: 8.5"x11"
 Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary ✓
- Condominium
- Gap or Overlap

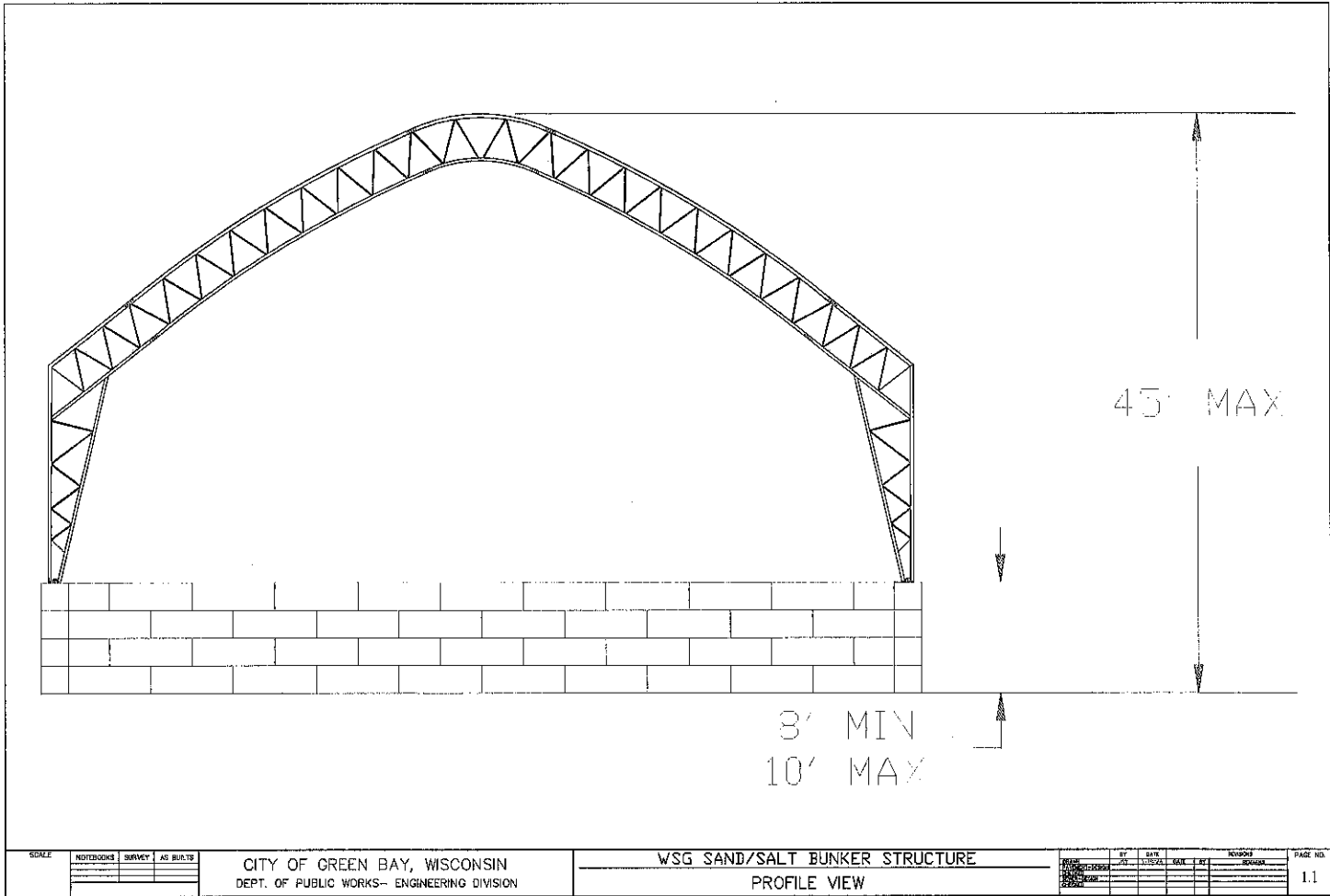
*"hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deads or lots
- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend



(920) 448-6480
www.browncountywi.gov



1. Sand/Salt Storage Structure

General

Provide and install a pre-engineered structure designed and constructed specifically for bulk road salt/sand storage. Structure shall be suitable for year-round operation in a cold-weather, high-corrosion environment and shall comply with all applicable local, state, and federal codes.

