



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JULY 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, July 13, 2026, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the June 29, 2026, meeting.

E. Regular Business.

- I. (ZP 26-27) Public Hearing on a Conditional Use Permit to allow for an increase in the height allowance at 1445 Bysby Avenue, submitted by GLC Minerals LLC on behalf of Brown County, property owner (Ald. A. Proffitt, District 7).

2. (ZP 26-27) Consideration with possible action on a Conditional Use Permit to allow for an increase in the height allowance at 1445 Bysby Avenue, submitted by GLC Minerals LLC on behalf of Brown County, property owner (Ald. A. Proffitt, District 7).
3. (CPA 26-04) Public Hearing on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 3290 Humboldt Road and a portion of 515 Woodside Road from future Low Density Residential land use to Mixed Residential land use, submitted by Steve Bieda of Vierbicher on behalf of Basten Family Real Estate Properties LLC., property owner (Ald. J. Grant, District 1).
4. (CPA 26-04) Consideration with possible action on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 3290 Humboldt Road and a portion of 515 Woodside Road from future Low Density Residential land use to Mixed Residential land use, submitted by Steve Bieda of Vierbicher on behalf of Basten Family Real Estate Properties LLC., property owner (Ald. J. Grant, District 1).

F. Informational.

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

G. Adjournment.

1. Adjournment of the Monday, July 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

July 13, 2026

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the June 29, 2026, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. GBPC Minutes 06.29.2026



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, JUNE 29, 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.

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

Excused: Derius Daniels

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, June 29, 2026, meeting of the Green Bay Plan Commission.

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

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the June 8, 2026, meeting.

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

E. REGULAR BUSINESS.

- I. (ZP 26-23) Public hearing on a request for a Conditional Use Permit to allow a single-family home in the Office-Residential (OR) Zoning District at 1033 Gray Street, submitted by David Hartman of HQ Holdings LLC, applicant and property owner (Ald. Delie, District 10).

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

Speakers:

Dena Mooney—Staff

David Hartman—1348 S Sedona, Hobart, WI

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 26-23) Consideration with possible action on a request for a Conditional Use Permit to allow a single-family home in the Office-Residential (OR) Zoning District at 1033 Gray Street, submitted by David Hartman of HQ Holdings LLC, applicant and property owner (Ald. Delie, District 10).

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

3. (ZP 26-24) Public Hearing on a request to rezone 703, 707, and 713 Roy Avenue from Neighborhood Commercial (NC) to Low-Density Residential (RI), submitted by Jared Stupsky of Blue Badger Holdings LLC, applicant and property owner (Ald. Delie, District 10).

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

Speakers:

Stephanie Hummel—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.

4. (ZP 26-24) Consideration with possible action on a request to rezone 703, 707, and 713 Roy Avenue from Neighborhood Commercial (NC) to Low-Density Residential (RI), submitted by Jared Stupsky of Blue Badger Holdings LLC, applicant and property owner (Ald. Delie, District 10).

Moved by Ken Rovinski, seconded by Jacob Miller to approve. Motion Passed.

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

5. (CP 26-04) Consideration with possible action on a request to create a preliminary plat with 9 lots (Shorehaven) that includes a public dedication at 2892 Nicolet Drive (Parcel 22-135), submitted by Scott Andersen, Davel Engineering, on behalf of Greenway Property Inc., property owner (Ald. J. Grant, District 1).

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

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

F. INFORMATIONAL.

1. Director's report.

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

2. Next Meeting: July 13, 2026

G. ADJOURNMENT.

1. Adjournment of the Monday, June 29, 2026, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, by Jacob Miller to adjourn. Motion Passed.

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



Report to the Green Bay Plan Commission

MEETING DATE

July 13, 2026

PREPARED BY

AGENDA ITEM # E.I

(ZP 26-27) Public Hearing on a Conditional Use Permit to allow for an increase in the height allowance at 1445 Bylsby Avenue, submitted by GLC Minerals LLC on behalf of Brown County, property owner (Ald. A. Proffitt, District 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 13, 2026

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.2

(ZP 26-27) Consideration with possible action on a Conditional Use Permit to allow for an increase in the height allowance at 1445 Bylsby Avenue, submitted by GLC Minerals LLC on behalf of Brown County, property owner (Ald. A. Proffitt, District 7).

BACKGROUND

Reason for Request: The applicant has applied for a building height to exceed 35' in the General Industrial (GI) zoning district. This requires a Conditional Use Permit.

Parcel Information: 1445 Bylsby Avenue is a 12.649-acre parcel located just north of I-43, west of the Fox River and east of Atkinson Drive. The entire surrounding area is zoned and used for industrial purposes.

Subject Parcel Zoning and Land Use: General Industrial (GI) | Mineral Storage

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

- The Zoning Code limits building height to 35' without a CUP in the GI district. However, there is no maximum if a CUP is approved.
- The applicant is currently proposing a temporary structure for mineral storage at 46' that will be replaced by a permanent structure at 66'8". The applicant has noted future storage buildings of a similar height may be needed.
- Given the use and existing look of the property and surrounding properties, storage buildings exceeding 35' would not have a negative impact. Staff believes allowing all storage buildings on site, current or future, to reach 70' in height would be appropriate.
- Staff believes this height increase meets the CUP Standards, listed below.

Surrounding Zoning Land Use:

North: General Industrial (GI) | Industrial/Agricultural Production

South: General Industrial (GI) | Energy Terminal

East: General Industrial (GI) | Mineral Storage and Processing

West: General Industrial (GI) | Green Space/Wetland

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends General Industrial & Manufacturing land uses for the project area. This action is consistent with this recommendation.

Conditional Use Permit Standards: 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 this chapter.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

Public Notification: Alder Proffitt and property owners within 200' were notified of this application. No comments have been received as of the drafting of this report.

RECOMMENDATION

Approval of the Application, allowing the maximum building height for the parcel to be 70-feet.

FISCAL IMPACT

ATTACHMENTS

1. ZP 26-27 Map
2. ZP 26-27 Pictures
3. ZP 26-27 Site Plans and Renderings, Sized
4. ZP 26-27 Applicat Narrative
5. ZP 26-27 Application, Redacted



(ZP 26-27) CUP for Height at 1445 Bylsby Avenue

0 155 310 620 Feet N



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 Jun 2026 C:\Users\stephaniehu\Documents\ArcGIS\Projects\MyProject\MyProject1.aprx

1445 Bylsby Avenue
Buffer



Street View, 1445 Bylsby



Looking Northwest



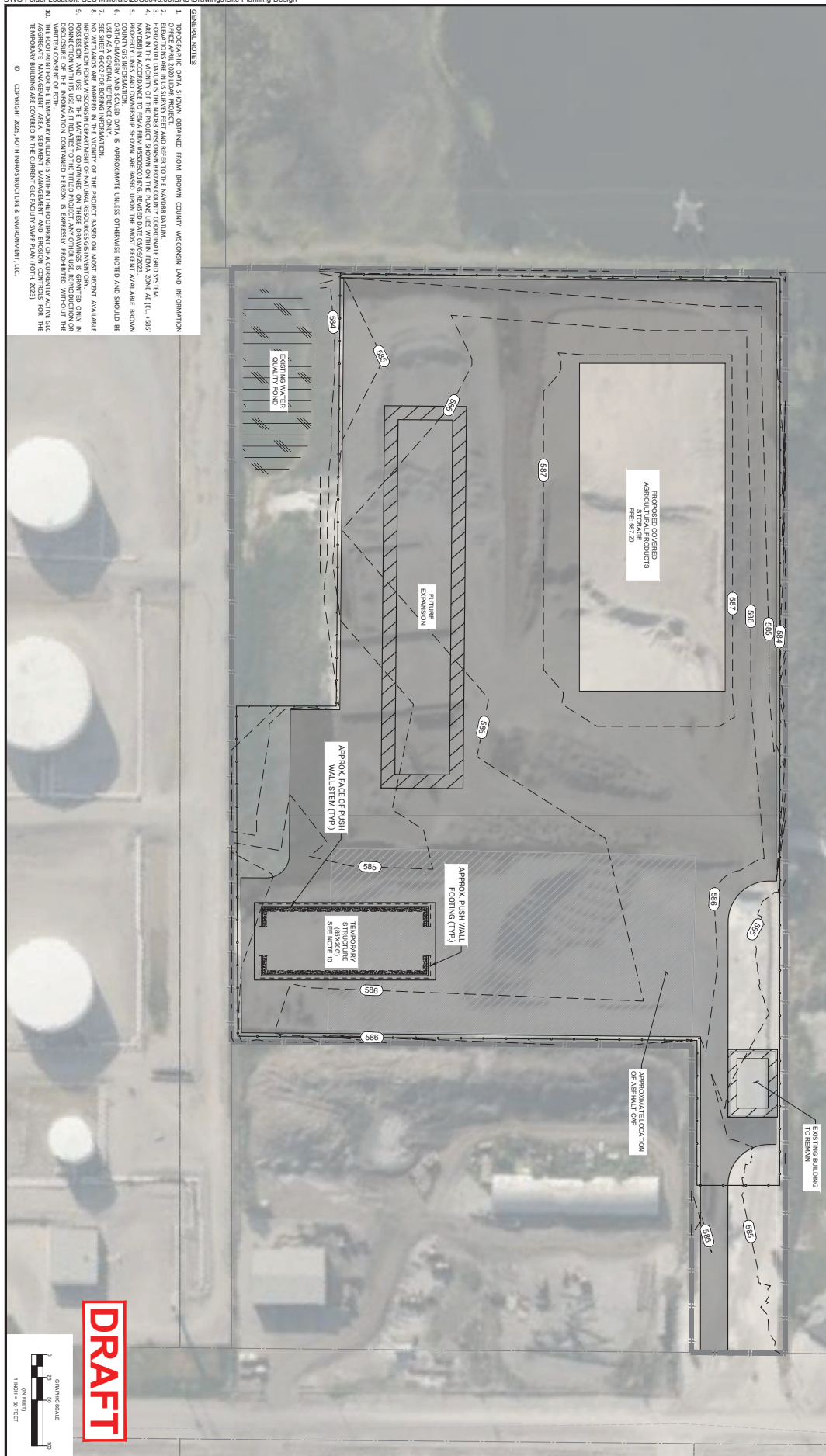
Looking Northeast



Looking Southeast

EXISTING SITE LAYOUT LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FEAR FLOOD BOUNDARY
- PROPERTY LINE
- BASEMENT LINE
- EXISTING PALMADO
- FEAR ZONE A.E. (L. 1987 WADRM)
- APPROXIMATE LIMITS OF CAPRED PCB CONTAMINATED AREA
- APPROXIMATE LIMITS OF EXISTING STORMWATER POND
- APPROXIMATE LOCATION OF EXISTING BUILDING
- APPROXIMATE LOCATION OF EXISTING BORING

