



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JULY 27, 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 27, 2026, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the July 13, 2026, meeting.

E. Regular Business.

- I. (ZP 26-25) Public Hearing on a request for a Conditional Use Permit to build a single-family home within the R-3 Varied Density Residential zoned district at 921 Smith Street, submitted by Matthew Sahs of Green Bay Habitat for Humanity, applicant and property owner (Ald. A. Proffitt, District 7).

2. (ZP 26-25) Consideration with possible action on a request for a Conditional Use Permit to build a single-family home within the R-3 Varied Density Residential zoned district at 921 Smith Street, submitted by Matthew Sahs of Green Bay Habitat for Humanity, applicant and property owner (Ald. A. Proffitt, District 7).
3. (ZP 26-26) Public Hearing on a request for a Conditional Use Permit at 2222 Deckner Avenue/2300 Block Newberry Avenue, seeking to create a telecommunications tower/wireless communications facility in a PI Public Institutional district, submitted by Brad Herm of Nsighttel Wireless d/b/a Cellcom on behalf of Green Bay Area Public School District Preble, property owner (Ald. D. Orlowski, District 5).
4. (ZP 26-26) Consideration with possible action on a request for a Conditional Use Permit at 2222 Deckner Avenue/2300 Block Newberry Avenue, seeking to create a telecommunications tower/wireless communications facility in a PI Public Institutional district, submitted by Brad Herm of Nsighttel Wireless d/b/a Cellcom on behalf of Green Bay Area Public School District Preble, property owner (Ald. D. Orlowski, District 5).
5. (ZP 26-28) Public Hearing on a request for a Conditional Use Permit to construct a covered porch in the front yard setback in a Low-Density Residential District (R-1) at 703 Wilson Avenue, submitted by Huseyin Kurtul of Carpentyr LLC on behalf of Matt Olmeda, property owner (Ald. B. Delie, District 10).
6. (ZP 26-28) Consideration with possible action on a request for a Conditional Use Permit to construct a covered porch in the front yard setback in a Low-Density Residential District (R-1) at 703 Wilson Avenue, submitted by Huseyin Kurtul of Carpentyr LLC on behalf of Matt Olmeda, property owner (Ald. B. Delie, District 10).
7. (TA 26-05) Public Hearing regarding text amendments to various sections of Chapter 44 of the Green Bay Municipal Code relating to Animal Boarding Facility, Kennel, Shelter, submitted by Community and Economic Development.
8. (TA 26-05) Consideration with possible action on text amendments to various sections of Chapter 44 of the Green Bay Municipal Code relating to Animal Boarding Facility, Kennel, Shelter, submitted by Community and Economic Development.

F. Informational.

1. (TA 26-04) Public Hearing on a request to amend various sections of the Green Bay Municipal Code, Chapter 44, related to Land Use Tables has been removed and the Public Hearing will commence at a later date.
2. (TA 26-04) Consideration with possible action on amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Land Use Tables, submitted by Community and Economic Development has been removed and the item will commence at a later date.
3. Director's report.
4. Next Meeting: August 10, 2026

G. Adjournment.

I. Adjournment of the Monday, July 27, 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 27, 2026

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the July 13, 2026, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. GBPC Minutes 07.13.2026



MINUTES 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.

Present: Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow. Excused: None. Absent: None.

Others Present: Jennifer Grant—Alder, District I

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, July 13, 2026, meeting of the Green Bay Plan Commission.

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

D. APPROVAL OF MINUTES.

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

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

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).

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

Mark Lyons—2121 Innovation Ct., De Pere, 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 26-27) 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).

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

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).

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:

Sierra Schultz—Staff

Jennifer Grant—Alder, District I

Craig Basten—3307 Humboldt Rd.

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. (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 I).

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

F. INFORMATIONAL.

1. Director's report.

-Deputy Development Director, Matt Buchanan, presented the 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.

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



Report to the Green Bay Plan Commission

MEETING DATE

July 27, 2026

PREPARED BY

AGENDA ITEM # E.I

(ZP 26-25) Public Hearing on a request for a Conditional Use Permit to build a single-family home within the R-3 Varied Density Residential zoned district at 921 Smith Street, submitted by Matthew Sahs of Green Bay Habitat for Humanity, applicant and property owner (Ald. A. Proffitt, District 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 27, 2026

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.2

(ZP 26-25) Consideration with possible action on a request for a Conditional Use Permit to build a single-family home within the R-3 Varied Density Residential zoned district at 921 Smith Street, submitted by Matthew Sahs of Green Bay Habitat for Humanity, applicant and property owner (Ald. A. Proffitt, District 7).

BACKGROUND

Reason for Request: The applicant has applied for a Conditional Use Permit for a single-family home in the Varied Density Residential (R3) zoning district. This requires a Conditional Use Permit.

Parcel Information: 921 Smith Street is an 8,774 square foot, vacant parcel located between N. Webster Avenue and N. Van Buren Street.

Subject Parcel Zoning and Land Use: Varied Density Residential (R3) | Vacant

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

- The request complies with the Conditional Use Permit Standards.
- The site plan complies with Ch. 44 (Zoning) of the Green Bay Municipal Code.
- The site plan and elevations illustrate that the request complies with the Land Development Standards.
- The request fits within the context of the neighborhood in terms of use, layout, and design.

Surrounding Zoning Land Use:

North: Varied Density Residential (R3) | Single-Family Residential

South: Varied Density Residential (R3) | Single and Two-Family Residential

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

West: Varied Density Residential (R3) | Two-Family Residential

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

Land Use Development Standards:

- a. Single-family detached dwelling in all residential districts.
 1. No parking shall be located in the front yard or between the front facade and the street except on a permitted driveway providing access to parking areas beyond the front yard.
 2. The primary entrance shall be located on the facade fronting a public street.
 3. Single-family homes shall be designed to reflect the general architectural style of surrounding buildings on the block, including front yard depth, height and roof pitch, primary materials, facade detailing, and size and placement of window and door openings. Renderings of all buildings

elevations designs must be complementary with the neighborhoods. This requirement shall only apply under the in-fill lot definition.

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

RECOMMENDATION

Approval of the CUP subject to the following conditions:

1. Compliance with all regulations of the Green Bay Municipal Code.
2. All necessary building permits for the construction of a single-family dwelling must be received.

FISCAL IMPACT

ATTACHMENTS

1. ZP 26-25 Application_redacted
2. ZP 26-25 Map
3. ZP 26-25 Narrative
4. ZP 26-25 Site Plan
5. ZP 26-25 Elevations and Building Plans



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: 921 Smith Street

Parcel Number(s): 7-326

Petitioner(s): Green Bay Habitat for Humanity- Matt Sahs Date: 6-12-2026

Email: [REDACTED] Phone Number: [REDACTED]

Address: 1967 Allouez Ave. City: Green Bay State: WI Zip: 54311

Property Owner: Greater Green Bay Habitat for Humanity 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, Matthew Sahs, 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: 6-25-2026

Petitioner Signature(s): _____

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:

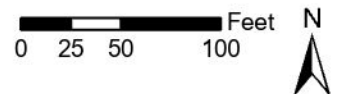
Review Fee: \$375

Receipt No.: 2769770-3

Zoning Petition No.: ZP 26-25



(ZP 26-25) Conditional Use Permit at
921 Smith Street



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 09 Jul 2026 C:\Users\denamo\Documents\ArcGIS\Projects\921 Smith\921 Smith.aprx

- 921 Smith Street
- 200' Notification Area

Greater Green Bay Habitat for Humanity is requesting to build a single family at 921 Smith Street, parcel number 7-326. This property is an infill lot that is zoned R-3. The neighborhood has a variety of single family and multi-family homes. The proposed home is approximately 1100 sq foot 2 bedrooms, 1 bath on the main floor with a potential of 2 more bedrooms and a bathroom in the basement depending on the needs of the approved family. The home will have a full porch across the front.

Thank you,

Matthew Sahs

Construction Director

Greater Green Bay Habitat for Humanity

RESIDENTIAL SITE PLAN

All of Lot 9, Block 27 of the recorded "Eastman's Addition to the City of Green Bay", (Volume 8, Plats, Page 9, Brown County Records), located in Private Claim 1, East Side of Fox River, City of Green Bay, Brown County, Wisconsin.
~ 921 Smith Street ~

LEGEND

- ⊙

POINT OF RECORD
- 820 —

EXISTING CONTOURS
- 820 —

PROPOSED CONTOURS
- □ —

EROSION CONTROL
- 2.92%

PROPOSED SLOPE ARROWS
- ⊕ 1048.61

EXISTING SPOT ELEVATIONS
- 1048.61

PROPOSED SPOT ELEVATIONS
- PROPOSED BUILDING
- PROPOSED CONCRETE
- TRACKING PAD
- WINDOW WELL



Bearings are based upon the Wisconsin County Coordinate System, Brown County, the Northerly right of way of Smith Street assumed to be N63°33'42"W.

GRAPHIC SCALE: 1" = 20'



NOTES

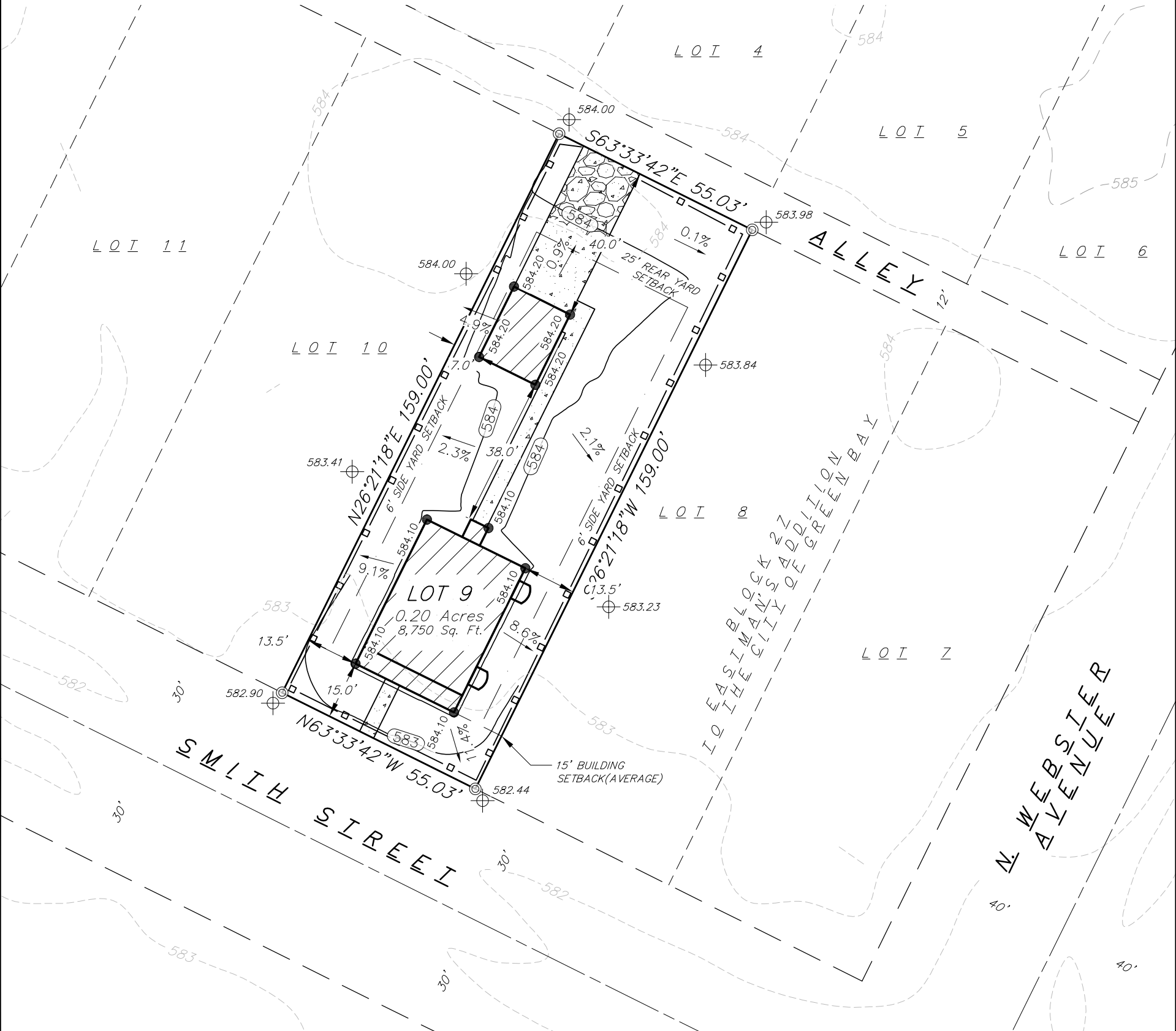
- Existing contours are from the 2020 Brown County LiDar data.
- Elevations are referenced to the NAVD 88 Benchmark Datum. The conversion factor to the City of Green Bay Datum is -483.79'.
- Footprint of proposed house & garage is Foundation Plan from Wisconsin Building Supply Plan No. 26-005-R, dated 1/13/2026.
- Proposed Impervious Surface:
Buildings: 1,493 sq. ft.
Concrete: 957 sq. ft.

