



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JUNE 8, 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=hbXVacl8EmXu3rNzVafMVwXDhFg693.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, June 8, 2026, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the May 11, 2026 meeting.

E. Regular Business.

- I. (ZP 26-21) Public Hearing to amend a Planned Unit Development located at 1835 Ridge Road, submitted by Vierbicher on behalf of Kuehn Ridge Holdings LLC, property owner (Ald. Ridderbush, District 8).

2. (ZP 26-21) Consideration with possible action to amend a Planned Unit Development located at 1835 Ridge Road, submitted by Vierbicher on behalf of Kuehn Ridge Holdings LLC, property owner (Ald. Ridderbush, District 8).
3. (CPA 26-03) Public Hearing on a request to amend the future land use for a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Mixed Residential (R3), submitted by David O'Brien of Bayland Buildings, Basten Family Real Estate LLC, property owner (Ald. J. Grant, District 1).
4. (CPA 26-03) Consideration with possible action on a request to amend the future land use for a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Mixed Residential (R3), submitted by David O'Brien of Bayland Buildings, Basten Family Real Estate LLC, property owner (Ald. J. Grant, District 1).
5. (ZP 26-22) Public Hearing on a request to rezone a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Varied Density Residential (R3), submitted by David O'Brien of Bayland Buildings, Basten Family Real Estate LLC, property owner (Ald. J. Grant, District 1).
6. (ZP 26-22) Consideration with possible action on a request to rezone a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Varied Density Residential (R3), submitted by David O'Brien of Bayland Buildings, Basten Family Real Estate LLC, property owner (Ald. J. Grant, District 1).
7. (SV 26-01) Consideration with possible action to vacate a portion of unimproved S Chestnut Avenue right-of-way located at the intersection of Arndt Street, submitted by General Capital Development, Trinity Evangelical Lutheran Church, and the Redevelopment Authority of Green Bay, adjacent property owners (Ald. DeBaker, District 9).
8. (TA 26-03) Public Hearing on a text amendment to Articles VI and XVI of Chapter 44 of the Green Bay Municipal Code relating to Office Uses in Residential District, submitted by Community and Economic Development. ***ITEM HAS BEEN WITHDRAWN AT THE REQUEST OF THE APPLICANT***

F. Informational.

1. Director's report.
2. Next Meeting: June 29, 2026

G. Adjournment.

1. Adjournment of the Monday, June 8, 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

June 8, 2026

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the May 11, 2026 meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. GBPC Minutes 05.11.2026



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, MAY 11, 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, Ken Rovinski, Jim Hutchison, Emma Fulwilder

Excused: Derius Daniels, Kelsey Lutzow

Absent: None

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Monday, May 11, 2026, meeting of the Green Bay Plan Commission.

Moved by Jacob Miller, seconded by Ken Rovinski to approve the agenda.

Motion Passed.

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

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the April 27, 2026, meeting.

Moved by Emma Fulwilder, seconded by Ken Rovinski to approve the minutes.

Motion Passed.

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

E. REGULAR BUSINESS.

1. (ZP 26-19) Public Hearing on a request for a Conditional Use Permit at 895 S. Military Avenue to allow minor motor vehicle repair in the Community Center Commercial (C3) Zoning District, submitted by Brian Wellert on behalf of Valvoline Instant Oil Change, applicant; Military Ave Partners LLC, 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

Sierra Schultz— Student 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.

2. (ZP 26-19) Consideration with possible action on a request for a Conditional Use Permit at 895 S. Military Avenue to allow minor motor vehicle repair in the Community Center Commercial (C3) Zoning District, submitted by Brian Wellert on behalf of Valvoline Instant Oil Change, applicant; Military Ave Partners LLC, property owner. (Ald. M. Eck, District 11)

Moved by Jacob Miller, seconded by Ken Rovinski to approve the request for a Conditional Use Permit at 895 S. Military Avenue to allow minor motor vehicle repair in the Community Center Commercial (C3) Zoning District with conditions.

Motion Passed.

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

3. (ZP 26-20) Public Hearing on a request for a Conditional Use Permit at 315 S Jefferson Street, submitted by Catherine Oreto of Safe Haven Hope Center, applicant; NEWCap Inc, property owner. (Ald. B. DeBaker, District 9)

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

Cinnamon Harley—1198 Canterbury Dr.

Annie Rampf—134A S. Washington St.

Trace Neely—102 S. Ashland St.

Eric Wimberger—311 S. Jefferson St.

Mimi Gerner—2982 Windross Ln, Little Suamico

Katie Platten—1576 Edison St.

Tanya Westmoreland—317 S. Oakland Ave.

Rose Antiniko—441 S. Quincy St.

Don Rath—408 S. Vanburen Apt 1

Katrina DeVille—115 E. College Ave., Appleton

Father Paul Demuth —413 St. John St.—Saint John Congregation

Susan Wirtala —No permanent address

Kristie Kayser—844 Linden Dr.

Andrea Dontigney—Graede, Alabama

Tarl Knight —711 S. Broadway

Krystal Brown—862 Hubbard St.

Alex Blaney—4614 Richmond Ln, Howard

Sunny Lange—1815 Cormier Rd., Ashwaubenon

Emma Embers—1524 Gatewood

John Wilder—2331 Pecan St.

Kira Evan—1117 Dousman St.

Brook Tassoul—901 S. Oakland Ave.

Alder Ben DeBaker—901 S. Oakland Ave.

Josh T —2214 Riverview Dr., Howard

Catherine Oreto—315 S. Jefferson St.

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 26-20) Consideration with possible action on a request for a Conditional Use Permit at 315 S Jefferson Street, submitted by Catherine Oreto of Safe Haven Hope Center, applicant; NEWCap Inc, property owner. (Ald. B. DeBaker, District 9)

Moved by Emma Fulwilder, seconded by Ald. Jim Hutchison to open the floor.

Motion Passed.

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

Speakers:

Jon LeRoy—Staff

Catherine Oreto, Owner—315 S Jefferson St., Safe Haven Hope Center

Moved by Emma Fulwilder, seconded by Jacob Miller to close the floor.

Motion Passed.

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

Moved by Jacob Miller, seconded by Ken Rovinski to approve the request for a Conditional Use Permit at 315 S Jefferson Street, with the following conditions:

- (1) The facility shall maintain occupancy limits in compliance with the International Building Code (IBC) and approved building plans. Occupancy shall not exceed:
 - a. 19 residents; and
 - b. 26 total occupants within the building at any given time, inclusive of residents, staff, volunteers, and visitors.
- (2) Between the hours of 7:00 p.m. and 8:00 a.m., only residents, Safe Haven Hope Center staff, and Safe Haven Hope Center volunteers shall be permitted onsite.
- (3) If shelter operations at 315 South Jefferson Street are discontinued, dissolved, or no longer operated by Safe Haven Hope Center, the CUP approval shall terminate immediately. Any future re-establishment of a shelter facility used by Safe Haven Hope Center shall require a new Conditional Use Permit application.
- (4) At the discretion of the Common Council, Plan Commission, or Director of Community and Economic Development, the CUP may be brought forward for review to evaluate continued compliance with CUP conditions and operational impacts, including but not limited to:
 - a. Documented qualified police calls,
 - b. Documented qualified safety concerns,
 - c. Documented qualified inadequate facilities, or
 - d. Documented qualified exceeding occupancy limitations.
- (5) Operations shall substantially conform to the submitted operating plan and supporting operational materials submitted by the applicant.
- (6) Compliance with all applicable provisions of the Green Bay Municipal Code.

Motion Passed.

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

F. INFORMATIONAL.

1. Director's report.

—Development Director, Cheryl Renier-Wigg, presented.

2. Next Meeting: June 8, 2026

G. ADJOURNMENT.

1. Adjournment of the Monday, May 11, 2026, meeting of the Green Bay Plan Commission.

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

Motion Passed.

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



Report to the
Green Bay Plan Commission

MEETING DATE

June 8, 2026

PREPARED BY

AGENDA ITEM # E.1

(ZP 26-21) Public Hearing to amend a Planned Unit Development located at 1835 Ridge Road, submitted by Vierbicher on behalf of Kuehn Ridge Holdings LLC, property owner (Ald. Ridderbush, District 8).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

June 8, 2026

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2

(ZP 26-21) Consideration with possible action to amend a Planned Unit Development located at 1835 Ridge Road, submitted by Vierbicher on behalf of Kuehn Ridge Holdings LLC, property owner (Ald. Ridderbush, District 8).

BACKGROUND

Reason for Request: The property owner would like to amend the boundary of the existing Planned Unit Development (PUD) at 1835 S Ridge Road to include the corner near the intersection of Frank and Thorndale Streets and remove the property located at 1820 Frank Street. They would also like to reduce the landscape buffer between the PUD area and 1820 Frank Street, as well as eliminate the requirement for landscape island in the parking area.

Parcel Information: 1835 S Ridge Road is a 2.769-acre parcel located between Lombardi Avenue, S Ridge Road, Thorndale Street, and Frank Street.