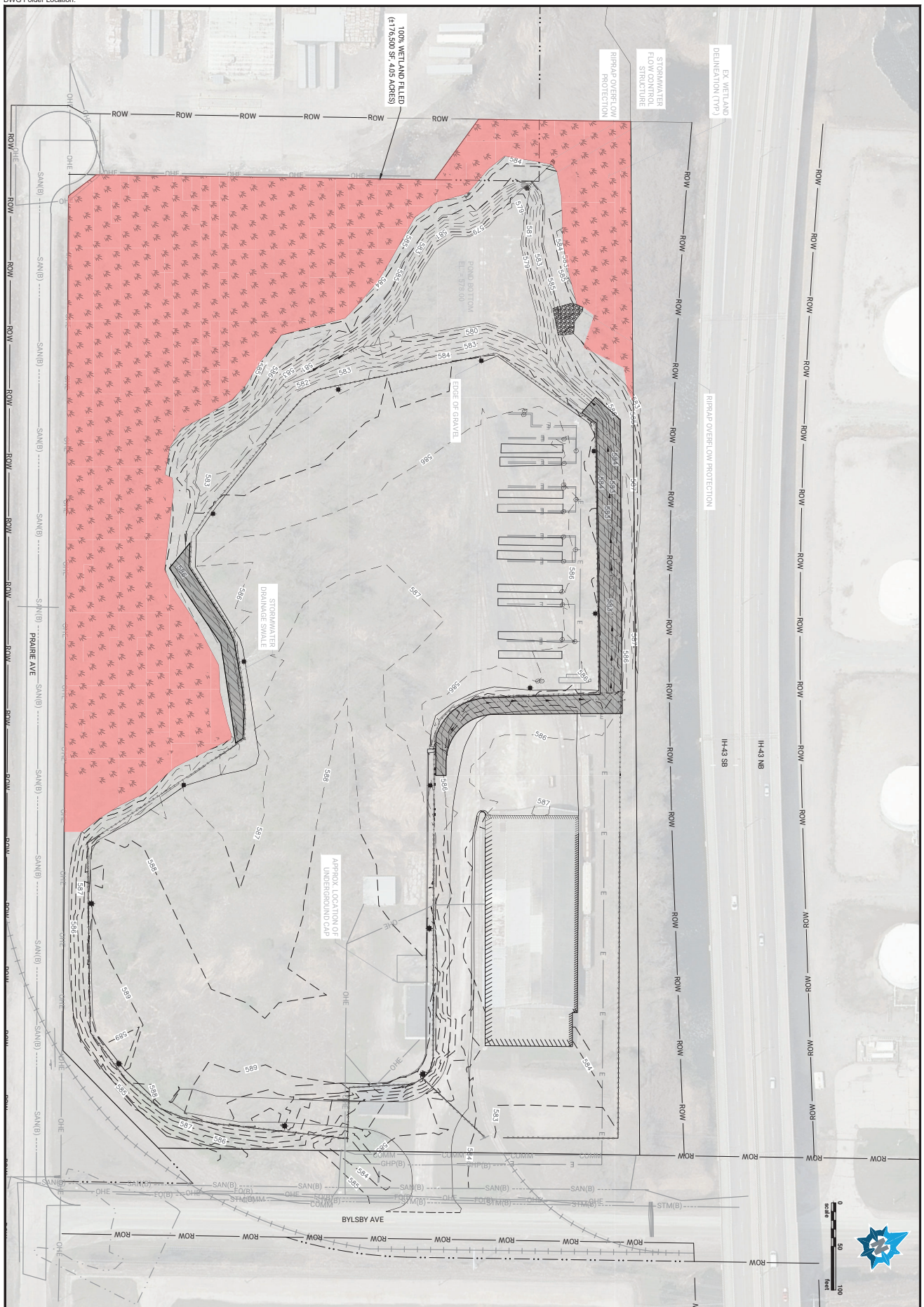


- GENERAL NOTES**
1. TOPOGRAIC DATA SHOWN OBTAINED FROM BROWN COUNTY WISCONSIN LAND INFORMATION SYSTEM (BLIS) DATA.
 2. ELEVATIONS ARE IN FEET AND REFER TO THE NAD83 DATUM.
 3. THE PROJECT AREA IS LOCATED WITHIN THE TOWN OF GREEN BAY, WISCONSIN.
 4. THE PROJECT AREA IS LOCATED WITHIN THE TOWN OF GREEN BAY, WISCONSIN.
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DRAFT

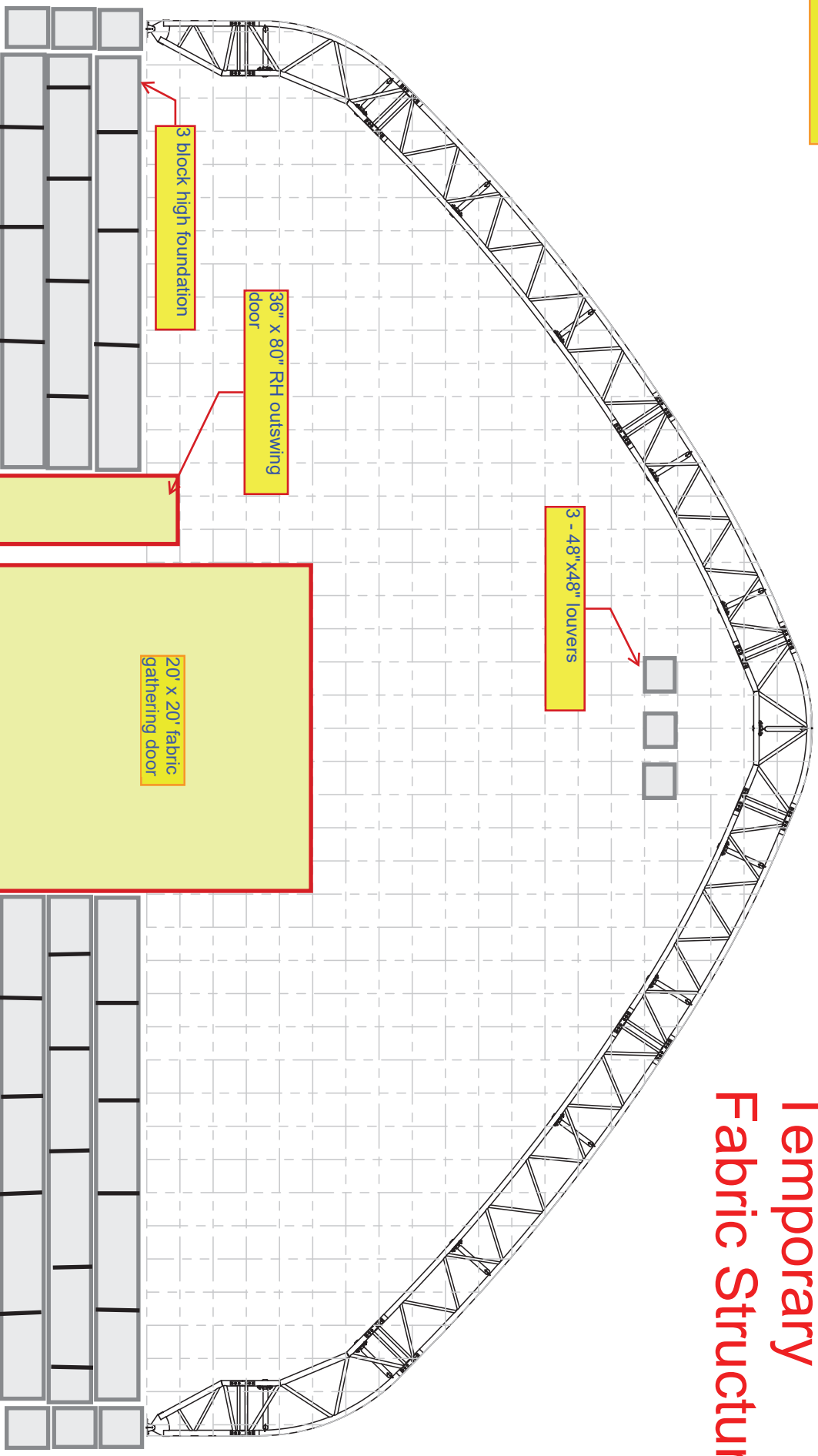
GRAPHIC SCALE
0 25 50 100
FEET
1 INCH = 50 FEET

ISSUANCE ISSUED FOR CLIENT REVIEW		GLC MINERALS SITE PLANNING DESIGN		1450 BYLSBY AVE GREEN BAY, WISCONSIN 54303			
PROJECT NO. 25G040.00		DATE OF PREPARATION		DATE		BY	
SHEET NUMBER		DRAWN		REVISED		DATE	
C-101		MAY 2026					



FRONT PROFILE: Grid is approximately 24" per square.