Materials

The workmanship of all materials and components of the structure shall be commensurate with the functional requirements of the items.

Building prefabrication shall be performed under factory conditions in a plant specifically arranged for this type of work. Contractor shall provide adequate space, equipment, personnel, and technical ability to coordinate the assembly and factory prefabrication of all major components of the work and all necessary operation in the packing, shipping and installation procedures. No fabrication shall be done unless the materials have been tested and approved.

All materials used in the structure shall be new, without defects and free of repairs. The quality of the materials used shall be such that the structure is in conformance with the performance requirements specified herein.

A. Engineering and Design

- 1) Intended Use: Bulk road salt storage (sodium chloride and similar deicing materials)
- 2) Design Life: Minimum 25 years structural frame; minimum 15 years PVC membrane
- 3) Environmental Exposure: High corrosion, snow, wind, UV exposure
- 4) Climate: Cold-weather operation with freeze/thaw cycles
- 5) Building shall be rectangular in shape, with the capacity to store 3,000 tons of road salt with a density of 75 lb/ft³, stockpiled to a sidewall height of 8ft and a max height of 28ft.

B. Codes and Standards

- 1) International Building Code (IBC), latest adopted edition
- 2) ASCE 7 – Minimum Design Loads for Buildings and Other Structures
- 3) AISC Steel Construction Manual
- 4) NFPA 701 (flame resistance)
- 5) Local snow load, wind load, and seismic requirements

C. Structural Loads

- 1) Ground Snow Load: As required by local jurisdiction (minimum 50 psf unless otherwise noted)
- 2) Wind Load: Minimum 115 mph, 3-second gust (or per local code)
- 3) Seismic Design Category: As determined by site location
- 4) Salt Stockpile Load: Designed to accommodate full interior pile height against sidewalls where applicable

D. Corrosion Resistance

- 1) Building design shall minimize salt contact with steel components

E. Structural Frame

- 1) Rigid steel arch or truss system, factory-fabricated
- 2) Steel members designed for long-span clear interior without interior columns
- 3) Base plates and anchorage designed for 8ft tall concrete block foundations. Concrete block foundations are placed on top of existing asphalt surface.
- 4) All primary steel framing shall be hot-dip galvanized after fabrication (minimum G-90 coating)
- 5) Secondary steel, fasteners, cables, and connection hardware shall be stainless steel or hot-dip galvanized
- 6) No exterior purlins, guy ropes, or cables shall be used for anchoring the structure

F. PVC Membrane

- 1) High-strength PVC-coated polyester membrane
- 2) Minimum weight: 22 oz/sy (or manufacturer's recommended for salt storage)
- 3) UV stabilized, mildew resistant, and corrosion resistant
- 4) Flame resistance: NFPA 701 certified
- 5) Color: White or light-colored exterior to reduce heat absorption

G. End Walls

- 1) One end wall: Reinforced membrane with access opening or partial concrete bulkhead
- 2) Opposite end wall: Open-faced or partial wall as indicated

3) Bid Option: Removable end wall for open end

H. Submittals

a. Product Data

- i. Submit product data for each specified product. Include manufacturer's technical data sheets, installation instructions and care and maintenance instructions.

b. Shop Drawings

- i. Signed and Sealed Shop Drawings

c. Foundation Drawings

- i. Signed and Sealed Foundation Drawings

d. Calculations

- i. Signed and Sealed Load Calculations

e. Extra materials

- a. Provide a patch kit with color matched membrane and associated repair materials and tools. Supply approximately 45 square feet of membrane.

f. Samples

- a. Provide sample of membrane
- b. Submit a catalog of manufacturer's full range of colors for membrane

g. Manufacturers Qualifications, including welding qualifications

h. Installers Qualifications

I. Quality Assurance

State manufacturer's experience requirements if applicable.

J. Warranty

Warranty: 50-year on Frame & 15-year on Membrane

Construction

- A. Owner to provide roughly prepped concrete block foundation, contractor to perform any final modifications for install including alignment, leveling, removal of block keyway to install baseplates
- B. Owner to install blocks straps, anchors, and buttress blocks as shown on foundation drawings
- C. Contractor shall install Storage Structure on Owner installed block foundation.
- D. Contractor to provide block straps and hardware.
- E. Contractor to provide base plates and hardware.