Subject Parcel Zoning and Land Use:

Planned Unit Development (PUD) with Downtown base zoning | Vacant with Occasional Event Parking

Report: Staff has reviewed and made their recommendation based on the following information:

- This PUD was established in February 2025 to allow for a commercial building and a mixed-use building on this parcel that also covered 1820 Frank Street. A separate PUD was established at the corner of Thorndale and Frank Street for a residential development. The boundaries were established for these PUDs based on a proposed land-swap between the property owners.
- Proposed Changes:
 - Boundary Amendment: Per the applicant, negotiations for the land-swap have stalled since the approval of the original PUDs, and they would like to amend the boundary to reflect the current parcel boundaries of 1835 S Ridge Road and 1820 Frank Street. Staff is supportive of this.
 - Parking: Without the land swap, the site's available parking was reduced from 184 stalls to 161. The applicant requests the reduction in landscape buffers and removal of landscaped islands to increase the parking by 11 stalls and two (2) stalls, respectively, bringing the total up to 174. Staff assessed both our parking minimums in the Municipal Code and current market demands for commercial properties, which are three (3) stalls for every 1,000 square feet of rentable space. Updated text is reflected throughout Section G of the PUD.
 - Landscape Buffer Reduction: The applicant would like to reduce the required eight (8)-foot landscape buffer between 1835 S Ridge Road and 1820 Frank Street to five (5)-feet to accommodate sufficient parking for the commercial building. The eight (8)-foot requirement does not leave space for the 11 stalls just north of 1820 Frank Street. The applicant verified that they need one (1)-foot of additional space to make the eight (8)-foot landscape buffer, the parking lot, and the five (5)-foot parking perimeter setback/buffer work. Staff proposed reducing the allowed parking stall length from 18-feet

to 17.5-feet, reflected in Section G(3) of the PUD.

- Landscape Buffer: Additionally, City Staff has added a requirement for a 100% opaque, six (6)-foot tall fence to be installed at the property line with four (4) times the standard amount of landscaping in this buffer area (approximately 20 trees and 100 shrubs across 286' linear feet) for the landscape buffer area around 1820 Frank Street, and an increased buffer surrounding the parking area along Thorndale and Frank Streets. The PUD was originally drafted for a cohesive, mixed-use block. With the boundary change, there is a residential use surrounded by the PUD area. The additional buffering protects the residential use from noise and lights.
 - Removal of Landscape Island Requirement: The applicant would also like to remove the requirement for landscape islands in 15 consecutive stall areas to allow for more parking stalls. Staff does not support this as landscape islands are important to site design, pervious surface calculations, and would only yield two (2) additional parking stalls. Landscape islands also help in reducing the heat island effect that parking lots create, as supported by the City's Green Infrastructure goals.
- **Staff Amendments**: To ensure orderly development and protection of adjacent residential properties, we have added a provision requiring trash enclosures be at least 20-feet from any right-of-way or parcel lines. Additionally, enclosures must be located in their loading area.

Surrounding Zoning Land Use:

North: Low-Density Residential (R1) | Single and Two-Family Homes

South: Public Institutional (PI) | Lambeau Field

West: Office Residential (OR) & Low-Density Residential (R1) | Two-Family Homes, Vacant Green Space, and Parking

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

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends Mixed-Use land uses for the project area. This action is consistent with this recommendation.

Public Notification: Alder Ridderbush, Lombardi Neighborhood Association, and neighbors within 400' were notified. No comments were received as of the drafting of this report.

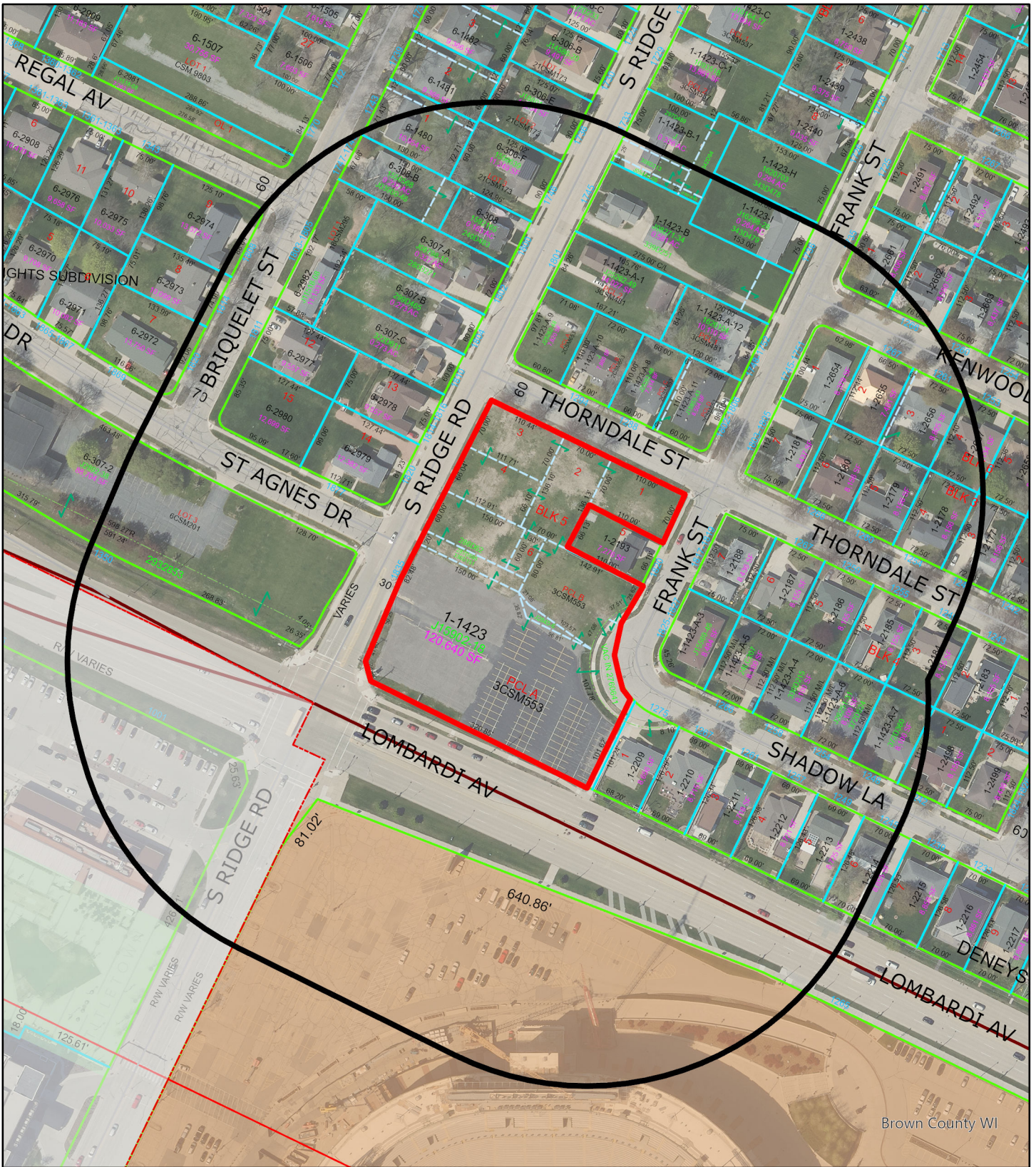
RECOMMENDATION

Approval of the PUD as drafted.

FISCAL IMPACT

ATTACHMENTS

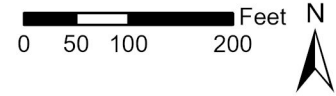
1. ZP 26-21 Map (Exhibit A)
2. ZP 26-21 ZO 06-26, PUD Amendment, 1835 S Ridge





Brown County WI



1835 S. Ridge Road Planned Unit Development Amendment



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. 26 May 2026 X:\Planning\Basemaps\template_8.5x11.aprx

-  1835 S. Ridge Road
-  400' Notification Area

ZONING ORDINANCE NO. 06-26

AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT FOR 1835 S RIDGE ROAD (ZP 26-21)

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

SECTION 1. Section 44-30, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amended by establishing a Planned Unit Development District on the following described property, as shown on Exhibit A - Location Map:

Part of Lot 16, C.L.A. Tank's Subdivision of Private Claim 12 and of the Northerly 1/2 of Private Claim 13, West Side Fox River, Brown County, Wisconsin, all of Volume 3, Certified Survey Maps, Page 553, Map No. 955, Document No. 732307, Brown County Records, and Part of Lot 1 and all of Lots 2, 3, 4, 5 and 6, Block 5, of Thorndale Subdivision, Volume 8, Plats, Page 42, Document No. 499151, Brown County Records, all in the City of Green Bay, West Side of Fox River, Brown County, Wisconsin, more fully described as follows:

Commencing at the Brown County Surveyor Monument No. 40 Y/Z-14/15(1); thence N25°52'40"E, 539.53 feet to Brown County Surveyor Monument No. 40Y/Z-14/15, being an angle point on the Centerline of Private Claim 13, WSFR, located at the intersection of the centerline of Lombardi Ave and Ridge Road; thence N26°49'26"E, 80.49 feet along the centerline of Ridge Road; thence S63°10'33"E, 38.10 feet to the East right of way of said Ridge Road and the point of beginning; thence N21°01'08"E, 41.60 feet along said East right of way; thence N21°08'08"E, 50.21 feet along said East right of way; thence N26°51'01"E, 298.31 feet along said East right of way to the South right of way of Thorndale Avenue; thence S64°07'51"E, **290.51 feet along said South right of way to the West right of way of Frank Street; thence S25°52'29"W, 70.00 feet along said West right of way; thence N64°07'44"W, 110.05 feet along the North line of Lot 5, Block 5, Thorndale Subdivision, Volume 8, Plats, Page 42, Document No. 499151, Brown County Records; thence S25°48'33"W, 66.11 feet along the West line of said Lot 5; thence S64°06'15"E, 109.97 feet along the South line of said Lot 5 to the West right of way of Frank Street; thence S25°52'29"W, 60.00 feet along said West right of way; thence 101.42 feet along said West right of way being the arc of an 88.81 foot radius curve to the left whose long chord bears S6°50'32"E, 96.00 feet; thence S25°50'01"W, 134.26 feet to the North right of way of Lombardi Avenue; thence N64°03'59"W, 320.75 feet along said North right of way; thence N16°23'16"W, 28.48 feet along a highway vision corner to the point of beginning.** 180.51 feet along said South right of way; thence S25°52'29"W, 66.13 feet; thence S64°07'51"E, 110.00 feet to the West right of way of Frank Street; thence S25°52'29"W, 129.98 feet along said West right of way; thence 101.42 feet along said West right of way being the arc of an 88.81 foot radius curve to the left whose long chord bears S6°50'32"E, 96.00 feet; thence S25°50'01"W, 134.26 feet to the North right of way of Lombardi Avenue; thence

~~N64°03'59"W, 320.75 feet along said North right of way; thence N16°23'16"W, 28.48 feet along a highway vision corner to the point of beginning.~~

Planned Unit Development area contains 120,882 square feet / 2.78 acres, more or less.