North



PROVIDE A SKETCH OF THE FRONT PROFILE AS SEEN **FROM THE OUTSIDE**. IDENTIFY **ALL** OPENINGS. PROVIDE ALL DOOR DIMENSIONS. (SOME RESTRICTIONS MAY APPLY.)

IF DOORS ARE TO BE CENTERED IN THE END WALL, WRITE "DOOR CENTERED IN END" ON THE SKETCH. IF NOT CENTERED, PROVIDE THE DIMENSIONS FROM EACH SIDE. WE WILL TRY TO ACCOMMODATE. (RESTRICTIONS MAY APPLY.)

PROVIDE A SKETCH OF RAISED CONCRETE WALLS AND PIERS AND ALL ADDITIONAL DETAILS THAT COULD AFFECT FINAL DESIGN.

**Temporary
Fabric Structure**

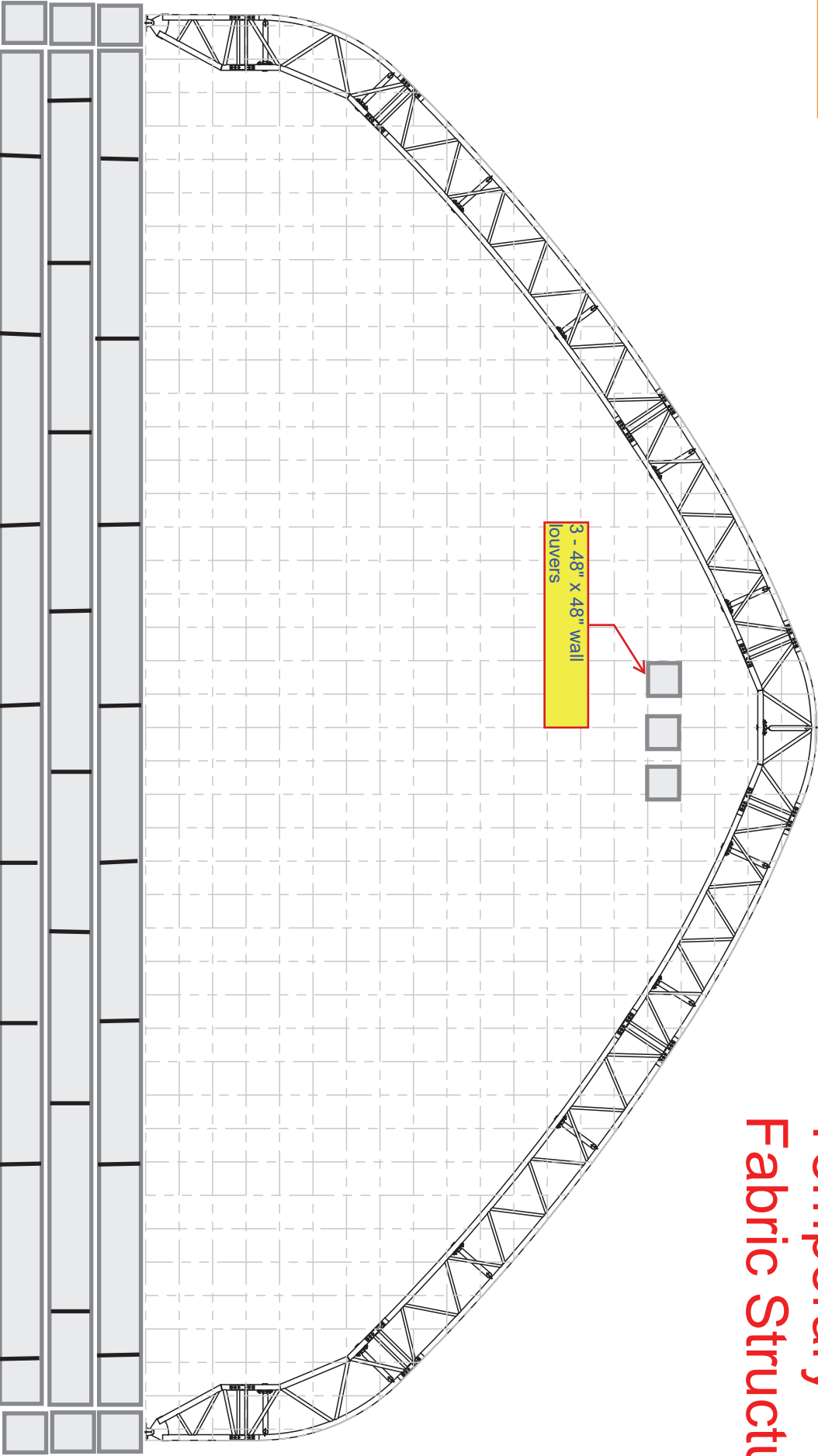


fabric structures and greenhouses

REAR PROFILE: Grid is approximately 24" per square.

South

3 - 48" x 48" wall
louvers



PROVIDE A SKETCH OF THE REAR PROFILE AS SEEN **FROM THE OUTSIDE**. IDENTIFY ALL OPENINGS. PROVIDE ALL DOOR DIMENSIONS. (SOME RESTRICTIONS MAY APPLY.)

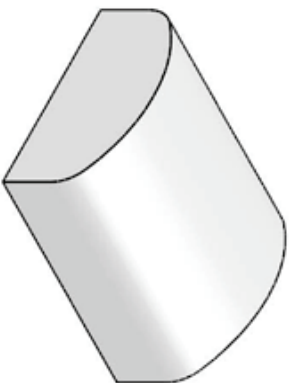
IF DOORS ARE TO BE CENTERED IN THE END WALL, WRITE "DOOR CENTERED IN END" ON THE SKETCH. IF NOT CENTERED, PROVIDE THE DIMENSIONS FROM EACH SIDE. WE WILL TRY TO ACCOMMODATE. (RESTRICTIONS MAY APPLY.)

PROVIDE A SKETCH OF RAISED CONCRETE WALLS AND PIERS AND ALL ADDITIONAL DETAILS THAT COULD AFFECT FINAL DESIGN.

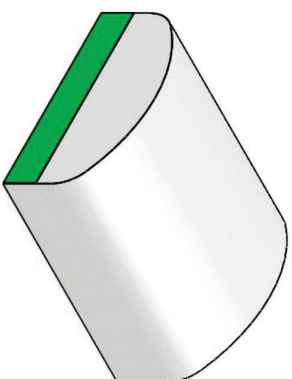
Temporary Fabric Structure

FABRIC END PANEL INFORMATION

SELECT END PANEL AND TRIM COLOR. STANDARD* TRIM PACKAGES ARE SHOWN BELOW.



OPTION ONE (SOLID ONE COLOR)

☒

OPTION TWO (TWO COLOR PANEL)

☐

SELECT END PANEL COLOR — CHECK ONE:

WHITE ☒

TAN ☐

GREEN ☐

GRAY ☐

SELECT **END PANEL TRIM** COLOR — CHECK ONE:

WHITE ☒

TAN ☐

GREEN ☐

GRAY ☐

NO TRIM ☐

CHECK MATERIAL WEIGHT (12.0oz material is standard, additional cost will apply for all other options)

☐

12.0 oz Fire-Rated (FR)

☒

12.0 oz Non Fire-Rated(Standard)

☐

22.0 oz Fire-Rated (FR)

☐

28.0 oz Fire-Rated (FR)



Quote: 1164610_V3
Date: 11/21/2025
1440 Field of Dreams Way
Dyersville, Iowa 52040

PROJECT INFORMATION

CLEARSPAN CONTACT

Contact: Contact Person
Site Address: 1450 Bysby Ave
City/State/Zip: Greenbay/WI/54303

Sales Person Mark Jamgochian
Office Number: 866-643-1010 EXT 1117
Email: Mjamgochian@Clearspan.com

DESIGN LOADS

Building Code: IBC 15 Roof Live Load: 20 PSF Wind Velocity: 115 MPH
Local Code: WBC 18 Trib. Reduction: Yes Exposure: C
Risk Category: II - Normal Ground Snow: 40 PSF C_s: 1.0 Enclosure: Enclosed
Dead Load: 2.5 PSF Roof Snow: 31.5 PSF C_e: 1.2 Seismic Zone: A
Collateral Load: 2 PSF Min. Roof Snow: 0 PSF Seismic Coef: 0.083

BUILDING INFORMATION

Width (ft)	Length (ft)	Back Eave Height (ft)	Front Eave Height (ft)	Back Slope	Front Slope	Profile
160	360	20	20	7.0:12	7.0:12	Gable

LEFT ENDWALL:

RIGHT ENDWALL:

Endwall Type: Rigid	Endwall Type: Rigid
Bays: 18.0000 18.0000 18.0000 8.0000	Bays: 18.0000 18.0000 18.0000 8.0000
8.0000 18.0000 18.0000 18.0000	
8.0000 18.0000 18.0000 18.0000	
Girt Mount: Flush Bracing: Rigid Frame	Girt Mount: Flush Bracing: Rigid Frame

FRONT WALL:

BACK WALL:

Girt Mount: Flush Bracing: Rod Diagonal Bracing Girt Mount: Flush Bracing: Rod Diagonal Bracing

ROOF:

Bays: 18 at 20 Purlin Mount: Flush Peak Offset: 80

BASEPLATE ELEVATIONS:

Left Endwall: 0' Front Sidewall: 0' Back Sidewall: 0'

PANELS:

Roof Wall

Panel Type: - Panel Type: -
Color: Color:

TRIM:

Eave Color: - Eave Style: -
Rake Color: - Rake Style: -
Corner Color: - Corner Style: -
F.O. Color: - F.O. Style: -