EROSION & SEDIMENT CONTROL NOTE

FOLLOW THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AS FOUND AT:
dnr.wisconsin.gov/topic/Stormwater/standards/const_standards.html
ALSO REFER TO CITY OF GREEN BAY ORDINANCE CHAPTER 16 FOR FURTHER REQUIREMENTS.

BUILDING ELEVATIONS

- TOP OF WALL: 584.6'
FINISHED FLOOR: 585.6'
BASEMENT FLOOR: 576.9'
GARAGE FLOOR: 584.4'



Job #: 260357
Date: 05/05/2026
Rev: 07/16/2026
Drafted By: CMUE
Checked By: BBEI

SURVEYED FOR:
Habitat For Humanity
1967 Allouez Ave.
Green Bay, WI. 54311
DRAWING NO.: X-2532

SURVEYED BY:
Vierbicher Associates, Inc.
400 Security Blvd, Ste 1
Green Bay, WI 54313
(920) 434-9670

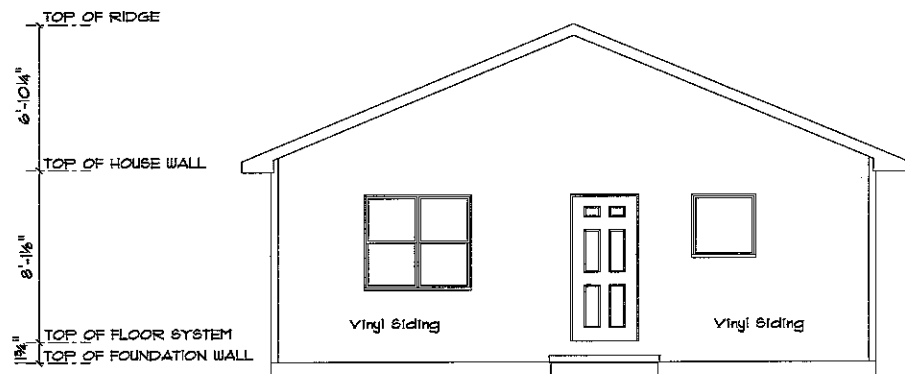
TAX PARCEL: 7-326

SHEET
1 OF 1



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:

FIRST FLOOR:	104
FUT. FIN. BASEMENT:	441
GARAGE:	320
COVERED PORCH:	10

CUSTOM DESIGNED FOR: **HABITAT FOR HUMANITY**

JOB NAME: 381 8TH ST.	REVISIONS:
DATE: MAY 4TH, 2006	
DRAWN BY: ALI VAN STRATEN	
PLAN #:	26-095-R
BASED ON:	PLAN 26-095-R

IMPORTANT NOTE:

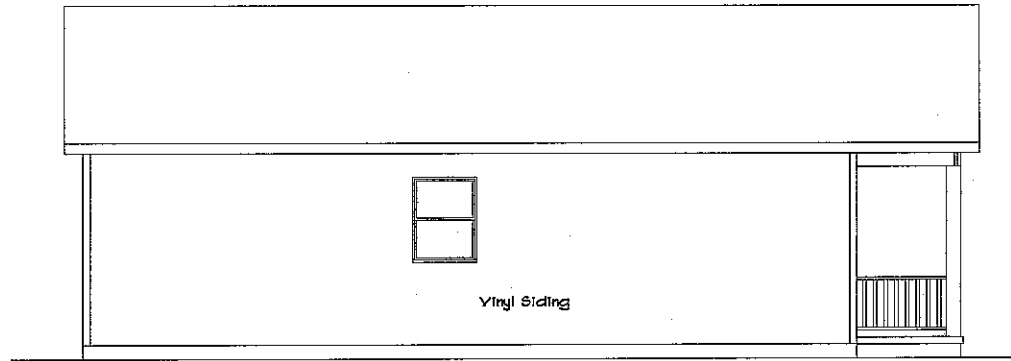
- IT IS AGREED THAT, ALTHOUGH EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THESE DRAWINGS, THE ARCHITECT MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES, OMISSIONS, OR ERRORS IN THE DRAWINGS.
- IT IS UNDERSTOOD THAT THE ENGINEER, SAFETY AND PROFESSIONAL SERVICES CODE AND LATOIT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

OFFICE:
1830 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920)456-3080
FAX (920)456-3080

COMPONENTS:
148 MORRIS TERRACE
GREEN BAY, WI 54303
PHONE (920)456-3080
FAX (920)456-3080

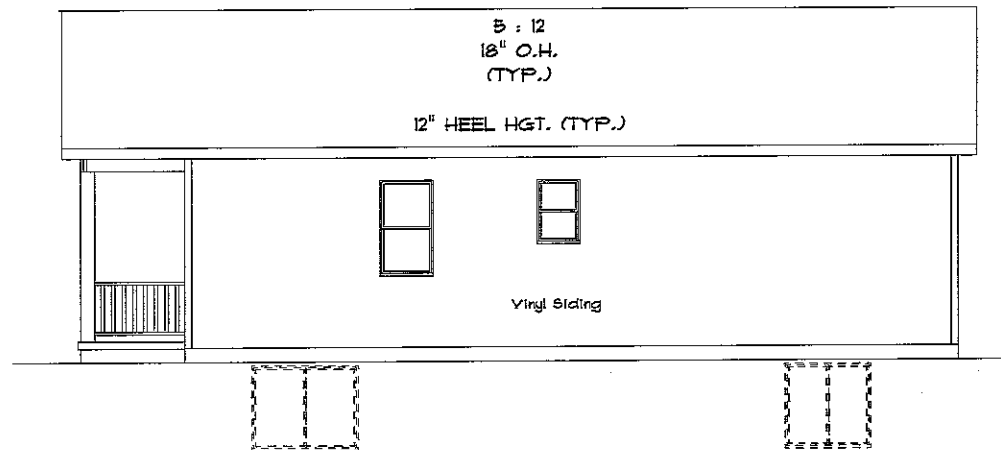
MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54307-0001

Wisconsin
BUILDING SUPPLY



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:

FIRST FLOOR: 1014
FUT. FIN. BASEMENT: 441
GARAGE: 320
COVERED PORCH: 70

CLIENT: HUMANITY
HABITAT FOR HUMANITY

JOB NAME: 68 B'WTH ST.

DATE: MAY 4TH 2006

DRAWN BY: ALL VAN KATZEN

PLAN 4

26-095-R

ISSUED ONE OF
FIVE COPIES

IMPORTANT NOTE:

• IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE CONSULTANT DOES NOT WARRANT THAT THE PLANS ARE COMPLETE, CORRECT, OR THAT THEY WILL BE SUFFICIENT FOR THE PROJECT. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES, DETAILS AND NOTED BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.

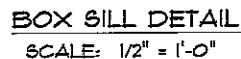
• IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRIMMER SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

OWNER:
1801 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920) 484-5080
FAX (920) 484-5875

COMPONENTS:
1745 MORRIS TERRACE
GREEN BAY, WI 54303
PHONE (920) 484-5875
FAX (920) 484-5875

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54301-0001

Wisconsin
BUILDING SUPPLY



SCALE: 1/4" = 1'-0"
8'-1 1/8" CLG. HGT.

NOTE:

EXTERIOR DIMENSIONS ARE SHOWN TO REFLECT HOUSE FRAMING WALLS HELD OUT 1/2" FOR EXTERIOR WALL SHEATHING TO FLUSH OUT WITH 1" FOUNDATION FOAM. IF FOUNDATION FOAM IS TO BE OTHER THAN 1", FRAMING DIMENSIONS ARE TO BE FIELD ADJUSTED AND MAINTAIN ALL CODE COMPLIANCE ACCORDINGLY.

SQUARE FOOTAGE:

FIRST FLOOR:	1014
FUT. FIN. BASEMENT:	441
GARAGE:	320
COVERED PORCH:	70

PLAN SPECIFICATIONS:

* THE CONDITIONS LISTED BELOW ARE STANDARD FOR THIS PLAN ONLY - EXCEPTIONS ARE NOTED ON THE PLAN ITSELF

CALL INFORMATION:

HOUSE FOUNDATION:
8" X 6" POURED CONCRETE
PORCH/PAVING FOUNDATION:
6" POURED CONCRETE, MIN. 4'-0" TALL
HOUSE EXTENSION:
FIRST FLOOR: 2 X 6 X 84 IN. STUDS @ 16" O.C.
INTERIOR:
FIRST FLOOR: 2 X 6 X 84 IN. STUDS @ 16" O.C.
- TALL WALLS ARE EXTERIOR WALLS WITH STUDS
THINNER THAN 84" AND NEED TO BE DISKED BY
NUMBERED 2X4 @ 16" O.C. DIMENSIONS
- TAPERED WALLS ARE TO BE PRICED TO
APPROXIMATE 84" WALLS BY THE TRIMMER

STAIR INFORMATION:

BANIMENT TO FIRST FLOOR:
 14 STAIRS @ 7' 1/4" = 13 TREADS @ 9"
FLOOR SYSTEM(S):
PLACEMENT:

4" REINFORCED CON
FIRST FLOOR:

5' 3" HIGHER @ 15" OUT.
STD. LOADING @ 600 S.F.
400 L.L. 10" DL
ADDITIONAL LOADS @ 600 S.F. 15"
10" DL FOR TILE FLOOR
30" DL FOR GRANITE
DEFLECTION: (1.1-1.4) 0.1-0.40
DURATION OF LOAD: LONG
- FRAMER TO REFERENCE JOINT/TRUSS LAYOUT PLAN
TO VERIFY JOIST SIZE AND LOCATION OF ALL PLATE
HEADINGS AND BEAMS IN FLOOR SYSTEM

ROOF SYSTEM:
 2x12 SPACERS @ 30" O.C.