SECTION 2. Pursuant to Chapter 44, Article XX, Green Bay Municipal Code, as they apply, the following conditions are imposed:

- A. Purpose and Intent. The Planned Unit Development (PUD) is being utilized to permit housing with convenient access to commercial facilities as well as the promotion of integrated land uses allowing for a mixture of residential, commercial, and public facilities along corridors and in transitional areas. The overall appearance and design of the site and improvements shall comply with the attached Exhibits and as regulated within this PUD.
- B. Development Site. The area included within this PUD consists of all land described above, currently part of Parcel 1-1423 and 1-2193. ~~A Land Division is required to create a new parcel, as described above, for this PUD to be in effect.~~ A PUD amendment shall be required for any future changes that do not comply with this PUD.
1. Building A is considered the commercial building along the Lombardi Avenue frontage. This building **footprint** is approximately 31,000 square feet **and at least three stories.**
 2. Building B is considered the mixed-use building at the corner of S. Ridge Road and Thorndale Street. This building **footprint** is approximately 12,000 square feet **and at least three stories.**
- C. Land Use Regulations. The principal and accessory land uses which may be established shall be compliant with uses allowed in the Downtown (D) zoning district, with the exceptions of the prohibited uses listed in Section D of this ordinance. A PUD amendment is required for any additional uses. Additionally, the uses shall be as follows:
1. Building A, All Floors: All uses listed in this ordinance
 2. Building B, First Floor: All uses listed in this ordinance
 3. Building B, All Upper Floors: Multi-Family Residential uses only
- D. Prohibited Uses. All below land uses shall be considered prohibited uses within this PUD:
1. Live-Work Units
 2. Rooming House, Boarding House, Shelter Facility
 3. Community Living Arrangement
 4. Convent, Monastery, Seminary
 5. Nursing Home, Assisted Living
 6. Transitional Living Facility

7. All Educational Uses listed in Table 44-5
8. All Institutional and Civic Uses listed in Table 44-5
9. All Public Service and Utility Uses listed in Table 44-5
10. All Drive-Through Facilities
11. Funeral Home
12. Small Appliance Repair Services
13. Currency Exchange
14. Pawnshop
15. All Vehicle Service Uses listed in Table 44-5

E. Dimensional and Area Requirements. Dimensional and area requirements for principal structure on the subject property shall generally comply with Exhibit B and be regulated as follows:

1. Setbacks. Setbacks shall be as follows:
 - a. Lombardi Frontage Setback: No building setback is required along this frontage. The maximum setback is 10 feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line. Vision triangle shall be maintained at all intersections.
 - b. Ridge Frontage Setback: No building setback is required along this frontage. The maximum setback is five (5) feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line. Vision triangle shall be maintained at all intersections.
 - c. Thorndale Frontage Setback: No building setback is required along this frontage. The maximum setback is five (5) feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line. Vision triangle shall be maintained at all intersections.
 - d. Frank Frontage Setback: No building setback is required along this frontage. The maximum setback is five (5) feet from the property line. The parking setback/buffer is a minimum of five (5) feet from the property line.
 1. A 10-to-20-foot landscaped buffer is required west of the pedestrian right-of-way. If this right-of-way is expanded, the minimum landscape buffer area is 10 feet. This buffer area shall comply with Section 44-1964 of Green Bay Municipal Code.
2. Impervious surface shall not exceed 90%.
3. All other dimensional and area provisions, including accessory buildings, shall be regulated under the Downtown (D) Zoning District.

F. Architectural Design Standards. All building elevations shall substantially comply with Exhibit C and subject to the following requirements:

1. Building A shall not exceed 64 feet in height. Building B shall not exceed 53 feet in height.
2. All rooftop and ground level mechanical equipment shall be screened from public view using architectural treatments consistent with the overall design of the structure.
3. Exterior Materials. Building materials should be durable and appropriate for the district.
 - a. Exterior building façades shall be predominately:
 - i. Brick or brick veneer
 - ii. Stone or stone veneer
 - iii. Glass windows and doors
 - b. The following materials may be used as secondary building façade materials. Secondary materials shall not cumulatively exceed 20% any façade:
 - i. Concrete panels
 - ii. Decorative or split-face block
 - iii. Architectural/decorative metals
 - iv. Wood or wood composite
 - v. Cementous panels/siding or stucco
 - c. The following materials are prohibited exterior building façade materials:
 - i. Smooth face or non-decorative block
 - ii. Asphaltic, fiberglass, vinyl or metal siding
 - iii. Non-decorative metal panels or corrugated metal
 - iv. Plywood, chipboard, rough texture wood siding, or other non-decorative wood
 - v. Imitation/"fake" brick or stone and gravel aggregates

G. Access, Circulation, and Parking. Access, circulation, and parking within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code, and the following standards:

1. Driveway locations must match those on Exhibit B. Relocation shall be approved by the Director of Public Works.
2. Driveway throat length of 18 feet shall be maintained throughout the site.
3. **Parking stalls can be reduced to 17.5 feet in length.**
4. A 5-foot setback/buffer is required for all parking areas from the property line. This buffer area shall comply with Section 44-1964(2) of Green Bay municipal code with the following exemption:
 - a) Parking buffer areas along Thorndale Street and Frank Street shall have a 100% opaque fence or wall at a height of no less than 42 inches.
5. Building B shall be provided underground with a minimum of 24 stalls, either underground or surface stalls.
6. ~~Total parking on site shall be a minimum of 80 stalls.~~ **Building A shall provide parking in conformance with the Green Bay Zoning Code**

as uses are determined. Parking for commercial uses shall not exceed three (3) stalls per every 1,000 square feet of rentable space.

7. The establishment of a surface parking lot shall only be allowed in conjunction with the construction of the buildings.

H. Signage. All signs on the subject property shall conform to the standards as set forth within Chapter 30 of the Green Bay Municipal Code for the Downtown (D) Zoning District.

I. Lighting. All lighting within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article V of the Green Bay Municipal Code.

J. Refuse and Mechanical Equipment. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code, **and the following standards:**

- 1. Trash enclosures shall be integrated into the building's loading zone design.**
- 2. Trash enclosures shall not be closer than 20' from all right-of-way and parcel lines.**

K. Landscaping and Transitional Yards. Landscaping within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code **with the following exception:**

- 1. The perimeter landscape buffer between the subject property and Parcel #1-2193 shall contain a 100% opaque, six-foot tall fence is required to abut the property lines between these parcels. This buffer area shall be landscaped with at least 4 trees and 20 shrubs for every 50 linear feet.**

L. Compliance with all the regulations of the Green Bay Municipal Code not covered under the PUD. If not covered as part of this PUD, the base zoning for the parcel shall be considered Downtown (D) Zoning District.

SECTION 3. The provisions of this ordinance, including, without limitation, the granting of a conditional-use permit and all obligations, conditions, restrictions, and limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

SECTION 4. Each exhibit which is attached to this ordinance is deemed to be and is expressly made a part of and incorporated into this ordinance to the same extent as if each such exhibit, and the plans identified therein, had been set forth in its entirety in the body of this ordinance.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. In addition to all other remedies available to the City of Green Bay, the City may decline to issue any building or other permits otherwise required by any ordinance of this City while any violation of this ordinance remains uncured.

SECTION 7. If any provision in this ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such a decision shall not affect the validity of any other provision of this ordinance. It is hereby declared to be the intention of the City of Green Bay that all provisions of this ordinance are separable.

SECTION 8. This ordinance shall not take effect until a public hearing is held thereon as provided by Chapter 44, Article II, Division 2, Section 44-82 Zoning Amendments, Green Bay Municipal Code, and the adoption and publication of this ordinance.