BUILDING FINISHES

Purlins/Girts: Gray Primer Frame: Gray Primer



Quote: 1164610_V3
Date: 11/21/2025

1440 Field of Dreams Way
Dyersville, Iowa 52040

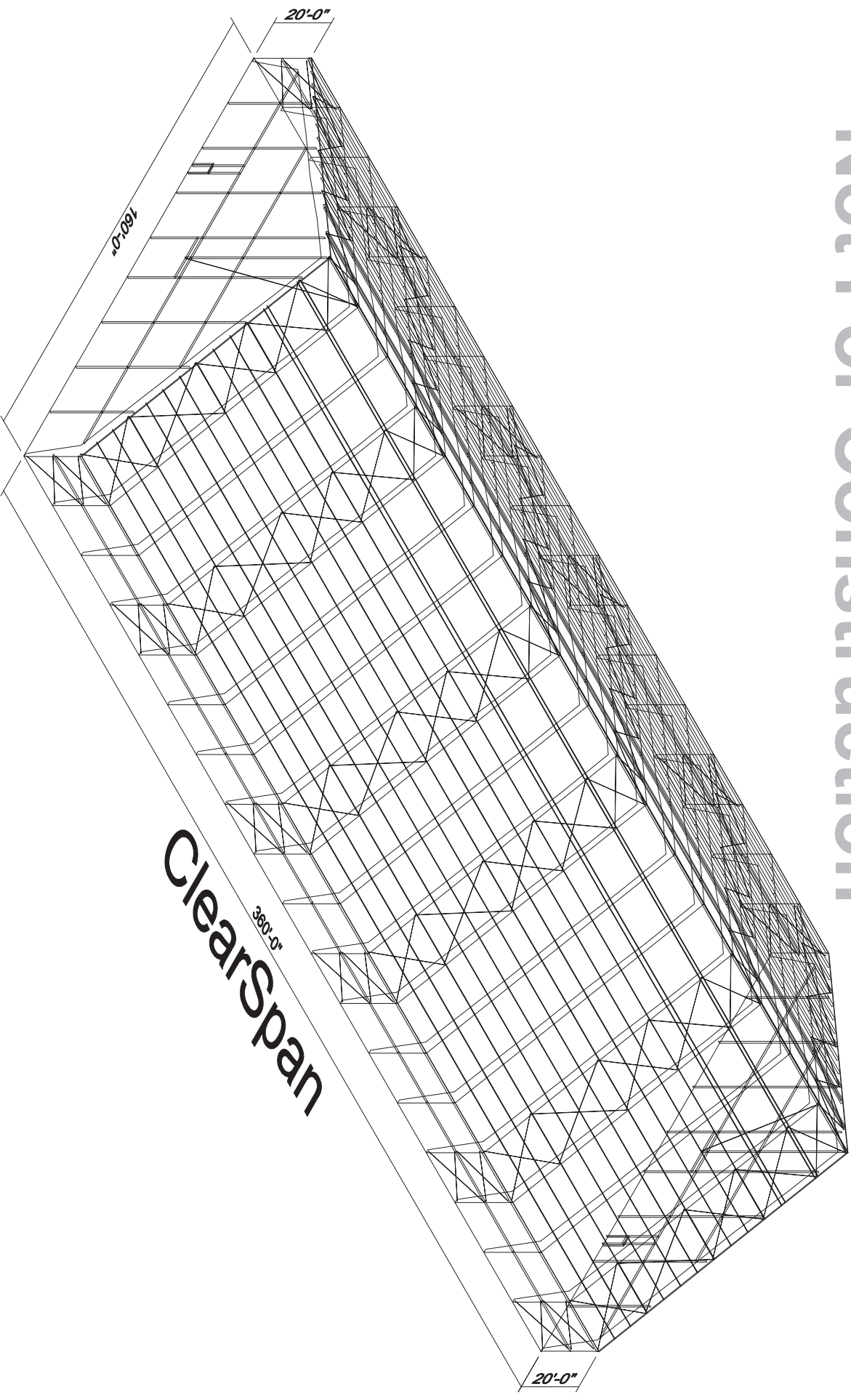
FRAMED OPENINGS			
Left Endwall: (1) 3 W x 7 H			
Right Endwall: (1) 3 W x 7 H			
Front Sidewall: none			
Back Sidewall: none			
METAL LINER PANELS			
Left Endwall: None		Front Sidewall: None	
Right Endwall: None		Back Sidewall: None	
Roof: None			
GUTTER & DOWNSPOUT			
Gutter Color:		Gutter Style:	
D.Spout Color: --		D.Spout Style:	
Front Sidewall		Back Sidewall	
Gutter Length:		Gutter Length:	
D.Spout #: 1		D.Spout #:	
ACCESSORIES/ADD ONS			
Gable Extension: None		Mainscot: None	
Eave Extension: None		Roof light panels: None	
Canopies: N/A		Wall light panels: None	
Soffit: None		Partition Wall(s): None	
Ice breakers:			
Wall Insulation		Roof Insulation	
Insulation Method: None		Insulation Method: None	
Cavity Size: N/A		Cavity Size: N/A	
Over-Girt Size: N/A		Over-Purlin Size: N/A	
PROJECT NOTES			

*It is the buyer's responsibility to confirm the above codes meet the requirements of the Authority Having Jurisdiction (AHJ). This includes but is not limited to: Ground Snow Load, Roof Snow Load, Wind Load, Risk Category, and Insulation Values.

*This design has been created based off of information given to sales by the end user (Buyer). It is the buyer's responsibility to confirm the above design meets project requirements. This includes but is not limited to: Overall building dimensions, collateral loading, point loading, panel type, and any applicable accessories. If add-ons are not included in the above cover sheet or line listed on the finalized quote it will not be included in the final pricing for this project.

*Girt and purlin spacing is subject to change following final design by Drafting/Engineering.

Prelim Only
Not For Construction





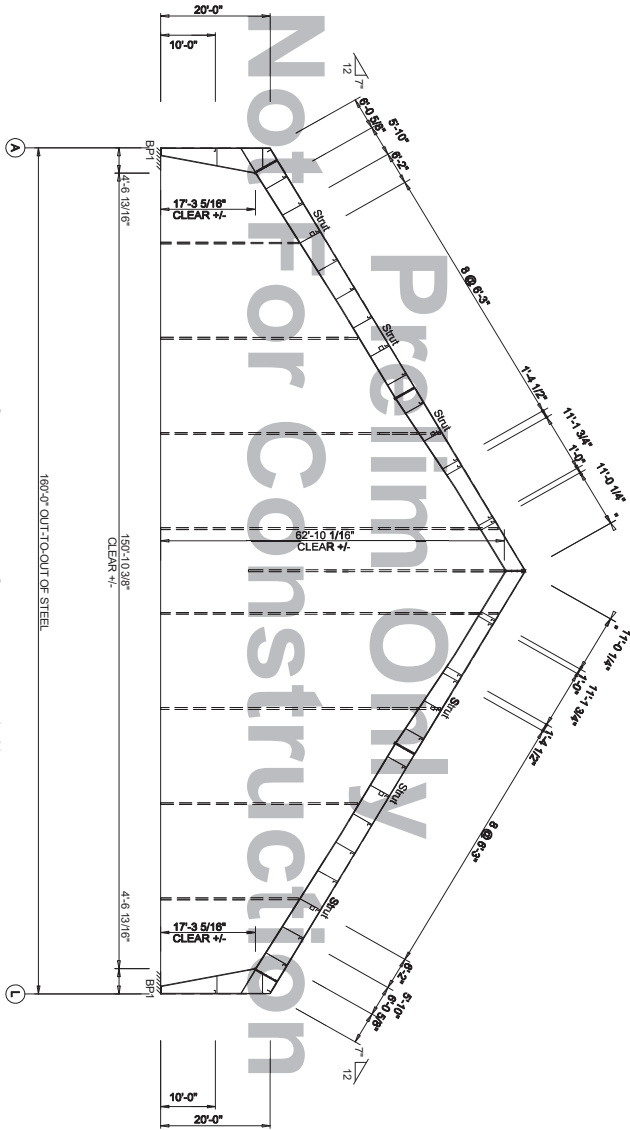
ORDER #:

CUSTOMER #:

PROFESSIONAL SEAL

CUSTOMER INFORMATION:	
Customer:	
Street Address 1:	
Street Address 2:	
CUSTOMER CONTACT:	
Contact Person:	
CONTACT PHONE:	
Phone:	
STRUCTURE SIZE:	
180'-0" x 360'-0" x 20'-0"	
SHEET TITLE:	
RIGID FRAME ELEVATION	

RIGID FRAME ELEVATION: FRAME LINE 1 19



DRAWING DETAILS			
NO.	REV.	DATE	DESCRIPTION
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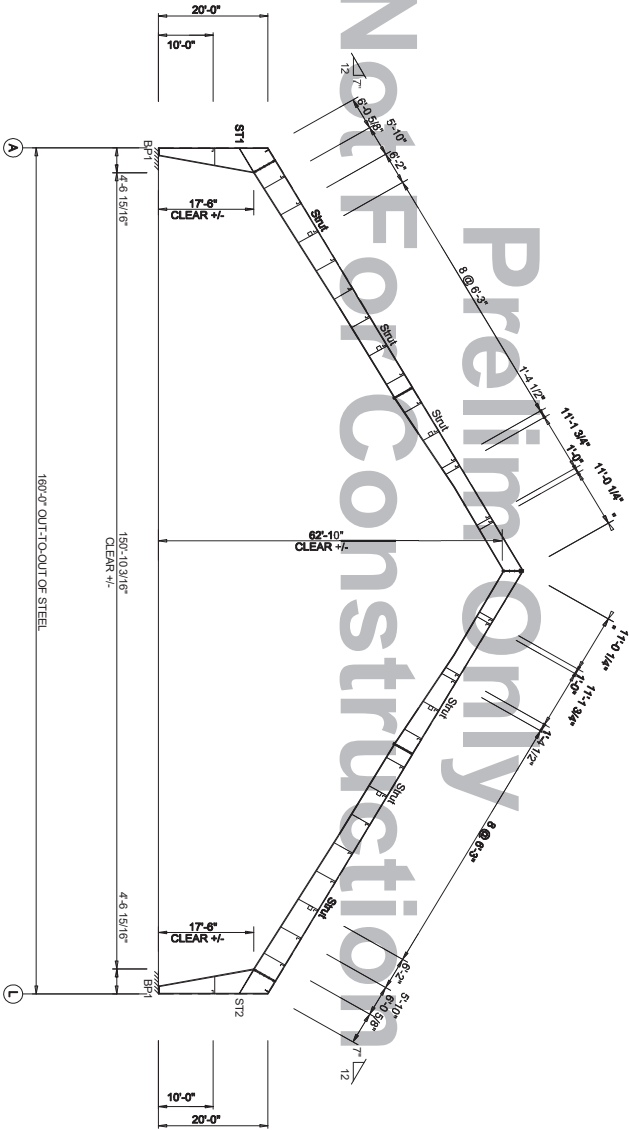
SHEET E2