DESIGNED FOR BROWN COUNTY - ZONE #2
STD. LOADING OVER 50 TON.
30' TALL, 10' TALL, 10' BOD.
DIFFUSION LULUHO 214180
DURATION OF LOAD: 150
- FRAMES TO REFERENCE TRUE LAYOUT PLANS TO
VERIFY EXACT LOCATIONS OF GROUND TIE-INS AND
THEIR RESPECTIVE BEARING REQUIREMENTS + UPLIFT
ANCHORING REQUIREMENTS

HEADERS:
= ATZ-HEADERS (2) 20

- TOP OF WINDOW R.O.S.
- FIRST FLOOR = 6'-0" MIN. ABOVE SUBFLOOR
- MINIMUM OF 21" BETWEEN STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER
- WINDOWS:
 - ALLIANCE VINYL WINDOWS
 - MANUFACTURER TO PROVIDE SUPPLIER WITH EXACT R.O.S. SIZES AND DETAILS. SUPPLIER TO VERIFY THAT ALL CODE REQUIREMENTS ARE MET.

GENERAL INFORMATION:

- THE FOLLOWING ITEMS
FOUNDATION BY THE

- BUILDER TO PROVIDE HEADERS AT CONCRETE COPS IF NOT NOTED ON THE FOUNDATION PLAN
- POURED CONCRETE FOOTINGS TO DEEP ON UNDISTURBED SOIL BELOW THE FROST LINE

- BEARING WALLS TO BE

- ASSUMED SOIL CAPACITY IS 3,000 PSF, FTG SIZES MUST BE ADJUSTED FOR VARYING SOIL CONDITIONS
- FOUNDATION WALLS ARE ASSUMED TO BE UNREINFORCED 3,000 PSI CONCRETE. WALLS ARE DESIGNED PER TABLE 20.11-1 BASED ON THE HEIGHT OF THE UNFILLED. PROPER REINFORCEMENT DETERMINED BY OTHERS MAY ALLOW FOR WALLS THAT ARE LESS THICK, BUT DEVIATION FROM THE THICKNESS SHOWN ON THE PLAN IS THE RESPONSIBILITY OF THE FOUNDATION CONTRACTOR AND/OR THE GENERAL CONTRACTOR

— ALL LITIGATION IN FRONT
OF THE PRESIDENTIAL TREATY

- DUE TO UNKNOWN GRADE CONDITIONS, ACTUAL SIZE FOUNDATION WALLS AND LOCATION OF WINDOW SILL BE DETERMINED ON SITE BY GENERAL CONTRACTOR
- FRAMER IS RESPONSIBLE FOR TRANSFERRING POOR LOADS FROM ABOVE THROUGH THE FLOOR SYSTEM AND WALLS TO SOLID BLOCKING DOWN TO CONCRETE FOUNDATION WALLS BELOW
- PLAN IS DRAWN ACCORDINGLY FOR 3 1/2" CARRIAGE
- ALL DIMENSIONS SHOWN ARE FROM STUD TO STUD
- BUILDING TO FOLLOW EXISTING FOUNDATION AND LOCATIONS OF DEFORMATION MUST BE PROVIDED BETWEEN ROOF AND GARAGE (SEE CODE FOR DETAILS)
- ALL CABINET LAYOUTS ARE CONCEPTUAL. FINAL CABINET DESIGN/RY PROVIDER FOR EXACT ROOF AND LOCATIONS OF CABINETS, APPLIANCES, AND UP

•

HABITAT FOR HUMANITY

CUSTOM DESIGNED FOR:

IMPORTANT NOTE:

IMPORTANT NOTE:

IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR/OWNER MUST REVIEW ALL DIMENSIONS, MATERIALS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION AND IS

IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL

ALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS

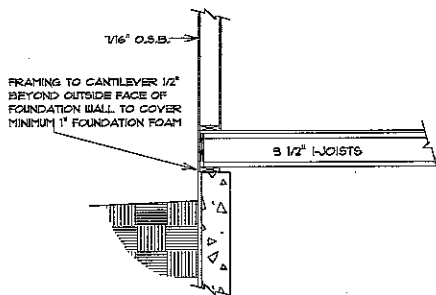
OFFICE
590 LARSEN ROAD

MAILING ADDRESS:

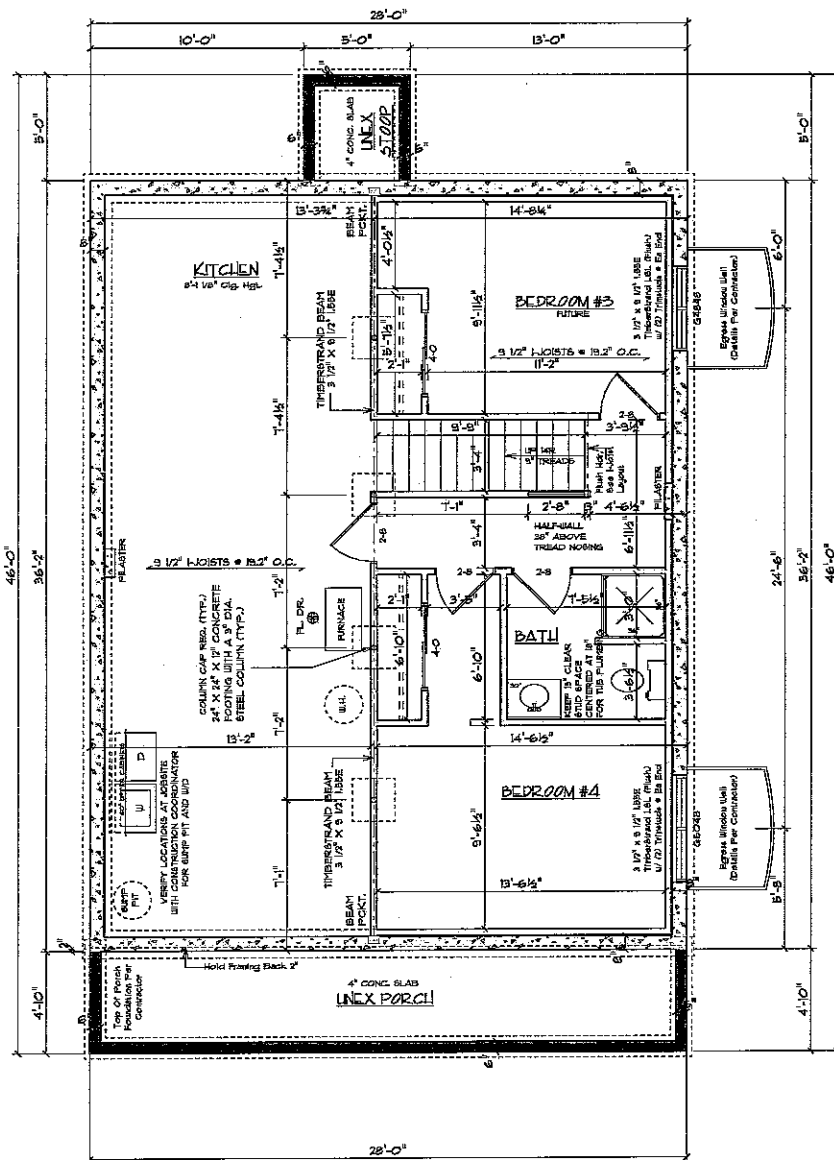
F.O. BOX 10001
GREEN BAY, WI 54301-0001

sconsin

ING SUPPLY



BOX SILL DETAIL
SCALE: 1/2" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"
8'-0" FOUNDATION WALL HGT.

SQUARE FOOTAGE:

FIRST FLOOR: 1014
FUT. FIN. BASEMENT: 441
GARAGE: 320
COVERED PORCH: 10

PLAN SPECIFICATIONS:

* THE CONDITIONS LISTED BELOW ARE STANDARDS FOR THIS PLAN ONLY. *
* SPECIFICATIONS ARE NOTED ON THE PLAN ITSELF.

GENERAL INFORMATION:

HOME FOUNDATION:
8" X 8" 10' Poured Concrete
PERMANENT FOUNDATION:
8" Poured Concrete, Min. 4'-0" TALL

HOME INTERIOR:
FIRST FLOOR: 2" X 6" X 14' 10", SIZES = 14' 0" O.C.
TALL GALLERIES ARE EXPOSED GALLERIES WITH SIZES
TALLER THAN 6' 0" AND NEED TO BE DESIGNED
BY ENGINEERED WOOD PRODUCTS SUPPLY.

* TAPERED WALLS ARE TO BE FRAMED TO
UNDERLIE OF EXISTING ROOF TRUSSES

STAIR INFORMATION:

BASEMENT TO FIRST FLOOR:
14 RUNS X 11" X 11" TREADS = 11'
FLOOR STAIRS

BASEMENT:
8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

8" 10' UNREINFORCED CONCRETE SLAB
FIRST FLOOR:
8" 10' UNREINFORCED CONCRETE SLAB

HABITAT FOR HUMANITY

JOHN NAME: 301 87TH ST.
DATE: MAY 4TH, 2008
DRAWN BY: ALLI VAN STRATEN
PLAN #:
26-095-R

IMPORTANT NOTE:

IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN
PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE
DRAWER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS
DETAILS AND NOTES BEFORE BEGINNING ANY CONSTRUCTION, AND
HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
IT IS UNDERSTOOD THAT THE UNLICENSED ASSISTANT AND PROFESSIONAL
SERVICES CODES AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES
SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

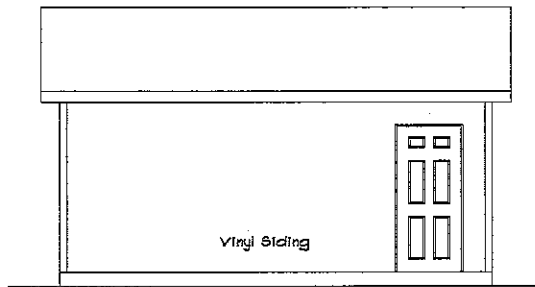
OWNER:
1800 LARSEN ROAD
GREEN BAY, WI 54303
PHONE (920) 484-8080
FAX (920) 484-8910

COMPONENTS:
THIS PROJECT TERRACE
GREEN BAY, WI 54303
PHONE (920) 484-8080
FAX (920) 484-8910

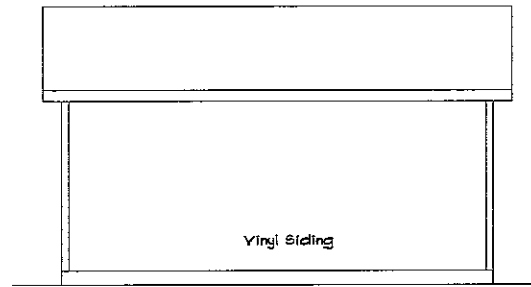
MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54303

Wisconsin

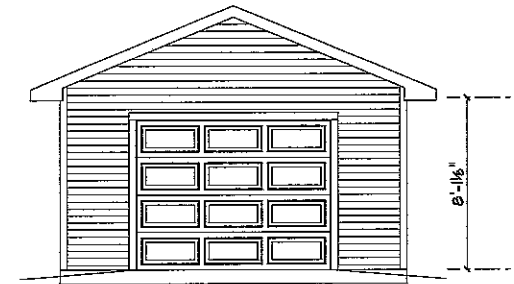
BUILDING SUPPLY



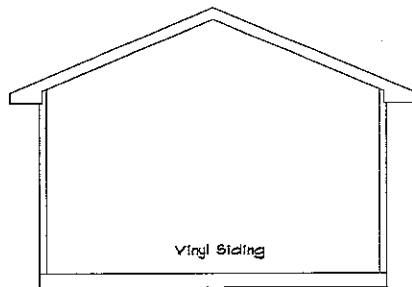
LEFT PLAN
SCALE: 1/4"=1'-0"