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

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

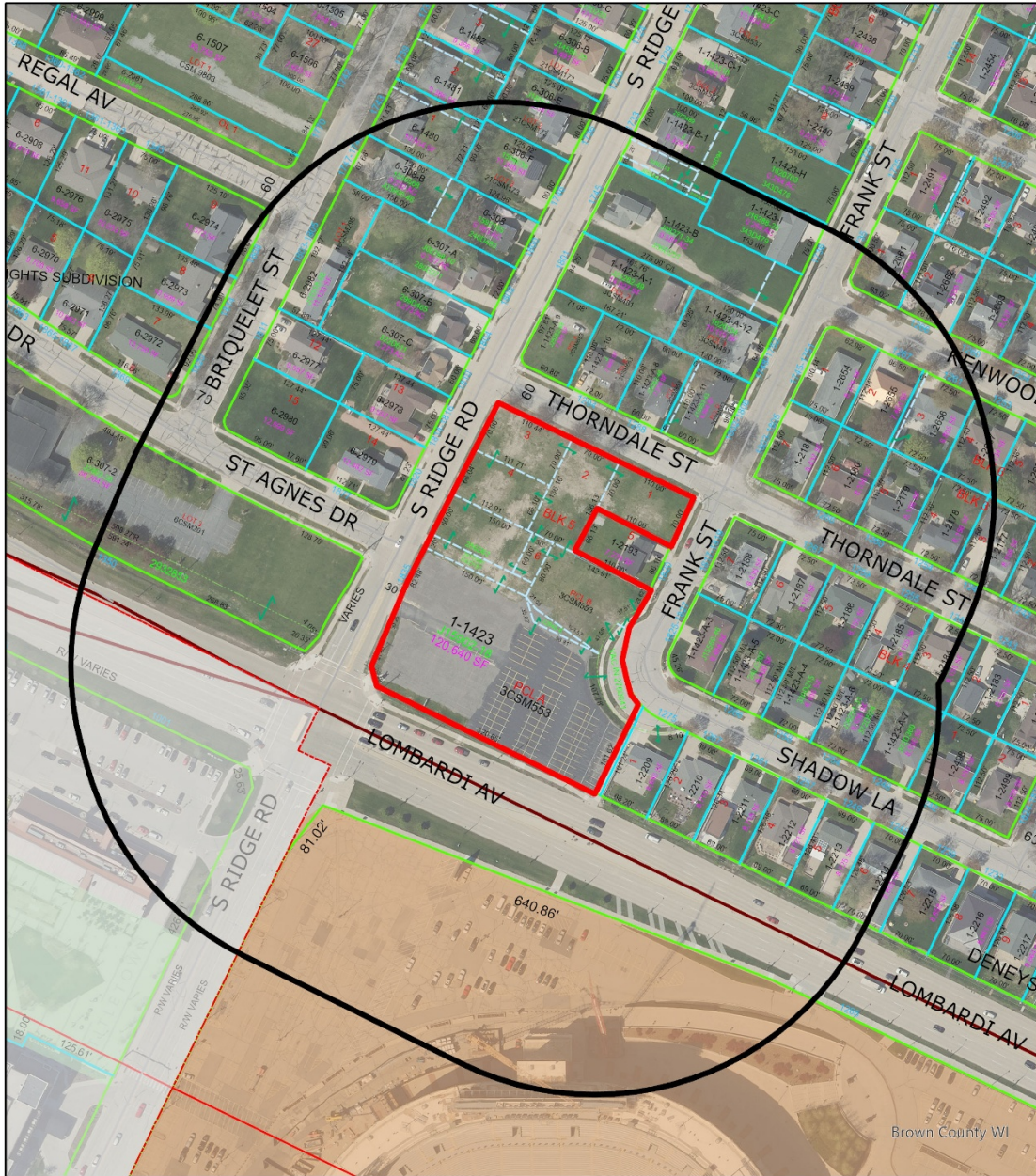
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Attachments:

Exhibit A - Location Map

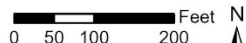
Exhibit B – Site-Building Layout

Exhibit C - Conceptual Plans





1835 S. Ridge Road
Planned Unit Development Amendment



0 50 100 200 Feet N

1835 S. Ridge Road

400' 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 and Economic Development. E.R. 26 May 2026 X:\Planning\Basemaps\template_8.5x11.aprx



PROJECT NO.
 D-12114
 SHEET NO.
 1 OF 1
 DRAWING NO.
 S-3717

Kuehn Ridge Holdings LLC

vierbicher
 planners | engineers | advisors
 400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9870



Planned Unit Development
 Lombard Ave., Ridge Rd.,
 Throckmole St. & Frank St.

SCALE
 1" = 30'
 DRAWN BY
 DATE



Corner of Lombardi and Ridge



TIMES SQUARE 24044-01
 07/09/24



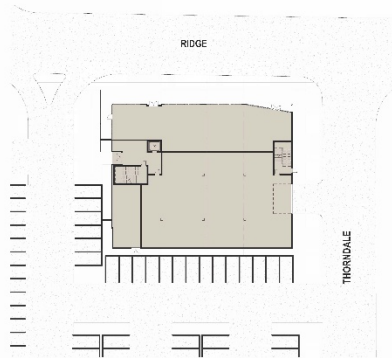
SOUTHEAST CORNER



SOUTHWEST CORNER



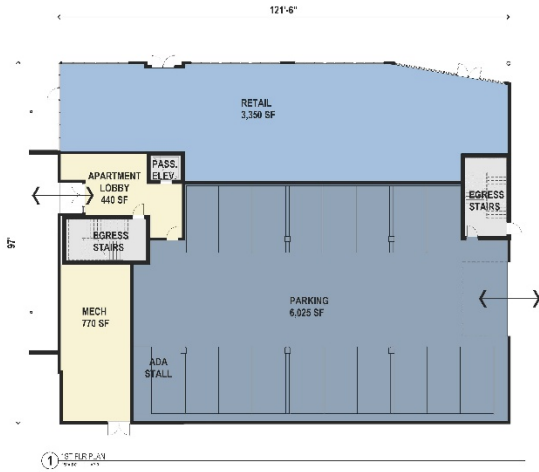
RIDGE AND THORNDALE



SITE

	GSF
4TH FLR	9,777
3RD FLR	9,777
2ND FLR	9,777
1ST FLR	11,781
TOTAL USE	39,576





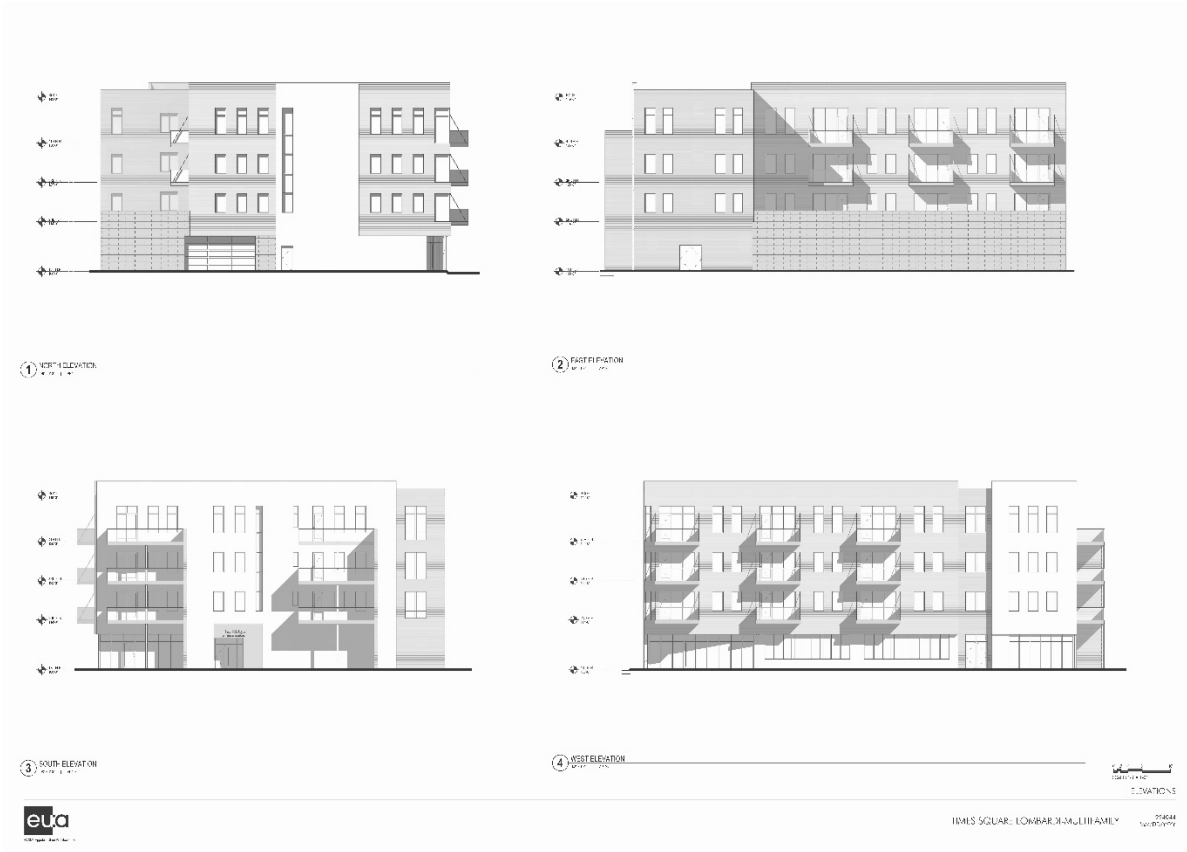
1ST & 2ND FLOOR

TIMES SQUARE LOUABACHI MULTIFAMILY UNIT 1-8



1ST & 2ND FLOOR

TIMES SQUARE LOUABACHI MULTIFAMILY UNIT 1-8





Report to the
Green Bay Plan Commission

MEETING DATE

June 8, 2026

PREPARED BY

AGENDA ITEM # E.3

(CPA 26-03) Public Hearing on a request to amend the future land use for a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Mixed Residential (R3), submitted by David O'Brien of Bayland Buildings, Basten Family Real Estate LLC, property owner (Ald. J. Grant, District 1).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

June 8, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(CPA 26-03) Consideration with possible action on a request to amend the future land use for a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Mixed Residential (R3), submitted by David O'Brien of Bayland Buildings, Basten Family Real Estate LLC, property owner (Ald. J. Grant, District 1).