ORDER #:
CUSTOMER #:

PROFESSIONAL SEAL

CUSTOMER INFORMATION:	
Customer:	
Street Address 1:	
Street Address 2:	
City:	
State:	
Zip:	
E-mail:	
Phone:	
Fax:	
Web:	
Mobile:	
PAGER:	
STRUCTURE SRG #:	
STRUCTURE SRG:	
160'-0" x 360'-0" x 20'-0"	
SHEET TITLE:	
RIGID FRAME ELEVATION	



RIGID FRAME ELEVATION: FRAME LINE 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

DRAWING DETAILS			
NO.	REV.	DATE	DESCRIPTION
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SHEET: E2



June 16, 2026

City of Green Bay - Community and Economic Development

100 N. Jefferson Street, Room 608

Request for Plan Commission Action – Conditional Use

Foth Infrastructure, LLC on behalf of GLC Minerals LLC

Mark Lyons – Project Planner

Mark.lyons@foth.com

(920) 496-6778

Project Narrative for Conditional Use Permit

Request: Increase Maximum Building Height from 35' to 46' and 66'8"

Applicant: GLC Minerals LLC

Property Owner: Brown County Project Address: 1445 Bylsby Avenue (Parcel: 6-32-A-1)

Project Overview

GLC Minerals, as the applicant, respectfully requests approval of a Conditional Use Permit to allow increased maximum building heights for two proposed storage structures located at 1445 Bylsby Avenue (Parcel: 6-32-A-1) on property owned by Brown County. The project includes:

- A temporary fabric storage building measuring 85' x 200' with a maximum building height of 46'.
- A permanent storage building measuring 160' x 360' with a maximum building height of 66'8".

These structures are essential to supporting GLC Minerals' operational needs, protecting weather-sensitive materials, and ensuring long-term site functionality. The requested height adjustments are necessary to accommodate equipment clearances, storage

requirements, and modern industrial design standards. The request is a result of the need to relocate existing storage facilities from 1331 Bylsby Avenue to 1445 Bylsby Avenue. The applicant is in immediate need for weather resistance storage which is why the request involves two buildings. First, the temporary structure proposed to be located at the southeast corner of the site, is a temporary fabric structure designed to meet the immediate needs of the site while the long-term storage solutions are finalized and constructed on the subject site. The applicant anticipates beginning construction of the initial permanent storage building located at the northwest corner of the site in 2027.

Justification for Height Increase

Functional and Operational Necessity

The requested building heights are driven by operational requirements, environmental constraints, and the need to protect weather-sensitive materials:

- Relocation to Minimize Wetland Impacts: GLC Minerals is relocating necessary storage operations from 1331 Bylsby Avenue to 1445 Bylsby Avenue specifically to avoid and minimize impacts to existing wetlands. The 1445 site provides reasonable location for enclosed storage, but the buildable area is limited due to surrounding natural features and existing site conditions. As a result, vertical development is required to meet operational needs while preserving sensitive environmental areas.
- Limited Buildable Footprint: As demonstrated on the site plan provided, the available building footprint at 1445 Bylsby Avenue is constrained by:
 - An existing environmental cap that restricts disturbance
 - Existing outdoor storage areas that must remain operational
 - Wetlands, surface waters, and stormwater treatment features that limit horizontal expansion
 - Limiting impacts on the permanent build site during construction

Because the site cannot expand outward, additional building height is necessary to achieve required storage capacity within the limited developable area.

- Temporary Fabric Storage Building (46'): The 46-foot height provides adequate interior clearance for bulk material storage, safe equipment maneuvering, and proper ventilation. Many stored materials are sensitive to

moisture and temperature, requiring full enclosure and sufficient air circulation to prevent condensation and maintain product quality.

- Permanent Storage Building (66'8"): The 66'8" height is required to accommodate long-term material storage needs of the applicant and the increased height ensures efficient protection of weather-sensitive materials.

Without these height allowances, the buildings would face significant functional limitations, reduced operational efficiency, and an inability to protect materials that must remain dry and environmentally stable.

Compatibility with Surrounding Development

The proposed building heights are compatible with the surrounding industrial context. The area is characterized by industrial operations, including multiple tall storage tanks located immediately south of the project site. These tanks already establish a vertical industrial profile in the immediate vicinity, and the proposed structures will fit cohesively within this existing landscape.

Additional surrounding features include:

- Industrial and commercial facilities with substantial massing and storage uses.
- Structures that exceed existing 35' height allowance.
- A landscape dominated by storage, processing, and industrial infrastructure

Given the presence of the adjacent storage tanks and other industrial structures, the proposed building heights will not create adverse visual, shadow, or noise impacts on surrounding properties.

Compliance with Conditional Use Criteria

(1) Public Health, Safety, and General Welfare

- The establishment, maintenance, and operation of the proposed storage buildings will not be detrimental to or endanger public health, safety, or general welfare. Both structures will comply with all applicable fire, structural, environmental, and industrial safety standards. Enclosing

weather-sensitive materials reduces dust, runoff, and exposure risks, improving overall site safety.

(2) Orderly Development of Surrounding Property

- The proposed use will not impede the normal and orderly development of surrounding properties. The project is located within an established industrial area. Vertical development preserves surrounding land for future industrial use.

(3) Compatibility, Design, and Protection of Property Values

- The conditional use, including the exterior architectural design and functional plan of both structures, will not be injurious to nearby properties nor diminish property values. The surrounding area includes tall storage tanks immediately south of the site, and the proposed buildings are compatible with this industrial character.

(4) Adequate Utilities, Access, and Facilities

- Adequate utilities, access roads, drainage, and necessary facilities are already available or will be provided. The site is served by existing industrial-grade infrastructure.

(5) Safe Ingress, Egress, and Traffic Management

- The project includes adequate ingress and egress designed to minimize traffic congestion. Existing access points will continue to serve the site safely and efficiently.

(6) Adequate Parking Facilities

- The project will continue to meet all applicable parking requirements. No additional parking demand is created by the height increases.

(7) Conformance with District Regulations and City Ordinances

- The conditional use will conform to all other applicable zoning district regulations and City ordinances. The height increase is the only deviation requested; all other standards will be fully met.

Conclusion

GLC Minerals, in partnership with Brown County as the property owner, respectfully requests approval of the Conditional Use Permit to allow increased building heights of 46



feet for the temporary fabric storage building and 66'8" for the permanent storage building at 1445 Bylsby Avenue (Parcel: 6-32-A-1). These height adjustments are essential to protecting weather-sensitive materials, minimizing wetland impacts, accommodating environmental constraints, and supporting long-term industrial operations.

Approval of this request will allow the project to move forward in a manner that benefits both the applicant and City of Green Bay.



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: 1445 Bylsby Ave.

Parcel Number(s): 6-32-A-1

Petitioner(s): GLC Minerals LLC

Date: 04/03/2026

Email: [REDACTED]

Phone Number: [REDACTED]

Address: 1450 Bylsby Ave.

City: Green Bay

State: WI

Zip: 54303

Property Owner: Brown County (leased by GLCC Properties LLC) Phone Number: _____

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

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

I, Matthew Riddle @ GLC Minerals LLC, 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: 04/03/2026

Petitioner Signature(s): [Signature]

06/12/2026

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

July 13, 2026

PREPARED BY

AGENDA ITEM # E.3

(CPA 26-04) Public Hearing on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 3290 Humboldt Road and a portion of 515 Woodside Road from future Low Density Residential land use to Mixed Residential land use, submitted by Steve Bieda of Vierbicher on behalf of Basten Family Real Estate Properties LLC., property owner (Ald. J. Grant, District I).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 13, 2026

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.4

(CPA 26-04) Consideration with possible action on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 3290 Humboldt Road and a portion of 515 Woodside Road from future Low Density Residential land use to Mixed Residential land use, submitted by Steve Bieda of Vierbicher on behalf of Basten Family Real Estate Properties LLC., property owner (Ald. J. Grant, District 1).

BACKGROUND

Reason for Request: The property owner seeks to establish a mixed residential development, which may include single-family dwellings, town homes and apartments on the property. The City's Future Land Use Map of the Comprehensive Plan designates this area as Low-Density Residential. Therefore, an amendment changing the future land use to Mixed Residential is required.

Parcel Information: The proposed development encompasses approximately 45.92 acres located at 3290 Humboldt Road and a portion of 515 Woodside Road.