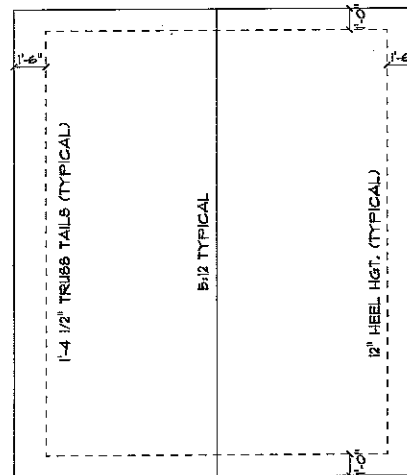
RIGHT PLAN
SCALE: 1/4"=1'-0"



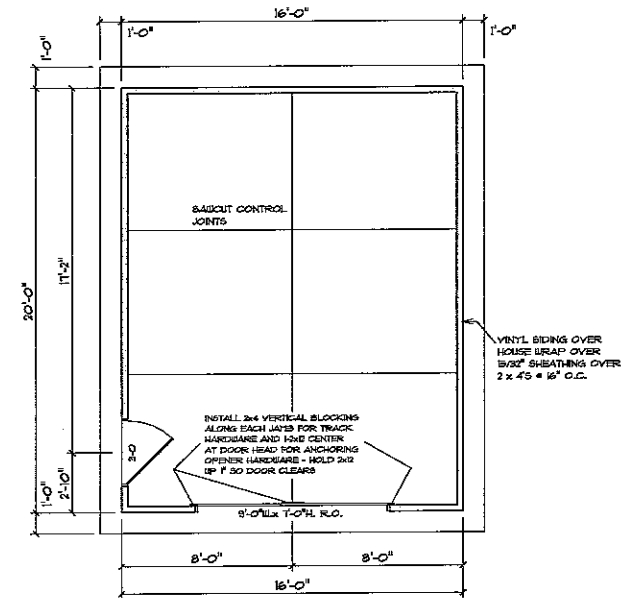
FRONT PLAN
SCALE: 1/4"=1'-0"



REAR PLAN
SCALE: 1/4"=1'-0"



ROOF PLAN
SCALE: 1/4"=1'-0"



FLOOR PLAN
SCALE: 1/4"=1'-0"

NOTE:

THIS CONSTRUCTION PLAN CURRENTLY DOESN'T NOTATE PROPER WALL BRACING REQUIREMENTS. PLEASE CONTACT LOCAL BUILDING OFFICIAL TO VERIFY IF BRACING IS REQUIRED FOR GARAGE PLAN PRIOR TO APPLYING FOR PERMITS TO INITIATE THE START OF THE WALL BRACING PLAN/CALCULATIONS

CUSTOM DESIGNED FOR: **HABITAT FOR HUMANITY**

JOB NAME: 801 8TH ST.	REV: 03/04
DATE: MAY 4TH, 2006	
DRAWN BY: ALI VAN STRATEN	
PLAN #:	
ISSUED OUT OF:	
PLAN NO: 0050	

26-005-R

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE ARCHITECT ASSUMES NO LIABILITY FOR CONSTRUCTION OR IN DETAILS AND NOTER BEFORE BEGINNING ANY CONSTRUCTION AND HEREBY HELD RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN SAFETY AND PROFESSIONAL SERVICES CODE AND LAYOUT DRAWINGS FOR FLOOR AND ROOF TRUSSES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.

OFFICE: GREEN ROAD, GREEN BAY, WI 54303
PHONE (920) 464-5090
FAX (920) 464-5090
COMPONENTS: 1149 MORRIS TERRACE, GREEN BAY, WI 54303
PHONE (920) 464-5090
FAX (920) 464-5090

MAILING ADDRESS: P.O. BOX 10001, GREEN BAY, WI 54307-0001
Wisconsin
BUILDING SUPPLY



Report to the Green Bay Plan Commission

MEETING DATE

July 27, 2026

PREPARED BY

AGENDA ITEM # E.3

(ZP 26-26) Public Hearing on a request for a Conditional Use Permit at 2222 Deckner Avenue/2300 Block Newberry Avenue, seeking to create a telecommunications tower/wireless communications facility in a PI Public Institutional district, submitted by Brad Herm of Nsighttel Wireless d/b/a Cellcom on behalf of Green Bay Area Public School District Preble, property owner (Ald. D. Orlowski, District 5).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 27, 2026

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.4

(ZP 26-26) Consideration with possible action on a request for a Conditional Use Permit at 2222 Deckner Avenue/2300 Block Newberry Avenue, seeking to create a telecommunications tower/wireless communications facility in a PI Public Institutional district, submitted by Brad Herm of Nsighttel Wireless d/b/a Cellcom on behalf of Green Bay Area Public School District Preble, property owner (Ald. D. Orlowski, District 5).

BACKGROUND

Reason for Request: The applicant has applied for a telecommunications tower/wireless communications facility in the Public Institutional (PI) zoning district. The request involves replacing two, 56-foot telecommunication towers/wireless communications facilities with one, 100-foot tower. The existing towers received a Conditional Use Permit (CUP) on June 6, 2012. A condition of the CUP stated that an expansion of the use required a new CUP. Zoning Administrator Jon LeRoy determined this was an expansion of the use. Therefore, a new CUP is required per the PI zoning district's use regulations.

Parcel Information: The project site is located along the southern property line of the Preble High School campus, west of the tennis courts, at 2222 Deckner Avenue/2300 Block Newberry Avenue. The school property is 22.5 acres in size, but the tower facility is located on 1,045 sq ft of leased space.

Subject Parcel Zoning and Land Use: Public Institutional (PI) | School

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

- Wisconsin Act 20 of 2013 enacted comprehensive statewide restrictions on local zoning control over cell towers. This legislation created Wisconsin Statute 66.0404, which establishes uniform statewide standards for the siting, construction and modification of mobile service facilities (see attached). The City's limited authority is reflected in the Land Use Development Standards of Sec. 44-1586 (b). The applicant has provided the necessary documentation for compliance.
- Due to Wisconsin Statute 66.0404 restrictions on local zoning control over cell towers, the CUP standards found in Sec 44-83(e) of the Municipal Code are not applicable. However, they are included in this report for your information.
- Per the narrative and site plan, the project area will not change. Only the towers will change.
- The project site is adjacent to residential homes to the south and sports fields/facilities to the north, east and west. The monopole is designed to buckle, so the upper portion collapses safely within its designated fall zone.

Surrounding Zoning Land Use:

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

South: Low-Density Residential (RI) | Single-Family Residential

East: Conservancy (CON) | Conservancy

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

Land Use Development Standards:

(b) Wireless communication facilities and/or support structures.

(1) A proposal for new wireless communication facilities and/or support structures shall not be approved unless the Common Council finds that the telecommunications equipment planned for the proposed facilities cannot be accommodated on an existing or approved wireless communication support structure within a one-mile search radius due to one or more of the following reasons, as documented by a qualified and licensed professional engineer:

- a. The planned equipment would exceed the structural capacity of the existing or approved wireless communication support structure, and it cannot be reinforced, modified, or replaced to accommodate equivalent equipment.
- b. The planned equipment would cause interference affecting the usability of other existing or planned equipment at the wireless communication facilities and/or support structures.
- c. Existing or approved wireless communication support structures within the search radius cannot accommodate the planned equipment at a height necessary to function reasonably.

(2) Any proposed commercial wireless communication support structure shall be designed to accommodate both the applicant's antennas and comparable antennas for at least two additional users, as well as be designed to allow for future rearrangement of antennas and to accept antennas mounted at varying heights.

(3) Design. Proposed or modified wireless communication facilities and/or support structures shall blend in with the surrounding environment, except as may be required by rules of the Federal Aviation Administration (FAA) and Federal Communications Commission (FCC). Any associated utility buildings must also blend in with the character of the district in which it is located.

(4) Setbacks. Wireless communication facilities and/or support structures shall conform to the setback requirements of the underlying zoning.

(5) Signage. The use of any portion of wireless communication facilities and/or support structures for signs other than warning or equipment signs is prohibited.

(6) Lighting. Wireless communication facilities and/or support structures shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the FAA or other federal or state authority for particular wireless communication facilities and/or support structures.

(7) Security and landscaping. Ground-mounted equipment and utility buildings shall be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects and complements the character of the surrounding neighborhood. The base of the wireless communication support structure shall be secured so that it is not accessible by the general public.

(8) Abandonment.

a. All unused wireless communication facilities and/or support structures shall be removed within 12 months of the cessation of operations at the site unless a time extension is approved by the Plan Commission. If leased property, a copy of the signed lease which requires the applicant to remove the wireless communication facilities and/or support structures upon cessation of operations at the site shall be submitted at the time of application. In the event that wireless communication facilities and/or support structures are not removed within 12 months of the cessation of operations at a site, the wireless communication facilities and/or support structures may be removed by the City and the costs assessed against the property.

b. Unused portions of wireless communication support structures above a manufactured connection shall be removed within six months of the time of antenna relocation. The replacement of portions of a wireless communication support structure previously removed requires the issuance of a new conditional use permit.

(9) Interference. The wireless communication facilities and/or support structures shall be shielded, filtered, and grounded in a manner consistent with FCC and Electronic Industries Association guidelines so as to minimize the possibility of interference with locally-received transmissions. Additionally, the owner of said facilities shall execute an agreement holding the City harmless for any interference.

(10) Obstruction marking and airport zoning. All wireless communication facilities and/or support structures shall comply with the obstruction marking and lighting requirements of the FAA in cooperation with the FCC. Written verification from the FAA of its obstruction marking requirements is required.

(11) Airport zone. If applicable, written verification of compliance with the Austin Straubel International Airport Zoning Ordinance is required.

(12) Municipal sites. The siting and design of wireless communication facilities and/or support structures on municipal property shall be consistent with the character of the area and other zoning requirements. Facilities shall not be located in conservancy areas but may be located in active recreation areas, major playfields, municipal parks, and maintenance facilities. Any application for wireless communication facilities and/or support structures site within a park shall go before the Park and Recreation Committee, and applications for other municipal property shall go before the Improvement and Services Committee.

(13) Existing wireless communication facilities and/or support structures. Any structural modification to existing wireless communication facilities and/or support structures must meet the requirements set forth in this section.

(14) Data sharing. The following data shall be submitted to the Planning Department and updated in a timely manner:

- a. Parcel number and address where the wireless communication facilities and/or support structures are to be located.
- b. Wireless communication support structure owners' and agents' contact information.
- c. Number of tenants using wireless communication support structure and lease space available.
- d. Wireless communication facilities and/or support structures elevations (in feet).
- e. Wireless communication support structure type (monopole, lattice, etc.) and antenna technology on structure (cellular, PCS, etc.).

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: Ald. D. Orlowski, Preble Park Neighborhood Association, Swiss Hill Neighborhood Association, and adjacent property owners within 400 ft. of the subject area have been notified of the

request. An objection via telephone has been received from Richard Lardinois, 316 Blonde Avenue. Should other inquiries or objections be received, those will be shared at the Plan Commission meeting.