BACKGROUND

Reason for Request: The applicant seeks to expand the existing Caraton Commons assisted living facility at 655 Woodside Road onto property immediately west of the site. To accommodate the expansion, the applicant requests a comprehensive plan amendment of approximately 335 feet of property located west of the 655 Woodside parcel and approximately 512 feet south of Humboldt Road as well as the existing parcel at 655 Woodside Road. The applicant seeks a future land use designation change from Low Density Residential to Mixed Residential to accommodate rezoning of property to R3 Varied Density Residential. This rezone request will be heard on the next agenda item.

Report: Caraton Commons is an assisted living facility located at the corner of Woodside and Humboldt Roads. The applicant seeks to add property to the west of the existing facility and create another expansion. The applicant is seeking a comprehensive plan amendment to allow for a rezone of 335 feet of property west of the 655 Woodside Road parcel and 512 feet south of Humboldt Road at Parcel 21-365 to allow for further expansion of the assisted living use. A 335-foot by 512-foot area totals a proposed 3.94 acres which the applicant seeks to subdivide from the current property owner, the Basten Family. Additionally, the applicant seeks to reclassify the parcel 655 Woodside Road, which was updated to Low-Density Residential in the Go Big Green Bay Comprehensive Plan Update. This was an error as the 2002 Comp Plan called for the site to be classified as Medium/High Density Housing use but was not updated in the recent comp plan changes. On pages 82-83 of the Go Big Green Bay Comprehensive Plan Update, Future Growth District calls for this area to be a mix of uses such as neighborhood commercial and multifamily development. A request to change the classification of the requested areas to Mixed Residential is in alignment with past and existing comprehensive plan documents.

The subject properties are located at 655 Woodside Road (Parcel 21-365-1) and a part of Parcel 21-365 in an area located to the west of 655 Woodside Road. 655 Woodside Road is the existing assisted living facility and Parcel 21-365 is existing vacant farmland.

The Official Municipal Map identifies a future north-south road connection approximately 335 feet west of the existing Woodside Road frontage. The applicant's proposal would create an "L"-shaped property configuration around Parcel 21-365-2, located directly south of 655 Woodside Road. The subdivision ordinance prohibits the creation of flag lots. The existing frontage of 655 Woodside Road is 245.24 feet, and the applicant proposes a rezoning depth of 512 feet, consisting of 245.24 feet adjacent to 655 Woodside Road and an additional 267 feet adjacent to Parcel 21-365-2. This configuration would create a flag lot.

To avoid the creation of a flag lot, staff supports rezoning only to a depth not exceeding twice the existing frontage along Woodside Road. This would limit the rezoned area south of Humboldt Road to 490.4 feet, resulting in approximately 3.77 acres available for future land division and attachment to the existing

facility.

The applicant is seeking a comprehensive plan amendment and a rezone of property to ensure that a property land division is feasible for potential uses into the future. A land division would be required to create approximately 3.77 acres of land to be attached to the existing Caraton Commons property to create a 5.2 acre property. The applicant has not brought forth a formal land division plan at this time. The applicant has brought forth the concept of expansion of the assisted living facility with additional room for potential growth into the future.

Surrounding Zoning and Land Uses:

North: Low Density Residential | Religious Institution

South: Low Density Residential | Vacant

East: Varied Density Residential (R3) | Existing Assisted Living and Vacant

West: Low-Density Residential (R1) | Vacant

Public Notification: Ald. Grant and property owners within 400 feet were informed of this request. One neighbor inquired about the item as of the drafting of this report.

RECOMMENDATION

- I. The area which is proposed to be modified from Low Density Residential Future Land Use designation to Mixed Residential land use designation shall include 655 Woodside Road (Parcel 21-365-1) and include part of Parcel 21-365 which shall be subdivided to include land 335 feet west of Parcel 21-365-1 and 490 feet south of the right of way of Humboldt Road. A Certified Survey Map shall be required to be recorded to create a single parcel.

FISCAL IMPACT

ATTACHMENTS

1. 26-22 26-03 Request for City Action
2. 26-22 26-03 Narrative Woodside and Humboldt
3. 26-22 Map CPA
4. Official City Map Letter Size Horizontal
5. 26-22 Concept Letter Size



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: Humboldt Road

Parcel Number(s): 21-365

Petitioner(s): Bayland Buildings Inc. (David OBrien) Date: 4/28/2026

Email: [REDACTED] Phone Number: [REDACTED]

Address: PO Box 13571 City: Green Bay State: WI Zip: 54307

Property Owner: Boston Family Real Estate 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, Bayland Buildings Inc. (David OBrien), 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: [Signature] Date: 4/29/26

Petitioner Signature(s): [Signature]

Checklist of required attachments:

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

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

For office use only:

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

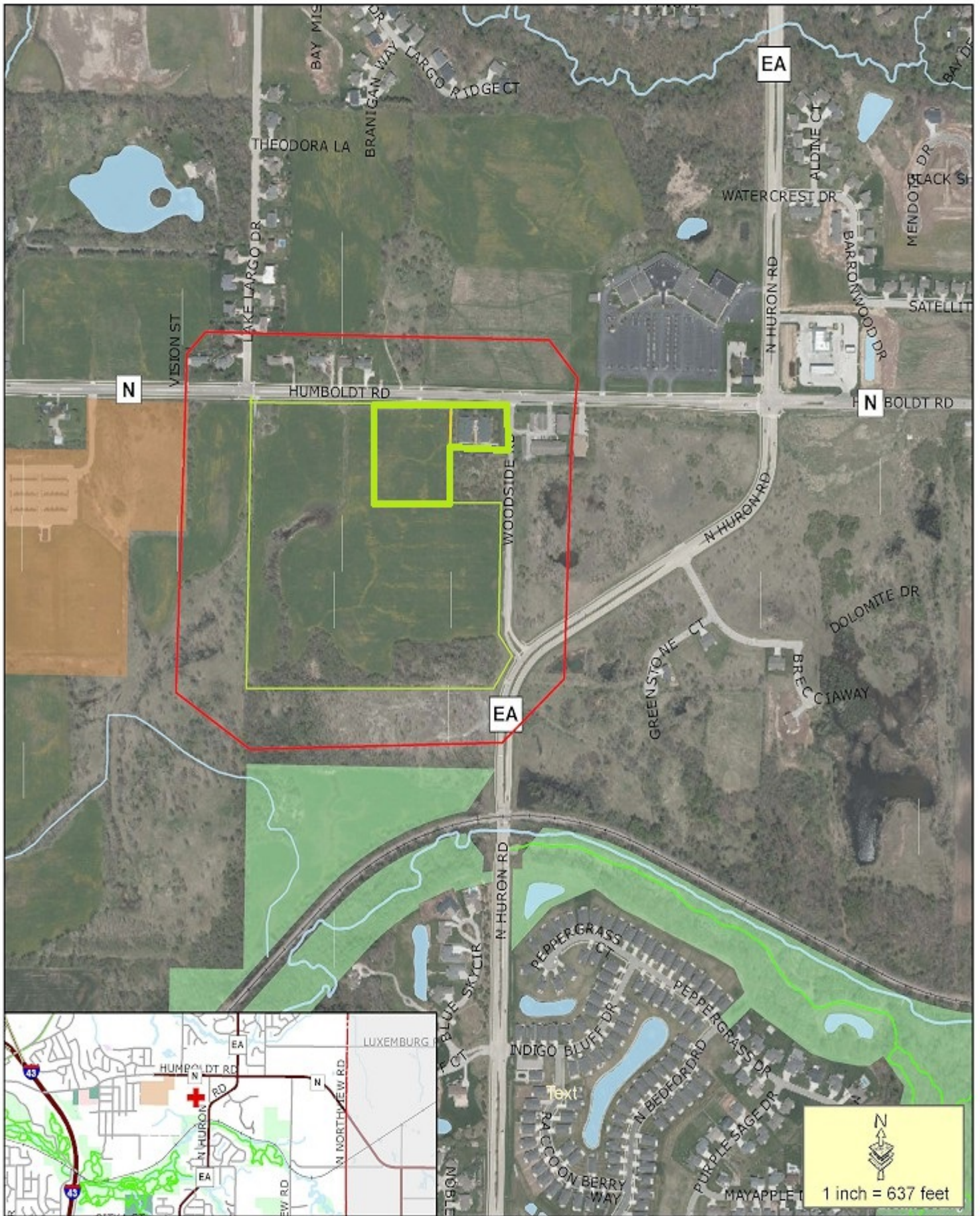
Narrative Woodside and Humboldt

Attached is a request for city action about a CUP for property directly to the West of Caraton Commons (655 Woodside). They are looking to acquire 335'-0" +/- West on Humboldt Road, and 512'-0" +/- going South and the 335'-0" +/- East.