Report to the
Green Bay Plan Commission

MEETING DATE

April 13, 2026

PREPARED BY

AGENDA ITEM # E.3

(ZP 26-06) Public Hearing on a request for a Conditional Use Permit to allow for an accessory dwelling unit at an R1 Low-Density Residential zoned parcel at 123 Joan Avenue; submitted by Michael Kopke; applicant and property owner. (Ald. C. Stevens, District 5).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

April 13, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(ZP 26-06) Consideration with possible action on a request for a Conditional Use Permit to allow for an accessory dwelling unit at an R1 Low-Density Residential zoned parcel at 123 Joan Avenue; submitted by Michael Kopke; applicant and property owner. (Ald. C. Stevens, District 5).

BACKGROUND

Reason for Request: To construct an accessory dwelling unit (ADU) attached to the rear of a single family residential home in an R1 neighborhood

Subject Parcel Zoning and Land Use: Low-Density Residential | Single Family Residence

Surrounding Zoning and Land Uses:

NORTH: Low-Density Residential | Single Family Residence

SOUTH: Low-Density Residential | Single Family Residence

EAST: Low-Density Residential | Single Family Residence

WEST: Low-Density Residential | Single Family Residence

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan designates this area for low density residential.

Report: The subject request is located at 123 Joan Avenue. The subject property owner is seeking to add 691 square feet to a first floor addition to create an accessory dwelling unit to the residence. This accessory dwelling unit is proposed to act as its own, independent living area attached to the house. The recent affordable housing zoning code permits accessory dwelling units to be added in all residential districts. The addition to the home will act as a mother-in-law suite for the existing owners, but relation to the property is not a considering factor for approval.

The ADU must meet the following requirements:

- No more than one ADU per lot. This submission meets requirements.
- Either the principal or ADU must be primary permanent residence of owner of lot. This submission meets requirements.
- An ADU cannot be used as STR. This submission meets requirements.
- An ADU must be located behind primary dwelling, contain no more than 1000 square feet, not be taller than the principal structure, and maintain architectural style. This submission meets requirements.
- A minimum of one parking space is required. This submission meets requirements.
- There shall be an unobstructed walkway leading to ADU. This submission meets requirements.
- There shall be a site plan and building plan meeting zoning code requirements. This submission meets requirements.

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

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger 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 Section 44-83 within the Municipal Code.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

After reviewing the request, staff has determined that the use does comply with the seven standards for CUP approval. The existing physical configuration of the site and proposed building height is appropriate for the operations requested.

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

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. 26-06 Redacted Application
2. 26-06 Supporting Documents
3. Property Map 26-06



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: 123 Joan Ave Green Bay WI 54302
Parcel Number(s): 21-89-19 #35
Petitioner(s): Michael Kopke Date: 3/18/26
Email: Phone Number: 920-
Address: 123 Joan Ave City: Green Bay State: WI Zip: 54302
Property Owner: Michael Kopke Phone Number: 920-

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

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

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

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

Owner Signature: Michael Kopke Date: 3/18/26
Petitioner Signature(s): Michael Kopke 3/18/26

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

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

We are seeking approval to construct an addition to our existing home for the purpose of accommodating our aging in-laws in a safe, comfortable, and family-centered environment. This request is rooted not only in practical necessity, but also in a commitment to maintaining strong family support systems while minimizing the need for external care facilities.

My father-in-law had always been the kind of man who didn't sit still. Years in the military, then decades working corrections—it shaped him into someone who powered through pain, who showed up no matter what. But lately, things had changed. Recovery took longer. Movements were slower. There were pauses where there never used to be. You could see it in the way he lowered himself into a chair, like he was negotiating with his own body.

My mother-in-law tried to carry more of the weight, but there was only so much she could do. She doesn't drive, hasn't in many years. Everything—appointments, groceries, errands—depended on someone else. And as his health became less predictable, the gaps in their situation started to widen.

The proposed addition has been thoughtfully designed to blend seamlessly with the existing structure, both aesthetically and structurally. It will match the current home's architectural style, materials (Siding will be color matched and same style as present), and scale (windows will be white to match and similar size as ones on existing home), ensuring that the character of the neighborhood remains consistent. The addition will include a private bedroom, accessible bathroom, and a modest kitchen, allowing for both independence and close family connection. Separate utilities because they want to make sure they are paying their own share.