RECOMMENDATION

Approval of the CUP subject to the following conditions:

1. Replacing two, 56-foot telecommunication towers/wireless communications facilities with one, 100-foot tower.
2. Compliance with the Land Use Development Standards of Section 44-1586(b), Green Bay Municipal Code, wireless communication facilities and/or support structures.
3. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the conditional use permit, including standard site plan review and approval.
4. There shall be no expansion of the conditional use without Plan Commission and Common Council approval.
5. Nsighttel/Cellcom will comply with all Federal Communication Commission emission regulations.
6. The platform and mechanical cabinets are to be screened using a 6-foot-tall wood board-on-board fence.

FISCAL IMPACT

ATTACHMENTS

1. ZP 26-26 Application redacted
2. ZP 26-26 Map
3. ZP 26-26 Narrative
4. ZP 26-26 Preble HS tower repl Engineering support statement
5. ZP 26-26 Site Plan
6. Preble HS tower repl Land Use Development Standards response
7. Preble_HS_FAA Determination of No Hazard Letter (2026-AGL-3393-OE)_2026-02-24
8. Towair Determination
9. Wisconsin Legislature_ 66.0404



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: Preble High School 2222 Deckner Ave

Parcel Number(s): 21 1178

Petitioner(s): Nsighttel Wireless d/b/a Cellcom

Date: 6 25 26

Email: [REDACTED]

Phone Number: [REDACTED]

Address: 470 Security Boulevard

City: Green Bay

State: WI

Zip: 54311

Property Owner: Green Bay Area Public School District

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, Brad Herm, 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: refer to included lease agreement

Date: 6 25 26

Petitioner Signature(s): Brad Herm

Checklist of required attachments:

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

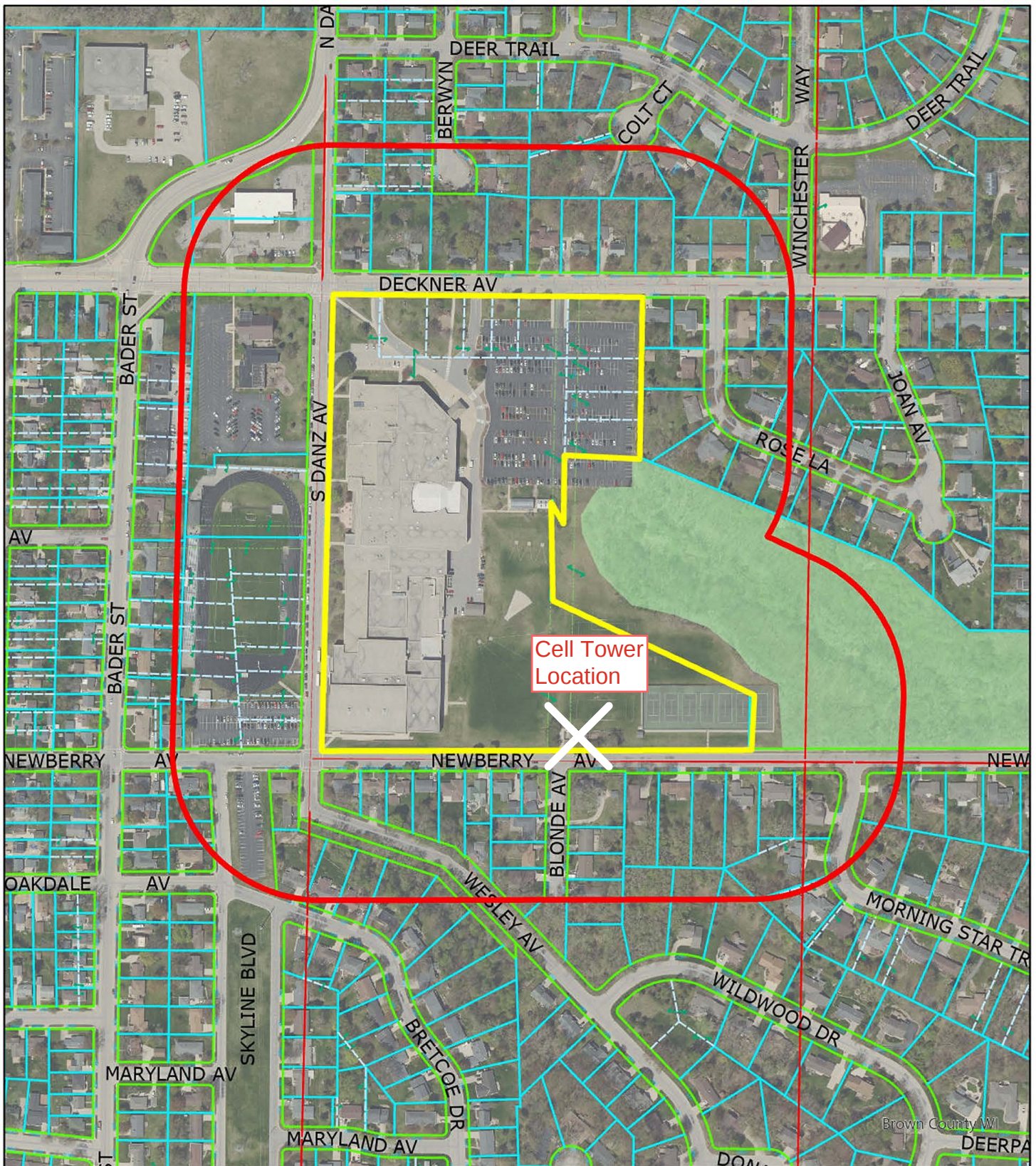
You must meet with Planning staff prior to submission. View City of Green Bay Actions Guide for Rezone, CUP and PUD guidelines - <https://www.greenbaywi.gov/ActionsGuide>

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: ZP 26-26



**(ZP 26-26) Conditional Use Permit at
2222 Deckner Avenue**

0 100 200 400 Feet 



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. 09 Jul 2026 C:\Users\denamo\Documents\ArcGIS\Projects\MyProject\MyProject.aprx

-  2222 Deckner Avenue
-  400' Notification Buffer



Preble High School Tower Replacement

Project Summary

This CUP application addresses the following project.

The purpose of this project is to remove (2) smaller 56 foot tall poles and replace with them with a single 100 foot tall pole.

The project will be completed within the existing leased parcel. The lease parcel will not move or change in size or dimensions.

The existing fenced compound will remain as is, unchanged.

The existing building will not change.

There will be no changes to existing easements associated with this leased parcel.

Please refer to the included Construction documents(CD's) for confirmation and illustration of these statements.

Thank you,

Brad Herm
Applicant, agent and employee
Nsighttel Wireless, LLC d/b/a Cellcom

Preble High School Tower Replacement Engineering Support Statement

RF Engineering Statement of Need

Cellcom plans for both coverage and capacity with their tower deployments.

In the case of our Preble High School location, we need improved coverage to the northeast and capacity toward the High School.

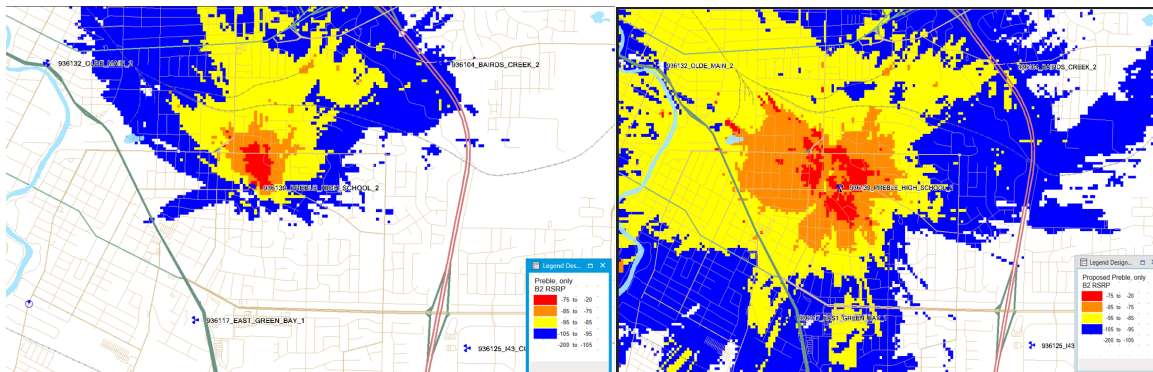
The existing light poles will not support the radios and antennas we need to support the existing need of our customers.

We lack coverage to the northeast of the site. The added height of the proposed tower will help us cover that location.

We lack capacity to the west of the site. This is the sector that serves the high school. The proposed tower will accommodate new antennas that will support additional and technologically upgraded radios that can supply additional capacity for the school.

Nathan T. Lyons
RF Engineer

See before and after illustrations below.



Thank you,

Brad Herm
Applicant, agent and employee
Nsighttel Wireless, LLC d/b/a Cellcom



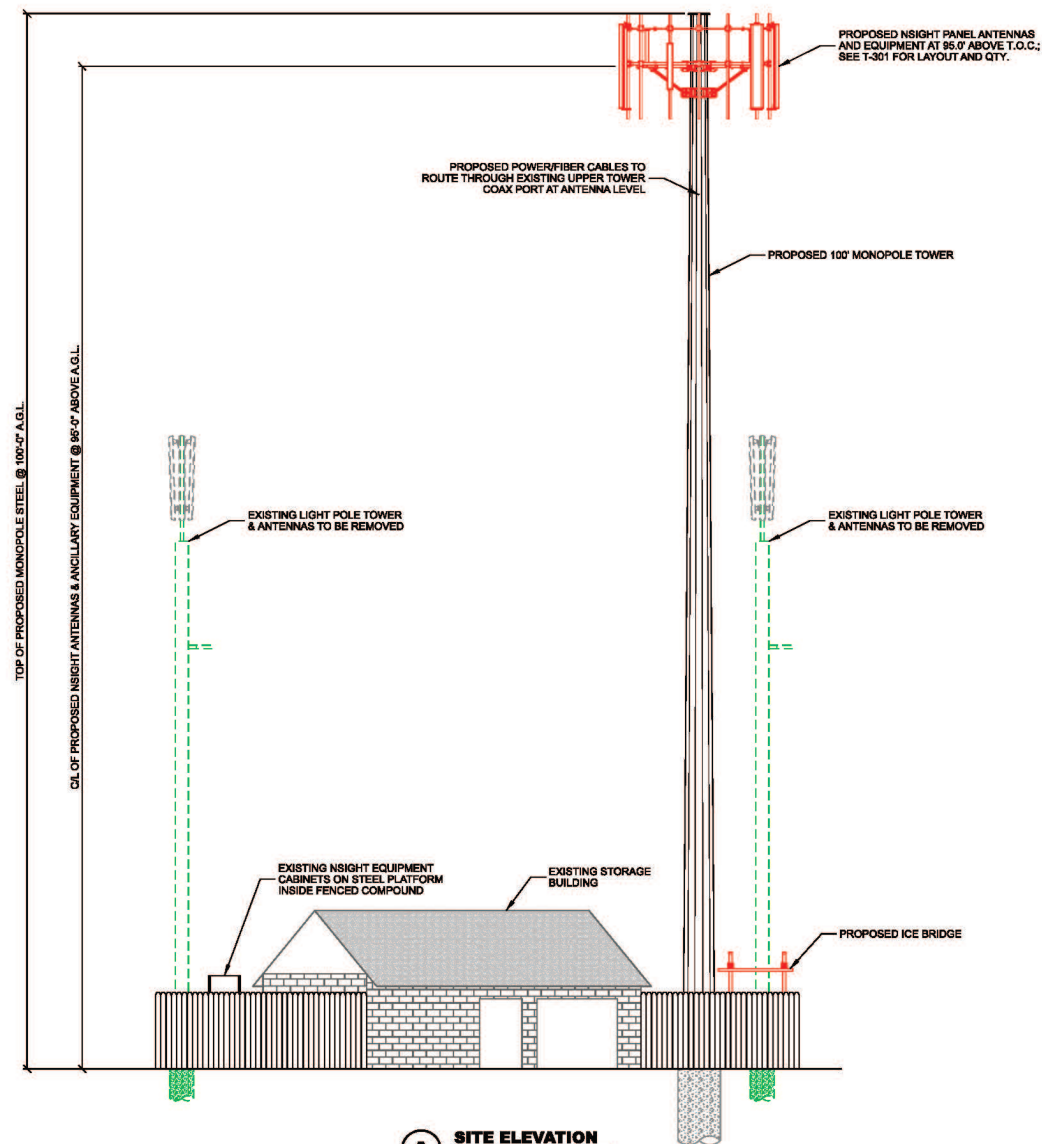
1. AERIAL IMAGE FROM UAS-DRONE FLIGHT CONDUCTED BY
EDGE CONSULTING ENGINEERS, INC. ON 04/08/2025.
2. NORTH ARROW SHOWN AS APPROXIMATE.
3. SITE PHOTOS PROVIDED BY EDGE CONSULTING ENGINEERS, INC.
4. NO SURVEY AVAILABLE. SITE LAYOUT BASED ON FIELD
MEASUREMENTS, UAS-DRONE PHOTOGRAMMETRY, AND SITE PHOTOS.