Dave O'Brien

Bayland Buildings

Note, this request was changed to Comp Plan Amendment and Rezone for the purpose of expansion of assisted living facility

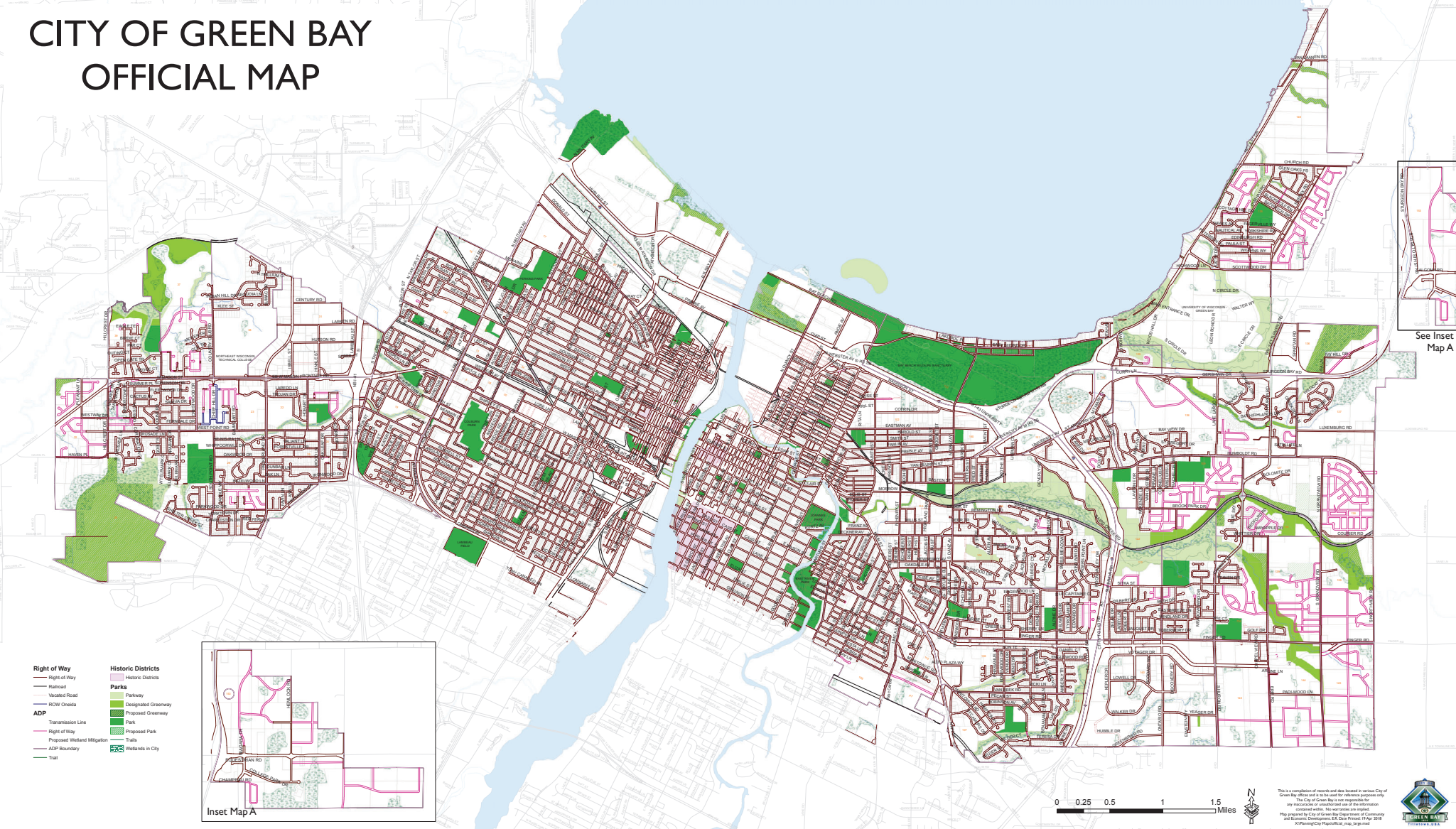


- Proposed Rezone & CPA
- 400' Property Owner Notice

Zoning Petition (ZP 26-22) & (CPA 26-03)
600 Block Woodside Rd
Rezone R1 to R3, Future Land Use: Low Density Residential to Mixed Residential for 335' West of 655 Woodside and 512' South of Humboldt

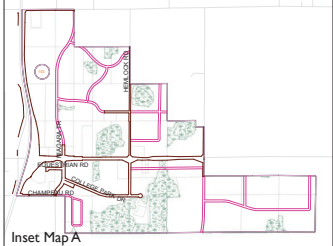
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by JL.

CITY OF GREEN BAY OFFICIAL MAP



- Right of Way**
- Right-of-Way
 - Railroad
 - Vacated Road
 - ROW Onsite
- ADP**
- Transmission Line
 - Right of Way
 - Proposed Wetland Mitigation
 - ADP Boundary
 - Trail

- Historic Districts**
- Historic Districts
- Parks**
- Parkway
 - Designated Greenway
 - Proposed Greenway
 - Park
 - Proposed Park
 - Trails
 - Wetlands in City



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Report to the
Green Bay Plan Commission

MEETING DATE

June 8, 2026

PREPARED BY

AGENDA ITEM # E.5

(ZP 26-22) Public Hearing on a request to rezone a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Varied Density Residential (R3), submitted by David O'Brien of Bayland Buildings, Basten Family Real Estate LLC, property owner (Ald. J. Grant, District 1).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

June 8, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.6

(ZP 26-22) Consideration with possible action on a request to rezone a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Varied Density Residential (R3), submitted by David O'Brien of Bayland Buildings, Basten Family Real Estate LLC, property owner (Ald. J. Grant, District 1).

BACKGROUND

Reason for Request: Applicant seeks to expand the existing Caraton Commons assisted living facility at 655 Woodside Road onto property immediately west of the site. To accommodate the expansion, the applicant requests rezoning of approximately 335 feet of land west of the existing parcel and approximately 512 feet south of Humboldt Road.

Report: Caraton Commons is an assisted living facility located at the corner of Woodside and Humboldt Roads. The applicant proposes to expand the facility by acquiring approximately 3.94 acres immediately west of the existing property. The area proposed for rezoning consists of a 335-foot by 512-foot portion of Parcel 21-365, currently owned by the Basten Family. The existing Caraton Commons property at 655 Woodside Road is approximately 1.4 acres and zoned R3 Varied Density Residential, where assisted living facilities are a permitted use. The proposed expansion would create a single assisted living property totaling approximately 5.3 acres.

The subject property is currently a vacant farm field located west of Caraton Commons. Parcel 21-365 contains approximately 35 acres and is zoned R1. Expansion of the assisted living facility onto this property would result in split zoning, and assisted living facilities require a Conditional Use Permit within the R1 district. Accordingly, the applicant is requesting a rezoning to accommodate the proposed expansion.

The Official Municipal Map identifies a future north-south road connection approximately 335 feet west of the existing Woodside Road frontage. The applicant's proposal would create an "L"-shaped property configuration around Parcel 21-365-2, located directly south of 655 Woodside Road. The subdivision ordinance prohibits the creation of flag lots. The existing frontage of 655 Woodside Road is 245.24 feet, and the applicant proposes a rezoning depth of 512 feet, consisting of 245.24 feet adjacent to 655 Woodside Road and an additional 267 feet adjacent to Parcel 21-365-2. This configuration would create a flag lot.

To avoid the creation of a flag lot, staff supports rezoning only to a depth not exceeding twice the existing frontage along Woodside Road. This would limit the rezoned area south of Humboldt Road to 490.4 feet, resulting in approximately 3.77 acres available for future land division and attachment to the existing facility.

The applicant is requesting both a Comprehensive Plan amendment and rezoning to facilitate a future land division. While no formal land division application has been submitted, the applicant has provided a conceptual plan showing expansion of the assisted living facility with additional room for future growth. A future land division would be required to create the approximately 3.77-acre parcel and combine it with

the existing Caraton Commons property, resulting in a site of approximately 5.2 acres.

Surrounding Zoning and Land Uses:

North: Low Density Residential | Religious Institution

South: Low Density Residential | Vacant

East: Varied Density Residential (R3) | Existing Assisted Living and Vacant

West: Low-Density Residential (R1) | Vacant

Public Notification: Ald. Grant and property owners within 400 feet were informed of this request. One neighbor inquired about the item as of the drafting of this report.

RECOMMENDATION

Approval of the request subject to the following condition:

1. The land which is proposed to be rezoned shall be subdivided to include 335 feet west of Parcel 21-365-1 and 490.4 feet south of the right of way of Humboldt Road. A Certified Survey Map shall be required to be recorded to create a single parcel.