Subject Parcel Zoning and Land Use: Rural Residential (RR), Low-Density Residential (RI), Proposed Varied Density Residential (R-3) | Agriculture

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

- The City's Future Land Use Map designates these parcels as Low-Density Residential; the proposed amendment would change the future land use designation to Mixed Residential.
- The subject site is located in District 10 known as the Future Growth District of the Go Big Green Bay 2050 Comprehensive Plan. Within District 10, the subject site is identified as a Housing Opportunity Area. This means that as housing continues to be developed, these areas should focus on increasing density in a context-sensitive manner.
- The concept site plan provided by the applicant shows three areas of different residential types; mixed-use residential, low density residential, and multifamily residential. The applicant is requesting a Comprehensive Plan Amendment to redesignate the subject parcel to a single, unified Mixed Residential Classification. Rather than partitioning the property into three rigid land-use zones at this preliminary stage, this comprehensive classification is proposed to encompass all three intended uses across the entire site. This approach ensures maximum site design flexibility, allowing the distinct uses to be seamlessly integrated through the subsequent zoning and subdivision processes.
- When evaluating a Comprehensive Plan Amendment, the City must look beyond the specific, immediate layout proposed by the current applicant. Because land-use designations vest with the property rather than the developer, ownership may change and project concepts may evolve. Therefore, this analysis evaluates the suitability of the Mixed Residential Classification as a whole, ensuring that any combination of uses permitted within this category is appropriate for the site, compatible with the surrounding neighborhood, and sustainable by public infrastructure over the long term.

Surrounding Zoning Land Use:

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

South: Rural Residential (RR) | Vacant

East: Rural Residential (RR), Low-Density Residential (R1), Varied-Density Residential (R3) | Vacant, Assisted Living Facility

West: Low-Density Residential (R1) | Parkland

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends Low Density Residential land uses for the project area. While this action to Mixed Residential is not consistent with this recommendation on the surface, it is consistent due to the subject parcel's location within a Housing Opportunity Area designation in District 10 (Future Growth District) of the Comprehensive Plan. This particular Housing Opportunity Area recommends Mixed-Use Neighborhoods along Humboldt Road, which is stated as being a mix of uses such as neighborhood commercial and multifamily development.

The Mixed Residential Future Land Use Designation (8 to 12 units per acre) is defined as areas consisting of a larger variety of housing types, including single-family detached homes, duplexes, threeplexes, small-scale apartments and condominiums, and other mid-density multiplexes. These areas should serve as a transition from denser multifamily areas, commercial districts, Downtown and other mixed-use areas into the surrounding neighborhoods. Mixed Residential areas should allow for greater flexibility in residential development, encouraging opportunities to accommodate a variety of housing types, including senior, workforce, affordable units, and other forms of missing middle housing. Mixed Residential areas also incorporate other commercial, retail, and office uses that complement surrounding residential uses. The mix of uses is intended to create integrated, walkable neighborhoods offering convenient amenities and services to residents.

Public Notification: Alder Grant and neighbors within 400' were notified. No comments were received as of the drafting of this report.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. CPA 26-04 Application_redacted
2. CPA 26-04 Narrative
3. CPA 26-04 Concept Map
4. Future Land Use Classifications
5. District 10 Future Growth District



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: Humboldt Road & Woodside Road

Parcel Number(s): 21-373 & 21-365

Petitioner(s): Vierbicher - Steve Bieda

Date: 03/27/26

Email: [REDACTED]

Phone Number: [REDACTED]

Address: 400 Security Blvd

City: Green Bay

State: WI

Zip: 54313

Property Owner: Basten Family Real Estate Property LLC

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, Steve Bieda of Vierbicher, respectfully request that the City of Green Bay take the following action:

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

Owner Signature: [Signature]

Date: 4/2/26

Petitioner Signature(s): [Signature]

06/11/2026

Checklist of required attachments:

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

For office use only:

Review Fee: \$ 275

Receipt No.: 2769713-2

Zoning Petition No.: CPA 26-04





400 Security Blvd | Suite 1 | Green Bay, Wisconsin 54313
Phone: 920-434-9670 | vierbicher.com

June 11th, 2026

TO: Honorable Mayor and Common Council
c/o City Clerk & Plan Commission
City of Green Bay
100 N. Jefferson Street, Rm 608
Green Bay, WI 54301-5026

Re: Applicant Narrative / Letter of Intent for Comprehensive Plan Amendment & Rezoning

Project Location: Humboldt Road & Woodside Road (Parcels 21-373 & 21-365)
Property Owner: Basten Family Real Estate Property LLC
Petitioner: Steve Bieda, Vierbicher (400 Security Blvd, Suite 1, Green Bay, WI 54313)

1. Introduction & Request

On behalf of the property owner, Basten Family Real Estate Property LLC, Vierbicher respectfully submits this application for a Comprehensive Plan Amendment and Rezoning Map Amendment for properties located at the intersection of Humboldt Road and Woodside Road.

The purpose of this request is to transition the current land use designations to allow for a master-designed mixed-residential subdivision. This proposed development balances multi-family, single-family, and mixed-use residential zoning to meet the growing and diverse housing needs of the City of Green Bay.

2. Project Description & Proposed Land Use Breakdown

The proposed master-planned community covers approximately 45.92 acres and establishes a logical density gradient that transitions smoothly between higher-density transportation corridors and existing neighborhoods:

- Proposed Multi-Family Residential: Consists of 20.089 acres located toward the south and east portions of the development area (adjacent to Woodside Rd)

and Huron Rd). This area is designed to provide high-quality multi-family housing options.

- Proposed Low Density Residential (Single-Family): Consists of 21.702 acres situated centrally within the development. This neighborhood element focuses on detached single-family homes to establish a classic, community-centric residential core.
- Proposed Mixed-Use/Townhouse Residential: Consists of 4.129 acres situated on the western edge of the development (with frontage along Humboldt Road/CTH "N"). This area serves as a flexible buffer zone, introducing diverse housing typologies like townhomes or light mixed-use footprints.

3. Infrastructure, Access, & Stormwater Management

The subdivision plan prioritizes efficient traffic circulation, neighborhood connectivity, and proactive environmental infrastructure:

- Traffic & Connectivity: The layout integrates with the existing grid by utilizing and extending local roadways, including Lake Largo Drive, Vision Street, Humboldt Road (CTH "N"), Woodside Road, and Huron Road. This ensures seamless ingress/egress and minimizes localized traffic strain.
- Regional Stormwater Management: A dedicated, comprehensive Regional Stormwater Management Facility is integrated into the southwestern portion of the site. This facility will be engineered to expertly handle runoff, ensure proper drainage, and provide a scenic, managed landscape feature for the community.

4. Justification for Comprehensive Plan Amendment & Rezoning

Modifying the Comprehensive Plan and Zoning Map for these parcels is justified by several factors:

1. Housing Diversity: The plan introduces a healthy mix of single-family homes, townhouses, and multi-family units, directly aligning with Green Bay's goals to provide varied housing types across different income levels and demographics.
2. Smart Growth Gradient: Placing the higher-density multi-family and mixed-use segments along major corridors (Humboldt Rd and Woodside Rd) while preserving the interior for lower-density single-family usage represents sound urban planning logic.
3. Orderly Development: The site is contiguous to existing developments, utilizing logical roadway extensions and a centralized regional stormwater solution rather than piecemeal infrastructure.

5. Conclusion

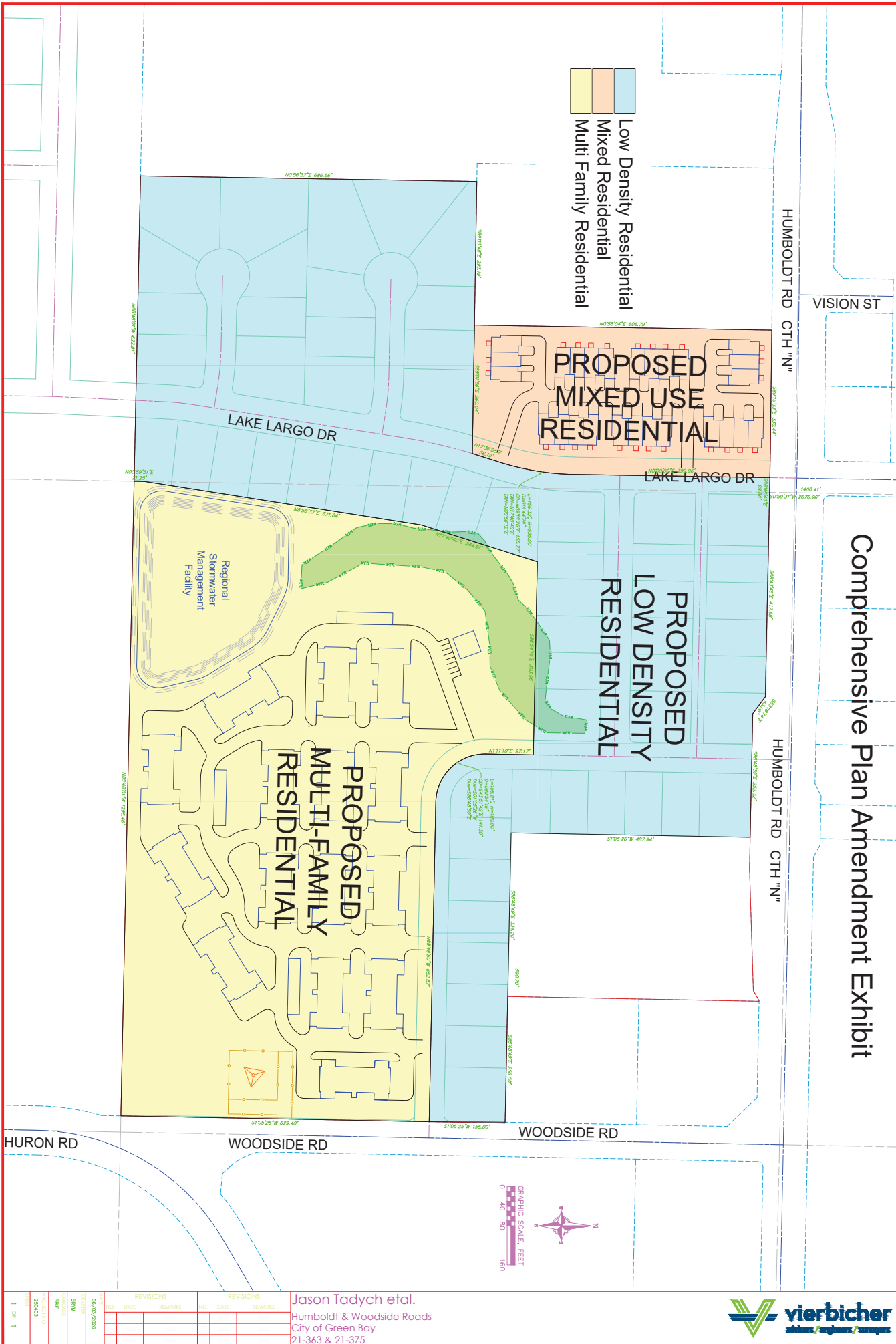
June 11, 2026

Page 3 of 3

This proposed subdivision represents a significant, positive investment in the City of Green Bay, transforming underutilized parcels into a cohesive, vibrant neighborhood. We look forward to working collaboratively with the Plan Commission, City Staff, and the Common Council to bring this project to fruition.