NEWBERRY AVENUE

CONSULTANT:  Edge Consulting Engineers, Inc. 624 WATER STREET FORTWADE DU SAC, WI 53079 608.644.1443 VOICE 608.644.1449 FAX www.edgecon.com																												
CLIENT:  NSIGHTTEL WIRELESS, LLC 400 SECURITY BLDG GREEN BAY, WI 54313																												
ENGINEER SEAL: APPROVED FOR SEALING DATE: 04/06/09																												
I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET NOTES, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.																												
SITE PLAN PREBLE HS GREEN BAY, WISCONSIN																												
SUBMITTAL: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">INT.</th> <th style="width: 30%;">DATE:</th> <th style="width: 40%;">DESCRIPTION:</th> </tr> </thead> <tbody> <tr> <td>ASE</td> <td>04/06/09</td> <td>REV. A</td> </tr> <tr> <td>ASE</td> <td>04/06/09</td> <td>REV. 0</td> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		INT.	DATE:	DESCRIPTION:	ASE	04/06/09	REV. A	ASE	04/06/09	REV. 0																		
INT.	DATE:	DESCRIPTION:																										
ASE	04/06/09	REV. A																										
ASE	04/06/09	REV. 0																										
CHECKED BY: EAGE SITE ID:	KCB S145486																											
EDGE PROJ. #:	46845																											
SET TYPE	FINAL																											
SHEET NUMBER	C-101																											





CONSULTANT:

 **Edge**
Consulting Engineers, Inc.

624 WATER STREET
PRAIRIE DU SAC, WI 53678
808.644.1449 VOICE
808.644.1549 FAX
www.edgeconsult.com



Preble High School Tower Replacement

Land Use Development Standards responses

Below are the responses to items requested in:

Sec. 44-1586(b). Public service and utility uses(see Page 2).

- (b)1; see RF comment, justification
- (b)2; tower is designed to accommodate multiple carriers
- (b)3; existing fenced compound w/ privacy slats for screening
- (b)4; see CD's
- (b)5; NA
- (b)6; NA
- (b)7; existing locked, fenced compound w/privacy slats
- (b)8; terms and conditions of existing CUP and lease agreement
- (b)9; terms and conditions of existing CUP, current and future lease agreements with tower tenants
- (b)10; see FAA determination provided as part of submittal package
- (b)11; NA
- (b)12; existing site meets requirements
- (b)13; structural changes designed to meet standards
- (b)14;
 - (a) see CUP application submitted
 - (b) see CUP application submitted
 - (c) 1 tenant presently using structure w add'tl lease space available after tower replacement
 - (d) see CUP application submitted and CD's
 - (e) monopole w cellular, wireless technology

Thank you,

Brad Herm
Applicant, agent and employee
Nsighttel Wireless, LLC d/b/a Cellcom

(b) Wireless communication facilities and/or support structures.

(1) A proposal for new wireless communication facilities and/or support structures shall not be approved unless the Common Council finds that the telecommunications equipment planned for the proposed facilities cannot be accommodated on an existing or approved wireless communication support structure within a one-mile search radius due to one or more of the following reasons, as documented by a qualified and licensed professional engineer:

- a. The planned equipment would exceed the structural capacity of the existing or approved wireless communication support structure, and it cannot be reinforced, modified, or replaced to accommodate equivalent equipment.
- b. The planned equipment would cause interference affecting the usability of other existing or planned equipment at the wireless communication facilities and/or support structures.
- c. Existing or approved wireless communication support structures within the search radius cannot accommodate the planned equipment at a height necessary to function reasonably.

(2) Any proposed commercial wireless communication support structure shall be designed to accommodate both the applicant's antennas and comparable antennas for at least two additional users, as well as be designed to allow for future rearrangement of antennas and to accept antennas mounted at varying heights.

(3) Design. Proposed or modified wireless communication facilities and/or support structures shall blend in with the surrounding environment, except as may be required by rules of the Federal Aviation Administration (FAA) and Federal Communications Commission (FCC). Any associated utility buildings must also blend in with the character of the district in which it is located.

(4) Setbacks. Wireless communication facilities and/or support structures shall conform to the setback requirements of the underlying zoning.

(5) Signage. The use of any portion of wireless communication facilities and/or support structures for signs other than warning or equipment signs is prohibited.

(6) Lighting. Wireless communication facilities and/or support structures shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the FAA or other federal or state authority for particular wireless communication facilities and/or support structures.

(7) Security and landscaping. Ground-mounted equipment and utility buildings shall be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects and complements the character of the surrounding neighborhood. The base of the wireless communication support structure shall be secured so that it is not accessible by the general public.

(8) Abandonment.

a. All unused wireless communication facilities and/or support structures shall be removed within 12 months of the cessation of operations at the site unless a time extension is approved by the Plan Commission. If leased property, a copy of the signed lease which requires the applicant to remove the wireless communication facilities and/or support structures upon cessation of operations at the site shall be submitted at the time of application. In the event that wireless communication facilities and/or support structures are not removed within 12 months of the cessation of operations at a site, the wireless communication facilities and/or support structures may be removed by the City and the costs assessed against the property.

b. Unused portions of wireless communication support structures above a manufactured connection shall be removed within six months of the time of antenna relocation. The replacement of portions of a wireless communication support structure previously removed requires the issuance of a new conditional use permit.

(9) Interference. The wireless communication facilities and/or support structures shall be shielded, filtered, and grounded in a manner consistent with FCC and Electronic Industries Association guidelines so as to minimize the possibility of interference with locally-received transmissions. Additionally, the owner of said facilities shall execute an agreement holding the City harmless for any interference.

(10) Obstruction marking and airport zoning. All wireless communication facilities and/or support structures shall comply with the obstruction marking and lighting requirements of the FAA in cooperation with the FCC. Written verification from the FAA of its obstruction marking requirements is required.

(11) Airport zone. If applicable, written verification of compliance with the Austin Straubel International Airport Zoning Ordinance is required.

(12) Municipal sites. The siting and design of wireless communication facilities and/or support structures on municipal property shall be consistent with the character of the area and other zoning requirements. Facilities shall not be located in conservancy areas but may be located in active recreation areas, major playfields, municipal parks, and maintenance facilities. Any application for wireless communication facilities and/or support structures site within a park shall go before the Park and Recreation Committee, and applications for other municipal property shall go before the Improvement and Services Committee.

(13) Existing wireless communication facilities and/or support structures. Any structural modification to existing wireless communication facilities and/or support structures must meet the requirements set forth in this section.

(14) Data sharing. The following data shall be submitted to the Planning Department and updated in a timely manner:

- a. Parcel number and address where the wireless communication facilities and/or support structures are to be located.
- b. Wireless communication support structure owners' and agents' contact information.
- c. Number of tenants using wireless communication support structure and lease space available.
- d. Wireless communication facilities and/or support structures elevations (in feet).
- e. Wireless communication support structure type (monopole, lattice, etc.) and antenna technology on structure (cellular, PCS, etc.).

(Code 1984, § 13.1608)



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2026-AGL-3393-OE

Issued Date: 02/24/2026

NSIGHT TOWER HOLDINGS, LLC
NATHAN T. LYONS
450 Security Blvd
Green Bay, WI 54313

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole 46845 Preble HS
County, State: Brown, Wisconsin

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	44-29-56.59N	87-57-55.55W	670 Ft	105 Ft	775 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at 1-817-222-4832, or Michael.J-CTR.Costanzi@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2026-AGL-3393-OE.

Signature Control No: 694117270-694593588

(DNE)

Michael Costanzi
Technician

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

***Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

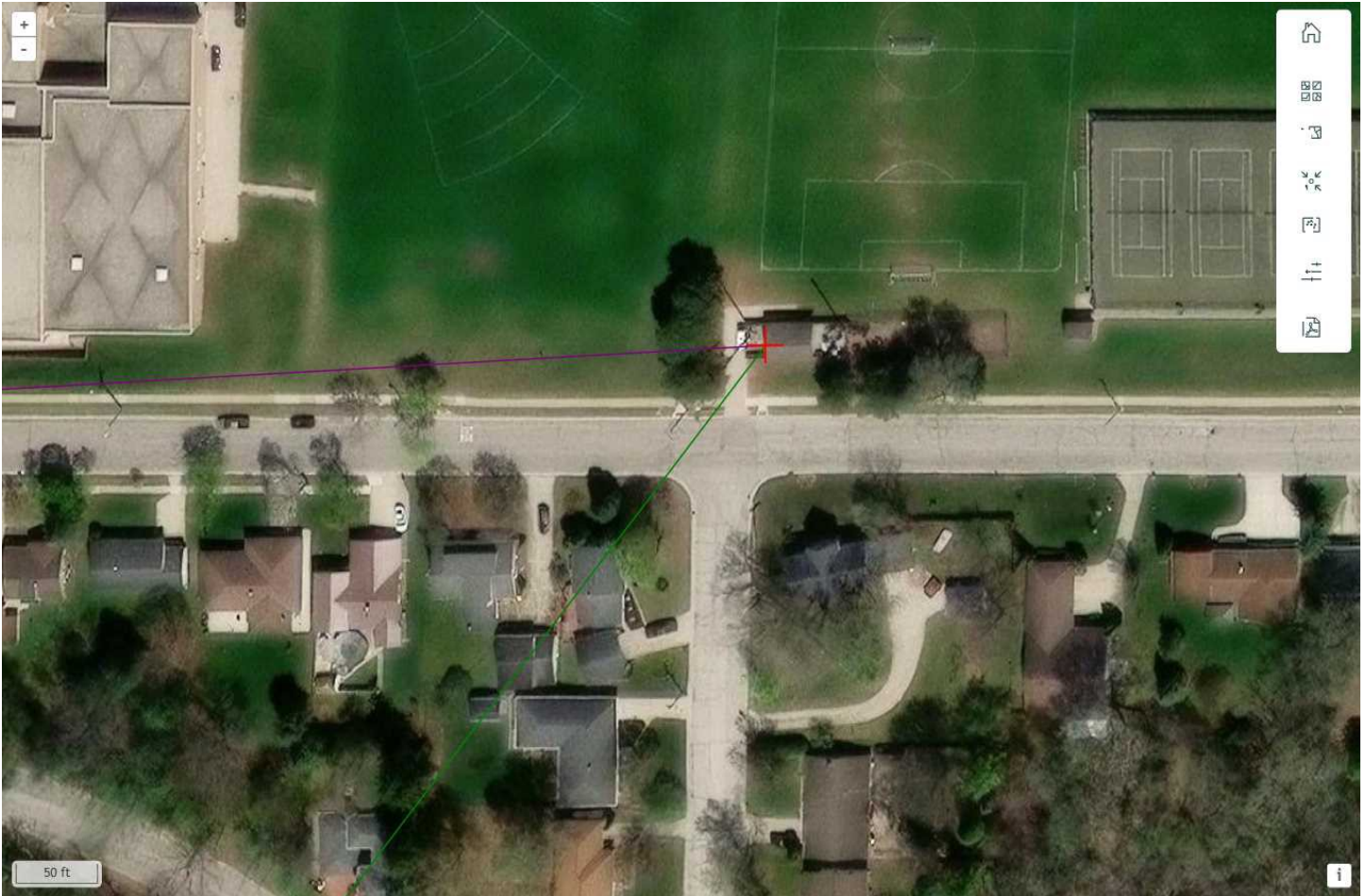
This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