FISCAL IMPACT

ATTACHMENTS

1. 26-22 26-03 Request for City Action
2. 26-22 Map
3. 26-22 26-03 Narrative Woodside and Humboldt
4. 26-22 Concept Letter Size
5. Official City Map Letter Size Horizontal



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: Humboldt Road

Parcel Number(s): 21-365

Petitioner(s): Bayland Buildings Inc. (David OBrien) Date: 4/28/2026

Email: [REDACTED] Phone Number: [REDACTED]

Address: PO Box 13571 City: Green Bay State: WI Zip: 54307

Property Owner: Boston Family Real Estate 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, Bayland Buildings Inc. (David OBrien), respectfully request that the City of Green Bay take the following action:

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- Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
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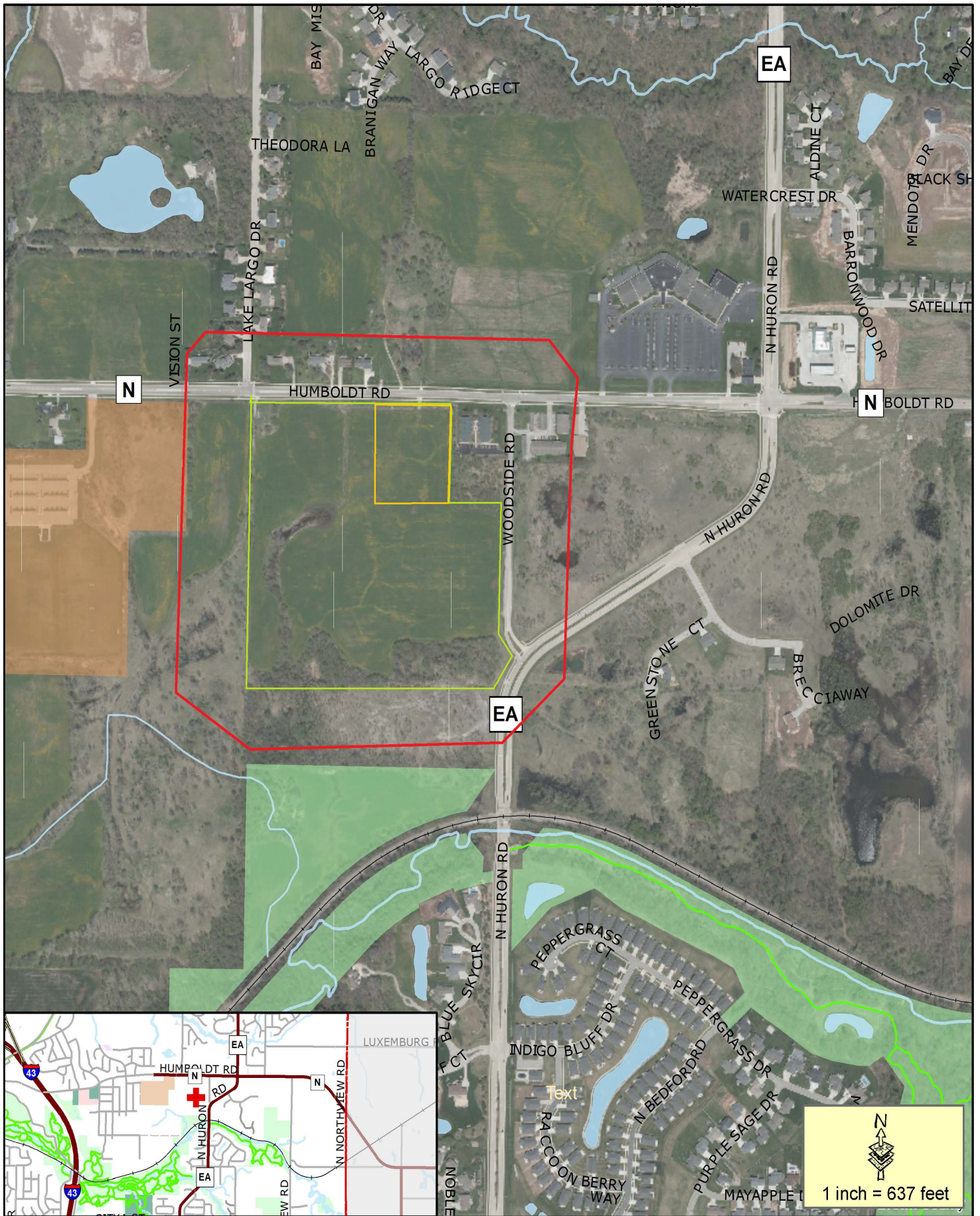
Petitioner Signature(s): [Signature]

Checklist of required attachments:

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

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



- Proposed Rezone & CPA
- 400' Property Owner Notice

Zoning Petition (ZP 26-22) & (CPA 26-03)
600 Block Woodside Rd
Rezone R1 to R3, Future Land Use: Low Density Residential to Mixed Residential for 335' West of 655 Woodside and 512' South of Humboldt

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 Map prepared by JL

Narrative Woodside and Humboldt

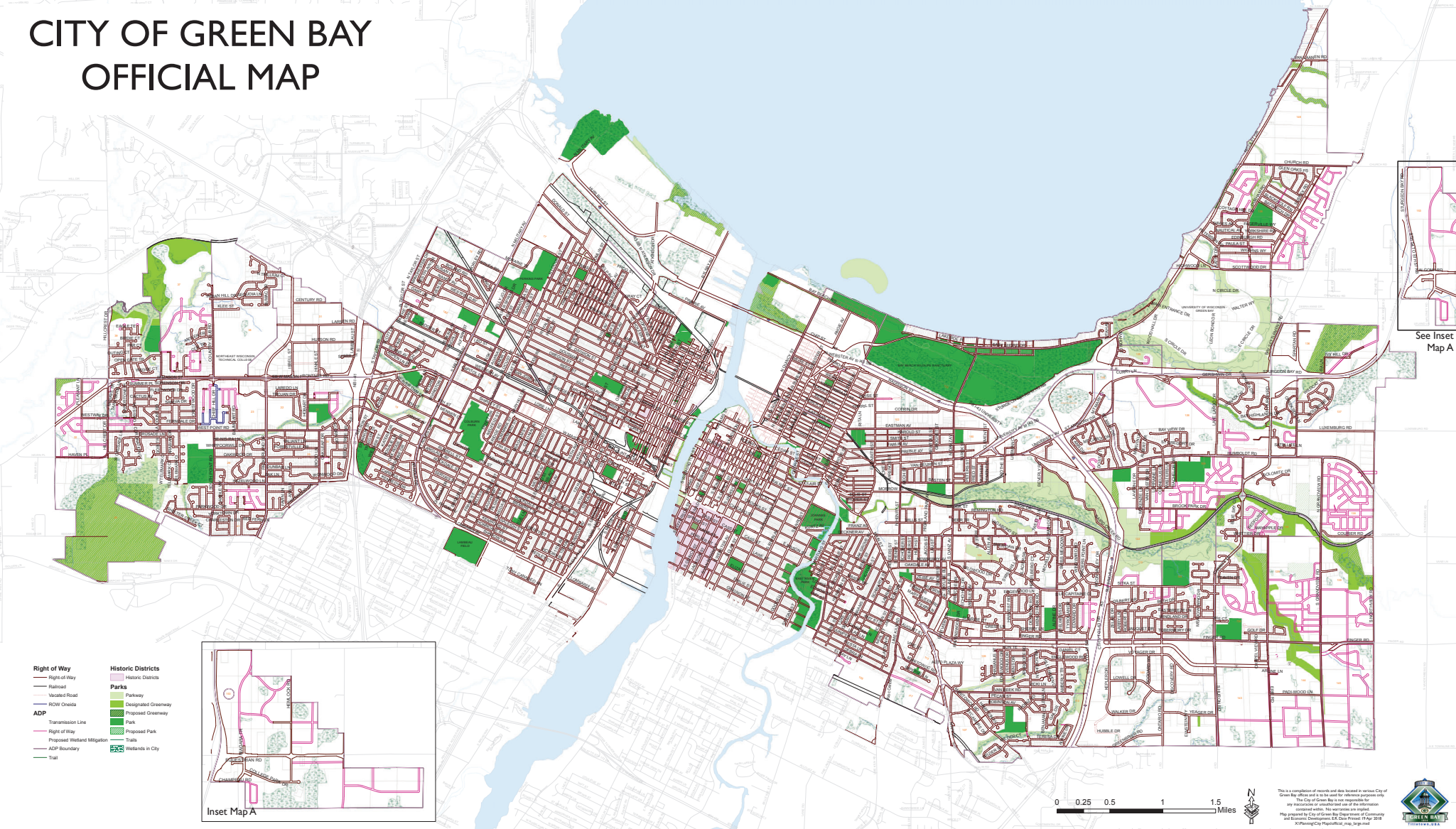
Attached is a request for city action about a CUP for property directly to the West of Caraton Commons (655 Woodside). They are looking to acquire 335'-0" +/- West on Humboldt Road, and 512'-0" +/- going South and the 335'-0" +/- East.

Dave O'Brien

Bayland Buildings

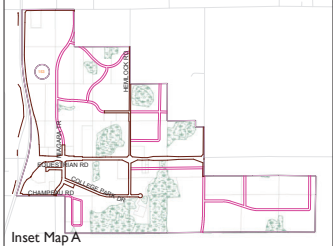
Note, this request was changed to Comp Plan Amendment and Rezone for the purpose of expansion of assisted living facility

CITY OF GREEN BAY OFFICIAL MAP



- Right of Way**
- Right-of-Way
 - Railroad
 - Vacated Road
 - ROW Onsite
- ADP**
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 - Proposed Wetland Mitigation
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- Historic Districts**
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Report to the Green Bay Plan Commission

MEETING DATE

June 8, 2026

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.7

(SV 26-01) Consideration with possible action to vacate a portion of unimproved S Chestnut Avenue right-of-way located at the intersection of Arndt Street, submitted by General Capital Development, Trinity Evangelical Lutheran Church, and the Redevelopment Authority of Green Bay, adjacent property owners (Ald. DeBaker, District 9).

BACKGROUND

Reason for Request: This unimproved portion of S Chestnut Street is part of the development area on the adjacent parcels, 421 Arndt Street and 420 S Broadway. Vacating this area is required for any improvements to be made in this area that are associated with the upcoming development of multifamily housing and a fire station.

Report: Street Vacations are governed by Wisconsin State Statute 66.1003. This vacation serves the public interest as this unimproved portion of S Chestnut Avenue is a dead-end and is not planned for connection on the City's Official Map. This land's highest and best use would be for development.