Should you have any questions or require additional information, please contact Steve Bieda at 920-434-9670 or via email at sbie@vierbicher.com.

Sincerely,
Steve Bieda
Vierbicher
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670



REVISIONS				REVISIONS			
NO.	DATE	REMARKS	BY	NO.	DATE	REMARKS	BY

Jason Tadych et al.
Humboldt & Woodside Roads
City of Green Bay
21-363 & 21-375



03

LAND USE AND DEVELOPMENT

The Land Use and Development chapter defines future land uses and promotes strategies for improving Green Bay's neighborhoods.

This chapter highlights city-wide policies and direction for how land should be used and developed, creates flexibility to serve creative development approaches, and provides guidance for meeting the needs of current and future residents and businesses.

Future Land Use

Parcels within the City are each assigned one of 13 land use designations. These land use designations cover the full range of Green Bay's land use types and should serve as the basis for development review and future zoning amendments, which may be needed to realize the full implementation of the Plan's recommendations. Housing density by acreage is included for residential land uses, and is intended to provide a general reference for scale of development.

Low Density Residential

4 to 8 units per acre

Low Density Residential areas consist of single-family buildings occupying individual lots as well as some single-family attached homes including duplexes, townhomes, and accessory dwelling units. Low Density Residential may also include small-scale multifamily when designed to meet the built form and density compatible with the surrounding neighborhood. This land use classification is intended to highlight areas that exhibit a lower-density residential scale and larger landscaping frontages. Low Density Residential areas are the most common land use type in Green Bay, extending across the entire City.

Mixed Residential

8 to 12 units per acre

Mixed Residential areas consist of a larger variety of housing types, including single-family detached homes, duplexes, threeplexes, small scale apartments and condominiums, and other mid-density multiplexes. These areas should serve as a transition from denser multifamily areas, commercial districts, Downtown, and other mixed-uses areas into the surrounding neighborhoods. Mixed Residential areas should allow for greater flexibility of residential development, encouraging opportunities to accommodate a variety of housing types including senior, workforce, affordable units, and other forms of missing middle housing. Mixed Residential areas also incorporate other commercial, retail, and office uses that complement surrounding residential uses. The mix of uses is intended to create integrated, walkable neighborhoods offering convenient amenities and services to residents.



Multifamily Residential

12+ units per acre

Multifamily Residential areas consist of residential structures containing multiple dwelling units, typically stacked vertically with a shared entrance, and located near good traffic access. This land use includes apartment buildings with four or more units and can be configured for senior living. New Multifamily Residential development should include amenities such as ground floor commercial areas, common open space, and private recreational facilities.

Neighborhood Commercial

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

Regional Commercial

Regional Commercial areas consist of large-scale retail and service establishments with regional customer draw.

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

Mixed-Use

8+ units per acre for developments that include residential uses

Mixed-use areas integrate many uses such as commercial, housing, and office on a single site in a walkable environment. Mixed-use areas include public spaces and streetscape enhancements. This designation should be incorporated along major corridors and in locations where sufficient urban services can be provided. Uses should include commercial retail and service, office, residential, and employment, with a focus on vertical mixed-use development. Surface parking lots should be limited, with on-street parking, in-building parking, and parking garages taking precedence due to higher walkability and access to transit. Streets should be designed to encourage walking and biking, with small blocks, wide sidewalks, safe crossings, bike routes and parking stations, and buildings near the property line.

Downtown

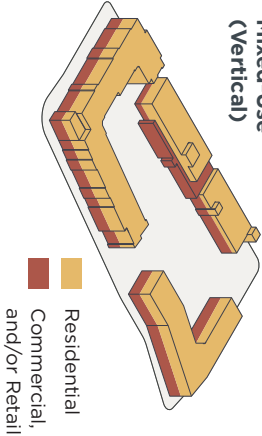
12+ units per acre for residential developments

The Downtown land use consists of high-density office, retail, housing, entertainment, convention, and public land uses. New developments in Downtown should seek to provide a mix of uses and promote strong pedestrian-friendly environments. This land use should establish a strong urban commercial core and contribute to Green Bay's unique history and identity.

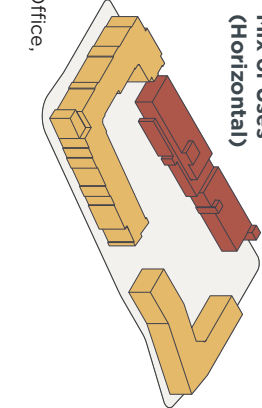
Mix of Uses vs. Mixed-Use

Mix of use refers to the distribution of different uses on a single property, where separate buildings serve distinct purposes. For example, a site may include a standalone office building, a residential building, and a retail center that coexist but do not share the same structure. Mixed-use buildings combine multiple uses within a single structure by stacking them vertically.

Mixed-Use (Vertical)



Mix of Uses (Horizontal)



Office and Business Park

Office and Business Park areas consist of office buildings and campuses, office-showrooms, medical facilities, and other healthcare-related uses. Office and business park uses provide professional employment and contain locations for larger vehicle operations within a designated area. This category is intended to promote an attractive alternative to industrial and distribution areas and be more compatible with adjacent residential uses given appropriate transitional uses, screening, and/or landscaping buffers.

General Industrial and Manufacturing

General Industrial and Manufacturing areas consist of large-scale, high-intensity industrial activities including railroad and port services, extensive outdoor storage, heavy truck traffic, and handling of raw materials. This land use accommodates uses that require land or isolated sites for trucking, rail, and port services. As redevelopment opportunities occur or specific port facilities potentially phase out, the City should proactively collaborate with developers and property owners to activate the waterfront space and provide public access to the Fox River in alignment with the vision and goals of the Comprehensive Plan. The activation of these waterfront areas could include housing, boat launches, public trails, and other amenities connecting the community to Green Bay's natural features.

Public and Semi-Public

Public and Semi-Public areas consist of government uses, municipal buildings, schools and colleges, public facilities, and other buildings for private organizations that are supported heavily by public funds and donations, such as museums, City Hall, fire stations, police stations, libraries, places of worship, and public schools. These uses provide essential utilities, services and higher quality of life for the community and are generally concentrated near Downtown and the surrounding area, with some outlying uses near the east edge of the City.

Parks

Parks consist of public open spaces, active and passive parks, recreational facilities, and other environmental features that are typically owned and operated by the City. These areas also include similar areas under County, public-private, or non-profit organization ownership. The City should continue to maintain their facilities and community institutions, ensuring ways to provide outdoor recreation for Green Bay residents. If an opportunity arises, the City should consider ways to strategically expand the park system and expand access in neighborhoods where bike and pedestrian connectivity can be improved.

Conservation Areas and Private Open Spaces

Conservation Areas and Private Open Spaces consist of state- and federally-owned or regulated environmental areas, other areas protected from development, and natural wildlife and conservation areas managed by the Oneida Nation. These also include waterways such as the Fox River, East River, and Baird Creek, which contribute to the ecological health and recreational opportunities in Green Bay. While wetlands and waterways are not explicitly highlighted on the map, potential future development must comply with local and state requirements and federal/U.S. Army Corps of Engineers may assume jurisdiction. The City should coordinate with the Oneida Nation to ensure the Comprehensive Plan's conservation goals align with the Tribe's planning efforts.

FUTURE LAND USE CLASSIFICATION BREAKDOWN	
Low Density Residential	36.3%
Mixed Residential	22.8%
Multifamily Residential	0.8%
Neighborhood Commercial	0.4%
Regional Commercial	3.3%
Mixed-Use	3.3%
Downtown	5.5%
Office and Business Park	3.0%
Light Industrial	3.6%
General Industrial and Manufacturing	9.0%
Public and Semi-Public	0.9%
Parks	7.7%
Conservation Areas and Private Open Spaces	3.6%

RENARD ISLAND

Renard Island is a manmade island, just off the coast of Green Bay, created in 1977 to store dredging material from industrial and port-related activities. The 55-acre island was capped with a 10- to 30-foot layer of soil and donated to Brown County for future recreational use and development. Access to Renard Island is from a causeway that was built, connecting the island to the shoreline.

The County adopted the *Renard Island Master Plan* to guide recreational development of the island, envisioning a mix of uses and amenities including a boardwalk, concessions, vehicle parking, observation tower, and boat slips. The plan includes other passive amenities such as scenic overlooks and a fishing pier. In 2024, the Port of Green Bay developed a pilot program to have sheep maintain the vegetation on Renard Island during the growing season, providing a cost-effective and environmentally friendly maintenance method.

Future Growth District

District Overview

The Future Growth district consists of undeveloped agricultural land that is being reserved for future development. This district generally lacks the infrastructure, community amenities, and facilities provided within the rest of the City. While several residential subdivisions have been built along the district's west half, this area remains largely undeveloped. To prevent sprawling development and not overextend the City's resources, smart growth strategies and growth management principles will need to be considered as part of the planning process.