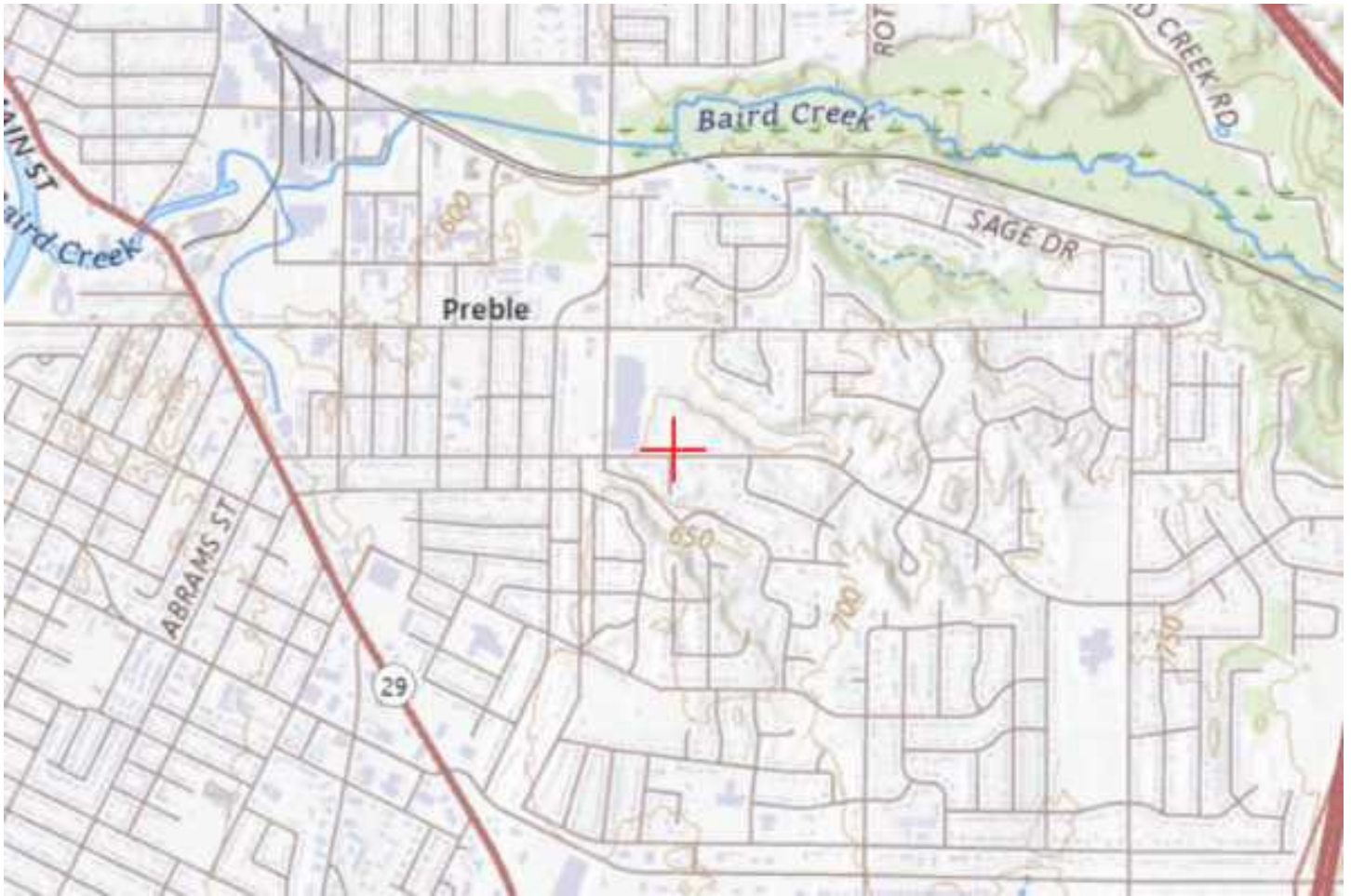
The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

Frequency Data for ASN 2026-AGL-3393-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	1640	W
3700	3980	MHz	3280	W





TOWAIR Determination Results

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.

Your Specifications

NAD83 Coordinates

Latitude	44-29-56.6 north
Longitude	087-57-55.6 west

Measurements (Meters)

Overall Structure Height (AGL)	32
Support Structure Height (AGL)	30.5
Site Elevation (AMSL)	204.5

Structure Type

POLE - Any type of Pole

[Tower Construction Notifications](#)

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW

- (b) The agency shall give the permit holder written notice and an opportunity for a hearing on a proposed termination under par. (a).
- (c) If the agency terminates a permit, the agency may charge the permit holder for the cost of recording and record a notice of termination with the register of deeds, who shall record the notice with the notice recorded under sub. (6) (b) or indicate on any notice recorded under sub. (6) (b) that the permit has been terminated.
- (10) **WAIVER.** A permit holder by written agreement may waive all or part of any right protected by a permit. A copy of such agreement shall be recorded with the register of deeds, who shall record such copy with the notice recorded under sub. (6) (b).
- (11) **PRESERVATION OF RIGHTS.** The transfer of title to any property shall not change the rights and duties under this section or under an ordinance adopted under sub. (2).
- (12) **CONSTRUCTION.**
 - (a) This section may not be construed to require that an owner obtain a permit prior to installing a solar collector or wind energy system.
 - (b) This section may not be construed to mean that acquisition of a renewable energy resource easement under s. 700.35 is in any way contingent upon the granting of a permit under this section.

History: 1981 c. 354; 1983 a. 189 s. 329 (14); 1983 a. 532 s. 36; 1993 a. 414; 1995 a. 201; 1999 a. 150 s. 82; Stats. 1999 s. 66.0403; 2007 a. 97; 2009 a. 40.

Discussing the common law right to solar access. *Prah v. Maretti*, 108 Wis. 2d 223, 321 N.W.2d 182 (1982).

The owner of an energy system does not need a permit under this section. Barring enforceable municipal restrictions, an owner may construct a system without prior municipal approval. This section benefits and protects the owner of the system by restricting the use of nearby property to prevent an interference with the system. *State ex rel. Numrich v. City of Mequon Board of Zoning Appeals*, 2001 WI App 88, 242 Wis. 2d 677, 626 N.W.2d 366, 00-1643.

Wisconsin Recognizes the Power of the Sun: *Prah v. Maretti* and the Solar Access Act. *Grunow*. 1983 WLR 1263.

66.0404 Mobile tower siting regulations.

- (1) **DEFINITIONS.** In this section:
 - (a) “Antenna” means communications equipment that transmits and receives electromagnetic radio signals and is used in the provision of mobile services.
 - (b) “Application” means an application for a permit under this section to engage in an activity specified in sub. (2) (a) or a class 2 collocation.
 - (c) “Building permit” means a permit issued by a political subdivision that authorizes an applicant to conduct construction activity that is consistent with the political subdivision’s building code.
 - (d) “Class 1 collocation” means the placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility but does need to engage in substantial modification.
 - (e) “Class 2 collocation” means the placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility or engage in substantial modification.
 - (f) “Collocation” means class 1 or class 2 collocation or both.
 - (g) “Distributed antenna system” means a network of spatially separated antenna nodes that is connected to a common source via a transport medium and that provides mobile service within a geographic area or structure.
 - (h) “Equipment compound” means an area surrounding or adjacent to the base of an existing support structure within which is located mobile service facilities.
 - (i) “Existing structure” means a support structure that exists at the time a request for permission to place mobile service facilities on a support structure is filed with a political subdivision.
 - (j) “Fall zone” means the area over which a mobile support structure is designed to collapse.
 - (k) “Mobile service” has the meaning given in 47 USC 153 (33).
 - (L) “Mobile service facility” means the set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discrete geographic area, but does not include the underlying support structure.
 - (m) “Mobile service provider” means a person who provides mobile service.

- (n) “Mobile service support structure” means a freestanding structure that is designed to support a mobile service facility.
 - (o) “Permit” means a permit, other than a building permit, or approval issued by a political subdivision which authorizes any of the following activities by an applicant:
 - 1. A class 1 collocation.
 - 2. A class 2 collocation.
 - 3. The construction of a mobile service support structure.
 - (p) “Political subdivision” means a city, village, town, or county.
 - (q) “Public utility” has the meaning given in s. 196.01 (5).
 - (r) “Search ring” means a shape drawn on a map to indicate the general area within which a mobile service support structure should be located to meet radio frequency engineering requirements, taking into account other factors including topography and the demographics of the service area.
 - (s) “Substantial modification” means the modification of a mobile service support structure, including the mounting of an antenna on such a structure, that does any of the following:
 - 1. For structures with an overall height of 200 feet or less, increases the overall height of the structure by more than 20 feet.
 - 2. For structures with an overall height of more than 200 feet, increases the overall height of the structure by 10 percent or more.
 - 3. Measured at the level of the appurtenance added to the structure as a result of the modification, increases the width of the support structure by 20 feet or more, unless a larger area is necessary for collocation.
 - 4. Increases the square footage of an existing equipment compound to a total area of more than 2,500 square feet.
 - (t) “Support structure” means an existing or new structure that supports or can support a mobile service facility, including a mobile service support structure, utility pole, water tower, building, or other structure.
 - (u) “Utility pole” means a structure owned or operated by an alternative telecommunications utility, as defined in s. 196.01 (1d); public utility, as defined in s. 196.01 (5); telecommunications utility, as defined in s. 196.01 (10); political subdivision; or cooperative association organized under ch. 185; and that is designed specifically for and used to carry lines, cables, or wires for telecommunications service, as defined in s. 182.017 (1g) (cq); for video service, as defined in s. 66.0420 (2) (y); for electricity; or to provide light.
- (2) NEW CONSTRUCTION OR SUBSTANTIAL MODIFICATION OF FACILITIES AND SUPPORT STRUCTURES.**
- (a) Subject to the provisions and limitations of this section, a political subdivision may enact a zoning ordinance under s. 59.69, 60.61, or 62.23 to regulate any of the following activities:
 - 1. The siting and construction of a new mobile service support structure and facilities.
 - 2. With regard to a class 1 collocation, the substantial modification of an existing support structure and mobile service facilities.
 - (b) If a political subdivision regulates an activity described under par. (a), the regulation shall prescribe the application process which a person must complete to engage in the siting, construction, or modification activities described in par. (a). The application shall be in writing and shall contain all of the following information:
 - 1. The name and business address of, and the contact individual for, the applicant.
 - 2. The location of the proposed or affected support structure.
 - 3. The location of the proposed mobile service facility.
 - 4. If the application is to substantially modify an existing support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment associated with the proposed modifications.
 - 5. If the application is to construct a new mobile service support structure, a construction plan which describes the proposed mobile service support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure.