Surrounding Zoning and Land Uses:

North: Low-Density Residential (R1) & Downtown (D1) | Mixed Residential & Religious Institution

South: Downtown (D1) | Vacant; Future Multi-Family & Fire Station

East: Downtown (D1) | Vacant; Future Multi-Family & Fire Station

West: Low-Density Residential (R1) | Vacant with Church Storage

Public Notification: Ald. DeBaker, adjoining property owners, and reviewing agencies were informed of this request. No objections were received as of the drafting of this report.

RECOMMENDATION

Approval of the request is contingent upon a waiting period and public hearing and subject to the following condition:

- I. The existing private access easement allowing EIP Holdings II, LLC access to the tower on Parcel #3-580 (Document No, 2842042) shall be maintained and ownership shall be updated.

FISCAL IMPACT

ATTACHMENTS

1. SV 26-01 Map
2. SV 26-01 Exhibit and Legal Desc
3. SV 26-01 Application, Redacted

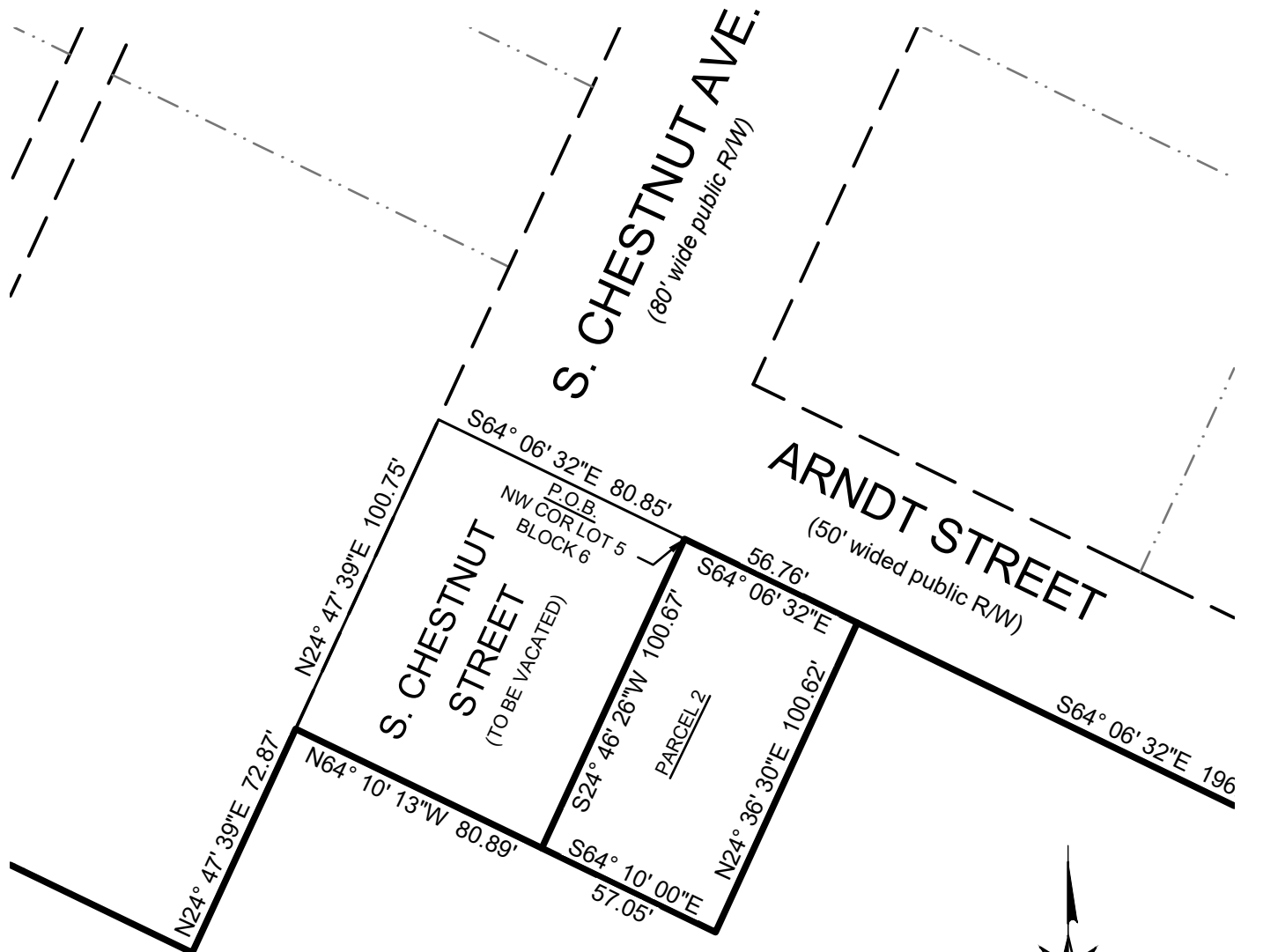
EXHIBIT

PROPOSED VACATED ROAD RIGHT OF WAY.

Legal Description of Proposed Vacated Road Right of Way of South Chestnut Avenue.

Beginning at the Northwest corner of Lot 5 of Block 6 of the recorded Plat of Arndt's Addition to the Village of Fort Howard also being the Southeast corner of Arndt Street and South Chestnut Avenue; thence South $24^{\circ}46'26''$ West, along the East Right of Way line of South Chestnut Avenue, 100.67 feet to the South line of said Right of Way; thence North $64^{\circ}10'13''$ West, along the South line of said Right of Way, 80.89 feet to the West line of said Right of Way; thence North $24^{\circ}47'39''$ East, 100.75 feet to a point; thence South $64^{\circ}06'32''$ East, 80.85 feet to the point of beginning.

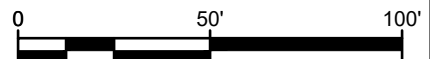
Said parcel containing 8,143 sq. ft. or 0.18694 acres of land more or less.



PARCEL 1



GRAPHIC SCALE



www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210

Prepared For:



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: 420 South Broadway

Parcel Number(s): 3-569, 3-572, 3-574, 2-947 (RDA) and 3-580 (Trinity)

Petitioner(s): General Capital Development and Trinity Evangelical Date: April 27, 2026

Email: [REDACTED] Phone Number: 414-228-3502

Address: 6938 N. Santa Monica Blvd. City: Fox Point State: WI Zip: 53217

Property Owner: City of Green Bay RDA and Trinity Church 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, Sig Strautmanis, as Agent, 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: [Signature] Date: 5-5-2026

Petitioner Signature(s): Sig Strautmanis Digitally signed by Sig Strautmanis Date: 2023.04.27 10:57:42 -05'00'

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.: _____



Report to the
Green Bay Plan Commission

MEETING DATE

June 8, 2026

PREPARED BY

AGENDA ITEM # E.8

(TA 26-03) Public Hearing on a text amendment to Articles VI and XVI of Chapter 44 of the Green Bay Municipal Code relating to Office Uses in Residential District, submitted by Community and Economic Development. *****ITEM HAS BEEN WITHDRAWN AT THE REQUEST OF THE APPLICANT*****

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the
Green Bay Plan Commission

MEETING DATE

June 8, 2026

PREPARED BY

AGENDA ITEM # F.I

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking 20260605

City of Green Bay Development Tracker (Large Scale) - June 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	Amendment 3 denied 3/17	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 approved in April	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 Oct. 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, to be complete summer '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	One Astor	Spark Development	100 E. Mason	Market rate multi-family rental	Construction underway	Total #	Under 80%	\$15,500,000.00
						126	0	
10	Tank & Elmore Schools	TBD	814 S Oakland Ave, 615 Ethel Ave	Adaptive reuse to multifamily	RFP under review w/ GBAPS	Total #	Under 80%	\$0.00
						0	0	
						Total #	Under 80%	

11	1531 Main Street	GB Real Estate	1531 Main Street	Market rate multi-family rental	PO deadline 7/12/26	40	0	\$3,000,000.00
12	1409 Velp	Velp Locust Investments LLC	1409 Velp Ave	Market rate multi-family rental	DA/TIF request being considered at June RDA	Total # 90	Under 80% 0	\$9,500,000.00
Single-family								
13	Southwest Woods	Garritt Bader	Hinkle S. of Mason	Single family housing with new roads	Construction underway	Total # 29	Under 80% 0	\$8,000,000.00
14	The Pines	Broadway Realty	0 Deuchert Street	Single family housing with new roads	Construction starting this summer	Total # 41	Under 80% 0	\$10,000,000.00
Commercial								
15	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
16	Fire Station One	MOWGS LLC	501 S. Washington	Fire station rehab conversion to commercial uses	Tenant recruitment underway	Total # 0	Under 80% 0	\$1,000,000.00
17	C. Reiss Relocation	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	Port improvements underway	Total # 0	Under 80% 0	TBD
18	Green Bay Public Market	On Broadway, Inc	211 N. Broadway	Public Market	DA amendment terms under negotiation	Total # 0	Under 80% 0	\$7,000,000.00
19	United Soccer League Stadium	USL	TBD	Soccer Stadium	Site selection, owner recruitment underway	Total # 0	Under 80% 0	TBD
Industrial								
20	WE Hoban Co.	Hoban Real Estate	Finger Rd at Northview Rd	Industrial	Construction underway	Total # 0	Under 80% 0	\$10,500,000.00
21	Grandview - Keller 9 Acres	Keller client	Erie Rd south of Mason	Industrial	TIF request under review	Total # 0	Under 80% 0	tbd



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

	Units	Under 80%	Value
TOTALS	1,331	85	\$184,600,000.00