Intentional Growth Strategy

As Green Bay continues to experience growth, it must balance preserving the character of the City's established neighborhoods and supporting new residents and development in appropriate locations. A sustainable and efficient approach to growth will need to prioritize investment in existing infrastructure and established neighborhoods in conjunction with outward expansion.

In 2003, Green Bay signed a boundary agreement with the Town of Scott. Both municipalities agreed to a 30-year moratorium on annexation by Green Bay within the Town of Scott. The agreement establishes a Joint Planning Area for coordinated land-use planning. It also included a provision for the construction of a shared district sewer line and financial responsibilities. This boundary agreement provides a framework for future land use changes and cooperation between Green Bay and the Town of Scott.

Recommendations

1. Acquire property to extend the Baird Creek trail, connecting City-owned land from Grandview to Northview Road, creating accessible trails with connections to new development sites.
2. Explore ways to better utilize Baird Creek Trail for the benefit of the community.
3. Promote development to establish new neighborhood commercial nodes at Algoma Road and Route 57.
4. Encourage neighborhood development that includes everyday services and amenities for residents north of East Mason Street and Algoma Road and along Humboldt and Route 57.
5. Create small neighborhood nodes around new residential development throughout New Growth district, providing areas that offer convenient local services and promote community interactions.
6. Address the need for community programming, dog parks, playgrounds, and additional recreational activities as the New Growth Area continues to develop housing.
7. Introduce more supportive services, such as educational facilities, to create family-friendly amenities such as schools, parks, libraries, and community centers that enhance well-being along Algoma Road and Bay Settlement Road as properties become available.
8. Protect natural spaces, like Baird Creek, as the City develops, grows, and begins to develop with the district.
9. Develop high priority bike and pedestrian connections between Grandview Industrial Park and the Bay Settlement area to connect with University of Wisconsin-Green Bay.
10. Recruit and encourage development in the area to create value justifying the extension of services.

COMMUNITY FEEDBACK

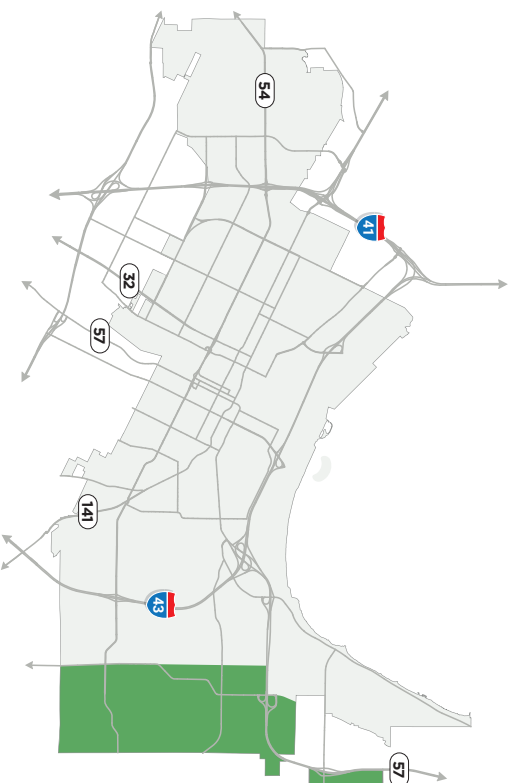
During outreach engagement, residents and community members noted that the Future Growth district needed additional support and investment but recognized its strong potential, citing its natural environment and convenient highway access as key factors that make it appealing to both residents and businesses.



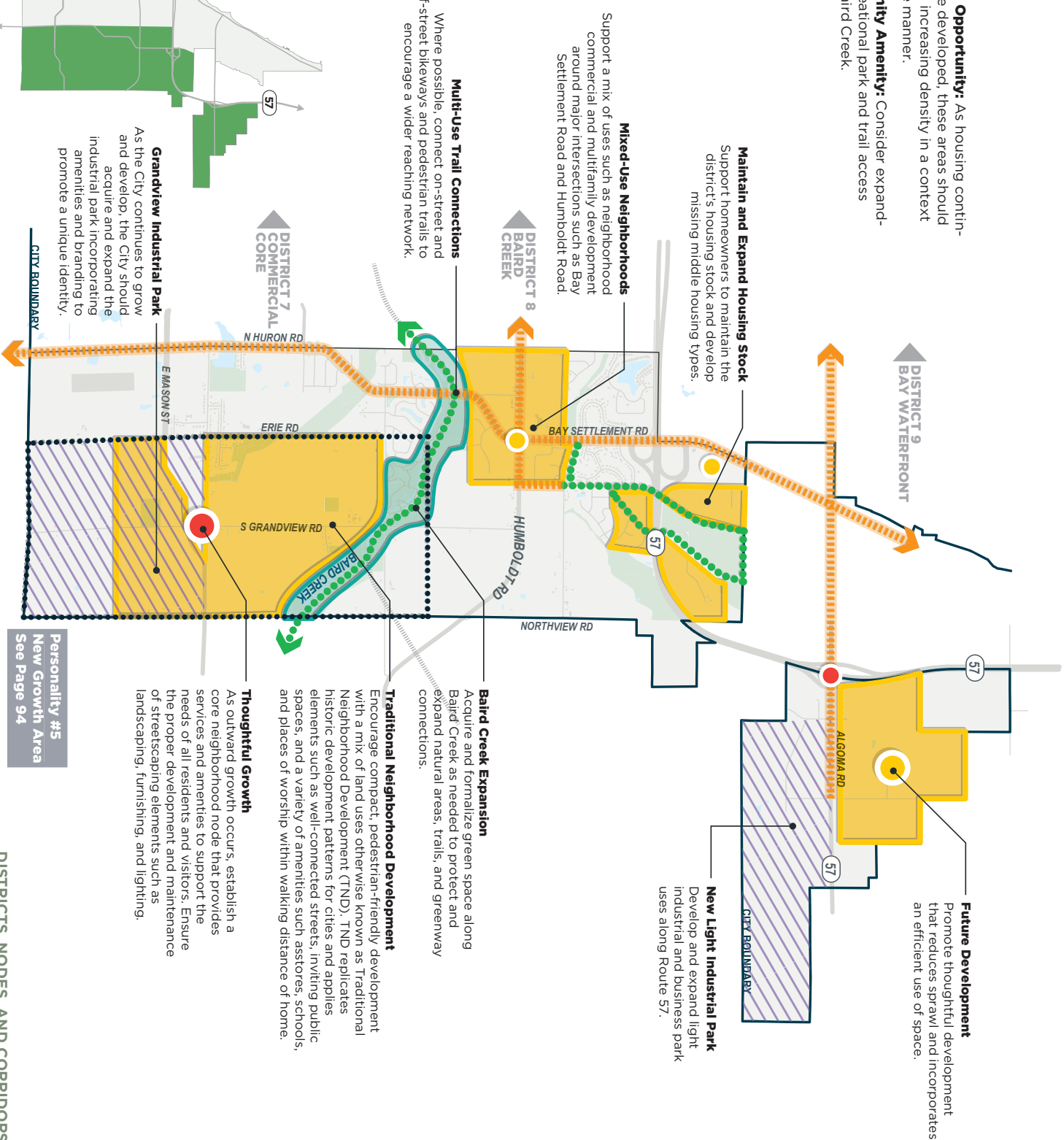
Future Growth District Framework

-  **Reinvestment Node:** Establish a new neighborhood commercial core to serve as a key destination for small, local businesses.
 -  **Neighborhood Node:** Encourage development that supports everyday services and amenities for residents and builds key points of social infrastructure.
 -  **Active Transportation Connection:** Continue to expand on-street bike and pedestrian access.
 -  **Greenway and Trail Connection:** Extend multi-use trail access along Baird Creek.
 -  **Employment Investment:** Continue to promote sustainable industrial development that supports future job opportunities and environmental preservation.

What am I looking at?



- Housing Opportunity:** As housing continues to be developed, these areas should focus on increasing density in a context sensitive manner.
- Community Amenity:** Consider expanding recreational park and trail access along Baird Creek.





Report to the Green Bay Plan Commission

MEETING DATE

July 13, 2026

PREPARED BY

AGENDA ITEM # F.I

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking 20260709

City of Green Bay Development Tracker (Large Scale) - July 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	Phase 1 construction start late 2026	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 completed 7/1/26	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	1531 Main Street	GB Real Estate	1531 Main Street	Market rate multi-family rental	PO deadline 7/12/26	Total #	Under 80%	\$3,000,000.00
						40	0	
						Total #	Under 80%	

11	1409 Velp	veip Locust Investments LLC	1409 Velp Ave	Market rate multi-family rental	DA approved in June	90	0	\$9,500,000.00
Single-family								
12	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
13	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
15	Radue @ JBS	Radue	1327 & 1331 Paj Way	JBS-Single Family	Construction underway	Total # 2	Under 80% 0	\$700,000.00
16	Habitat @ JBS	HFH	Lots 1-7 Vernon Taylor Dr	JBS-Single Family	Term Sheet approved in June	Total # 7	Under 80% 0	TBD
17	NWGB @ JBS	Neighbor Works	Lots 1-6 Dahlia Lane	JBS-Single Family	Term Sheet approved in June	Total # 6	Under 80% 0	TBD
Commercial								
18	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
19	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
20	C. Reiss Relocation	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	Port improvements underway. Lease signed.	Total # 0	Under 80% 0	TBD
21	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
22	United Soccer League Stadium	USL	TBD	Soccer Stadium	Site selection, owner recruitment underway	Total # 0	Under 80% 0	TBD

Industrial								
23	WE Hoban Co.	Hoban Real Estate	Finger Rd at Northview Rd	Industrial	Construction completed	Total #	Under 80%	
						0	0	
								\$10,500,000.00
24	Grandview - Keller 9 Acres	Keller client	Erie Rd south of Mason	Industrial	TIF request under review	Total #	Under 80%	
						0	0	
								tbd

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

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