A key priority in this project is accessibility and safety. These modifications will allow our in-laws to live with dignity and reduce the risk of injury, while also easing the caregiving responsibilities within the household.

We have also taken care to ensure that the addition will not negatively impact the surrounding properties. The footprint remains within allowable zoning limits, and setbacks, height restrictions, and lot coverage requirements will all be fully respected. Parking availability will remain sufficient, and no additional burden will be placed on street parking or local infrastructure.

From a broader perspective, this addition reflects a growing need in our community for multigenerational living solutions. By adapting our home rather than seeking external housing, we are reducing strain on local housing resources and contributing to a more sustainable and supportive neighborhood model.

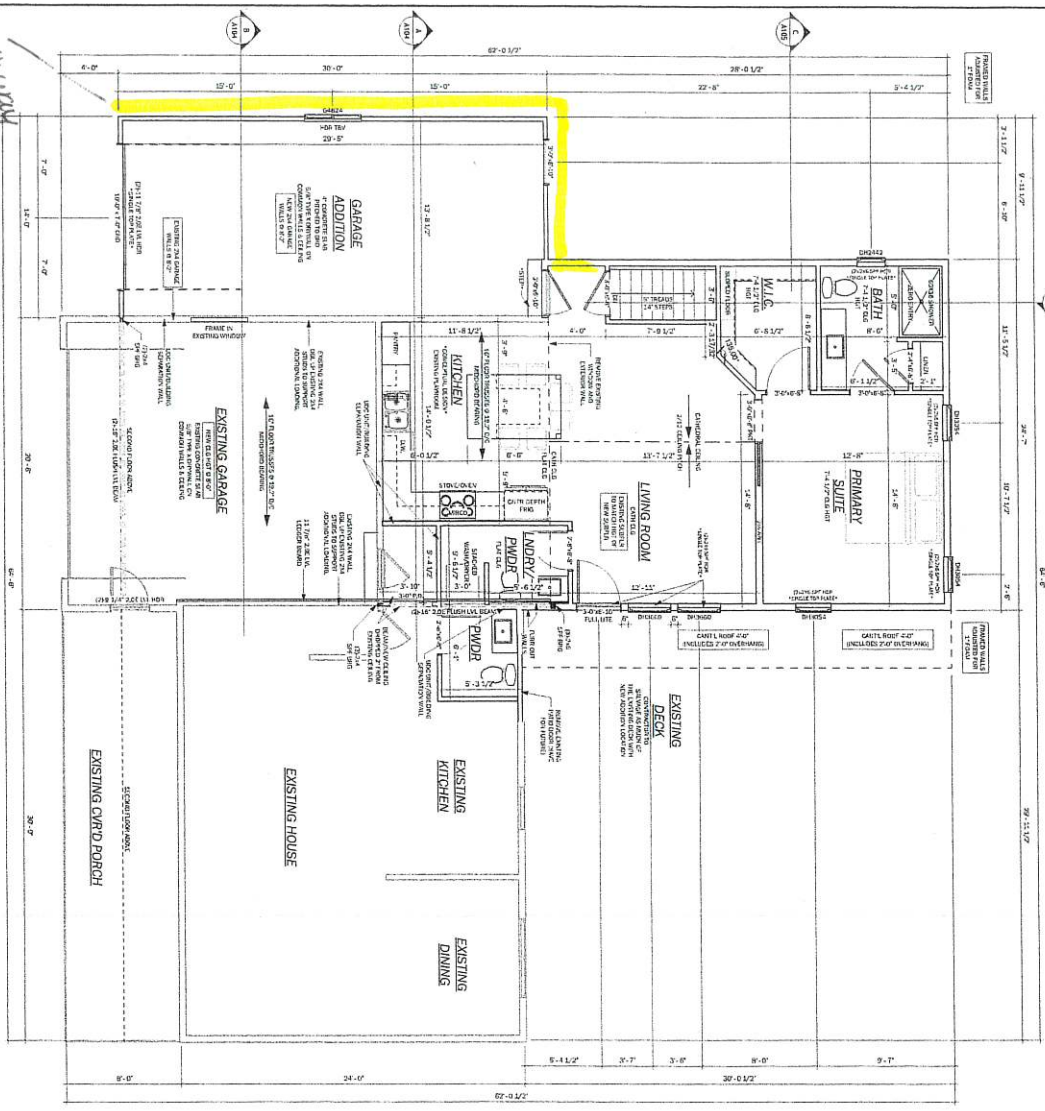
We are committed to working collaboratively with the city and complying with all building codes, inspections, and regulations. Our goal is to create a space that is not only functional for our family, but also respectful of community standards and long-term neighborhood value.

We respectfully ask for your approval to move forward with this project, which will allow us to provide care, stability, and quality of life for our family members within the home we already share.

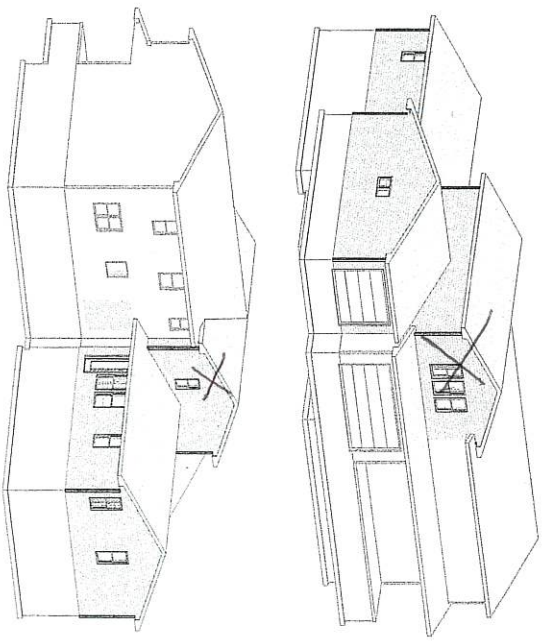
From the plans we have now. We are no longer going with the addition about the garage and just concentrating on the inlaws addition because of costs. Please ignore those part of the plans. Also you will see a walk way and separate entrance to the inlaw addition.

Walkway to main entrance

NEW FIRST FLOOR PLAN
1/4" = 1'-0"



1. ALL DIMENSIONS SHALL BE TAKEN UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS SHALL BE TAKEN TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS SHALL BE TAKEN TO THE FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS SHALL BE TAKEN TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS SHALL BE TAKEN TO THE FACE UNLESS OTHERWISE SPECIFIED.



No longer doing addition to main unit above garage

NOTES:
1. ALL DIMENSIONS SHALL BE TAKEN UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS SHALL BE TAKEN TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
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NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	11/11/2022
2	REVISIONS MEETING	11/11/2022
3	BID PLAN	11/11/2022
4		
5		
6		
7		
8		
9		
10		
11		
12		

OPTIONAL AIA SCHEDULE #1

NAME:	DATE:
PROJECT:	SCALE:



KOPKE & GUZMAN HOUSE REMODEL

123 JOAN AVE GREEN BAY, WI 54302

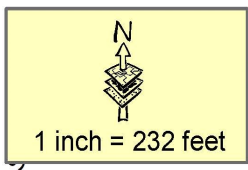
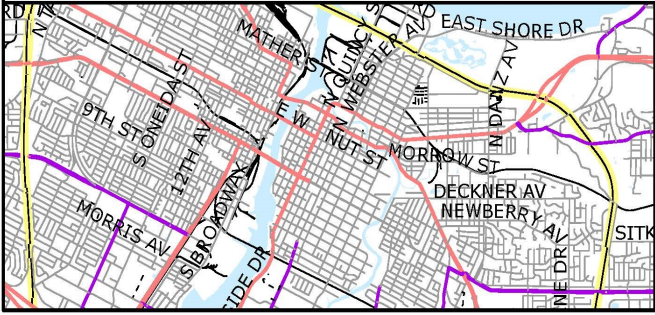
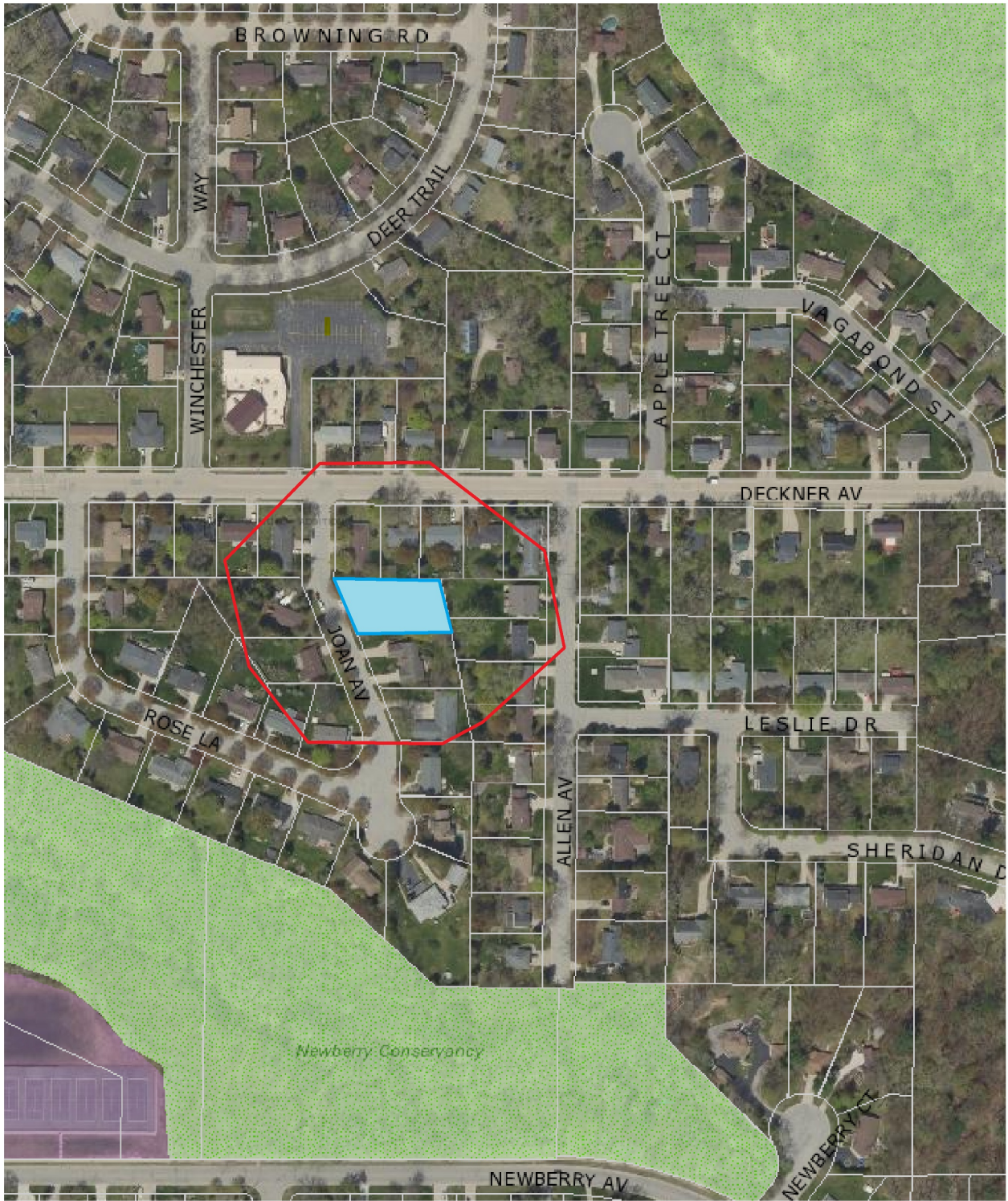
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FOREVER DESIGN LLC

2120 LICENSING CT
GREEN BAY, WI 54311
ForeverDesignLLC@gmail.com
(920) 883-8844

BID PLAN

SHEET A103



- Proposed CUP
- 200' Property Owner Notice

**Conditional Use Permit (CUP) Proposal
Accessory Dwelling Unit (ADU) Request
123 Joan Avenue**

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



Report to the
Green Bay Plan Commission

MEETING DATE

April 13, 2026

PREPARED BY

AGENDA ITEM # F.1

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking 3.6.26 (1)

City of Green Bay Development Tracker (Large Scale) - March 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 mtg 3/10/26 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 complete fall '26	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 underway	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	Shipyards Phase 2	City/RDA	100 W. Mason	Event lawn, dog park, urban beach, splash pad, playground, restrooms	Construction planned to start in 2026.	Total # 0	Under 80% 0	\$0.00

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

	Units	Under 80%	Value
TOTALS	1,226	85	\$165,100,000.00