6. If an application is to construct a new mobile service support structure, an explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider.
- (c) If an applicant submits to a political subdivision an application for a permit to engage in an activity described under par. (a), which contains all of the information required under par. (b), the political subdivision shall consider the application complete. If the political subdivision does not believe that the application is complete, the political subdivision shall notify the applicant in writing, within 10 days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.
- (d) Within 90 days of its receipt of a complete application, a political subdivision shall complete all of the following or the applicant may consider the application approved, except that the applicant and the political subdivision may agree in writing to an extension of the 90 day period:
 1. Review the application to determine whether it complies with all applicable aspects of the political subdivision's building code and, subject to the limitations in this section, zoning ordinances.
 2. Make a final decision whether to approve or disapprove the application.
 3. Notify the applicant, in writing, of its final decision.
 4. If the decision is to disapprove the application, include with the written notification substantial evidence which supports the decision.
- (e) A political subdivision may disapprove an application if an applicant refuses to evaluate the feasibility of collocation within the applicant's search ring and provide the sworn statement described under par. (b) 6.
- (f) A party who is aggrieved by the final decision of a political subdivision under par. (d) 2. may bring an action in the circuit court of the county in which the proposed activity, which is the subject of the application, is to be located.
- (g) If an applicant provides a political subdivision with an engineering certification showing that a mobile service support structure, or an existing structure, is designed to collapse within a smaller area than the setback or fall zone area required in a zoning ordinance, that zoning ordinance does not apply to such a structure unless the political subdivision provides the applicant with substantial evidence that the engineering certification is flawed.
- (h) A political subdivision may regulate the activities described under par. (a) only as provided in this section.
- (i) If a political subdivision has in effect on July 2, 2013, an ordinance that applies to the activities described under par. (a) and the ordinance is inconsistent with this section, the ordinance does not apply to, and may not be enforced against, the activity.
- (3) COLLOCATION ON EXISTING SUPPORT STRUCTURES.**
 - (a)
 1. A class 2 collocation is a permitted use under ss. 59.69, 60.61, and 62.23.
 2. If a political subdivision has in effect on July 2, 2013, an ordinance that applies to a class 2 collocation and the ordinance is inconsistent with this section, the ordinance does not apply to, and may not be enforced against, the class 2 collocation.
 3. A political subdivision may regulate a class 2 collocation only as provided in this section.
 4. A class 2 collocation is subject to the same requirements for the issuance of a building permit to which any other type of commercial development or land use development is subject.
 - (b) If an applicant submits to a political subdivision an application for a permit to engage in a class 2 collocation, the application shall contain all of the information required under sub. (2) (b) 1. to 3., in which case the political subdivision shall consider the application complete. If any of the required information is not in the application, the political subdivision shall notify the applicant in writing, within 5 days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.
 - (c) Within 45 days of its receipt of a complete application, a political subdivision shall complete all of the following or the applicant may consider the application approved, except that the applicant and

the political subdivision may agree in writing to an extension of the 45 day period:

Menu » Statutes Related » Statutes » Chapter 66

2023-24 Wisconsin Statutes updated through 2025 Wis. Act 247 and through all Supreme Court Orders and Controlled Substances Board Orders filed before and in effect on July 1, 2026. Published and certified under s. 35.18. Changes effective after July 1, 2026, are designated by NOTES. (Published 7-1-26)



Report to the Green Bay Plan Commission

MEETING DATE

July 27, 2026

PREPARED BY

AGENDA ITEM # E.5

(ZP 26-28) Public Hearing on a request for a Conditional Use Permit to construct a covered porch in the front yard setback in a Low-Density Residential District (R-1) at 703 Wilson Avenue, submitted by Huseyin Kurtul of Carpentyr LLC on behalf of Matt Olmeda, property owner (Ald. B. Delie, District 10).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 27, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.6

(ZP 26-28) Consideration with possible action on a request for a Conditional Use Permit to construct a covered porch in the front yard setback in a Low-Density Residential District (R-1) at 703 Wilson Avenue, submitted by Huseyin Kurtul of Carpentyr LLC on behalf of Matt Olmeda, property owner (Ald. B. Delie, District 10).

BACKGROUND

Reason for Request: The applicant has applied for a covered front porch which encroaches into the established front yard setback within an (R1) Low-Density Residential District. This requires a Conditional Use Permit.

Parcel Information: 703 Wilson Avenue

Subject Parcel Zoning and Land Use: Low-Density Residential (R1) | Single-Family Residential

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

- The request complies with the Conditional Use Permit Standards.
- The site plan complies with Ch. 44 (Zoning) of the Green Bay Municipal Code.
- The request calls for a covered front porch to be attached to the front of the house. The materials for the roof and pitch appear to be complementary to the house design.
- The request calls for a total deck of 198 square feet and is a setback of 14.7 feet from the established front right of way. The average front setback on the block is 23 feet. The request would allow for a difference of about 8.5 feet from the typical established setback on the block.

Surrounding Zoning Land Use:

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

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

East: Low-Density Residential (R1) | Multi-Family Residential

West: Low-Density Residential (R1) | Two-Family Residential

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

Lot dimension and building bulk requirements:

Covered porches are permitted in the front setback compliant with the conditional use permit requirements found in Section 44-83 (Conditional Use Permit Standards). A porch proposed for a designated historic property or a contributing building within a historic district may be constructed within a front and/or side yard setback provided the porch is historically appropriate or a restoration of a significant architectural feature of the original structure.

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.

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: Ald. B. Delie, the Mather Heights Neighborhood Association, and adjacent property owners within 200 ft. of the subject area have been notified of the request. There was one inquiry made regarding this request as of the drafting of this report.

RECOMMENDATION

Approval of the CUP subject to the following conditions:

1. Compliance with all regulations of the Green Bay Municipal Code.
2. All necessary building permits for the construction of a covered front porch must be submitted and approved by Department of Community and Economic Development staff.

FISCAL IMPACT

ATTACHMENTS

1. 26-28 Redacted Application
2. 26-28 Supplemental Documents
3. Property Map 26-28



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: 703 Wilson Ave, Green Bay, WI 54303

Parcel Number(s): 18 - 401 - A

Petitioner(s): Huseyin Kurtul as Carpentyr LLC

Date: 06/26/2026

Email: redacted

Phone Number: redacted

Address: 941 Tayco Street Apt 7

City: Menasha

State: WI

Zip: 54952

Property Owner: Matt Olmeda

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, Huseyin Kurtul, 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: Matt Olmeda

Date: 06/26/2026

Petitioner Signature(s): Huseyin Kurtul

Checklist of required attachments:

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

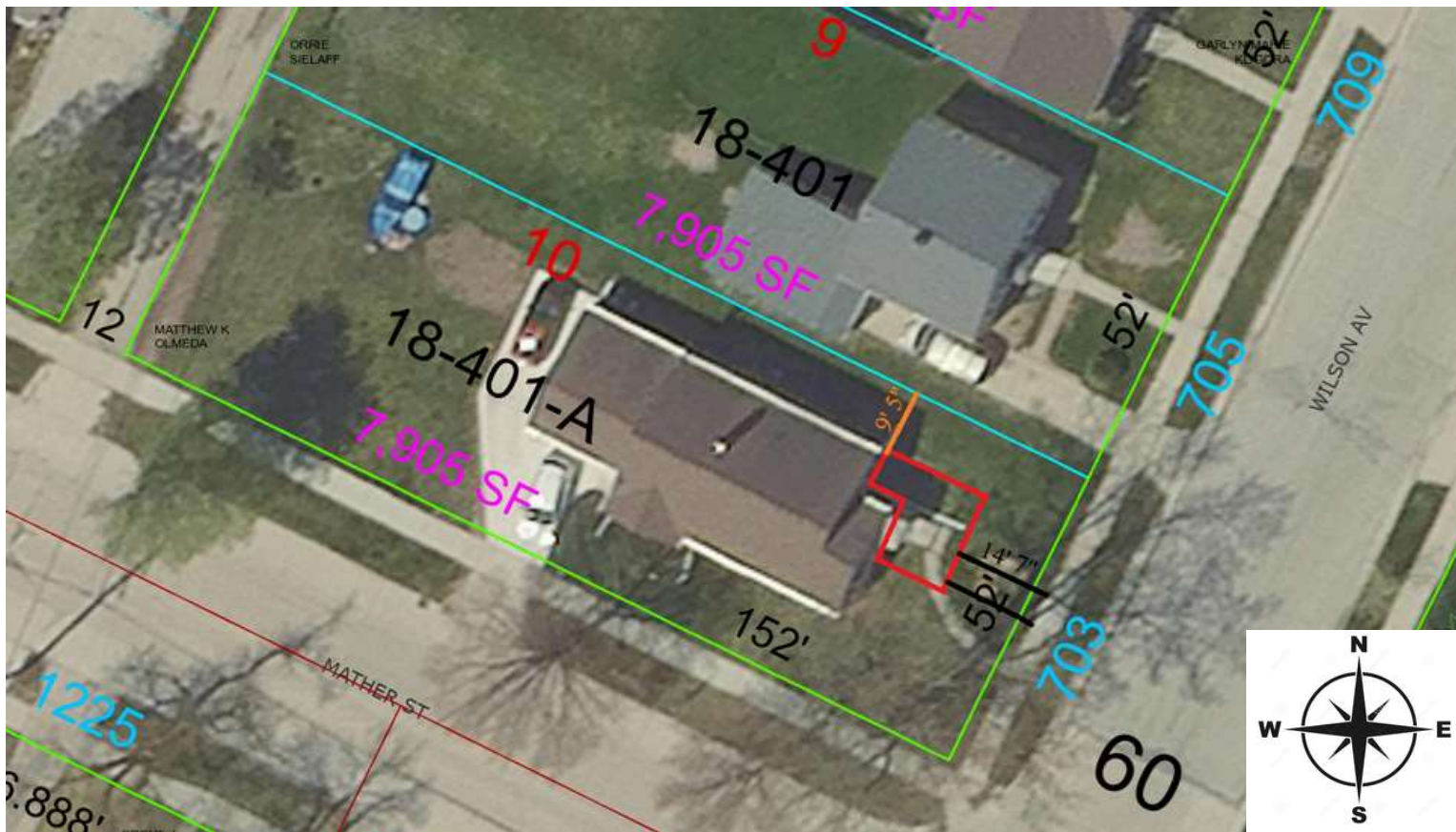
For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____

Site Plan - Drawing is not to Scale



Red for Deck Location

Orange for Right Side Distance from Right neighbour

Black For Concrete Patio that Reach to Pavement

Stairs will be 5' wide

Concrete patio will be open for foot traffic and it will be
4" deep - 5' wide - 14' 7" long

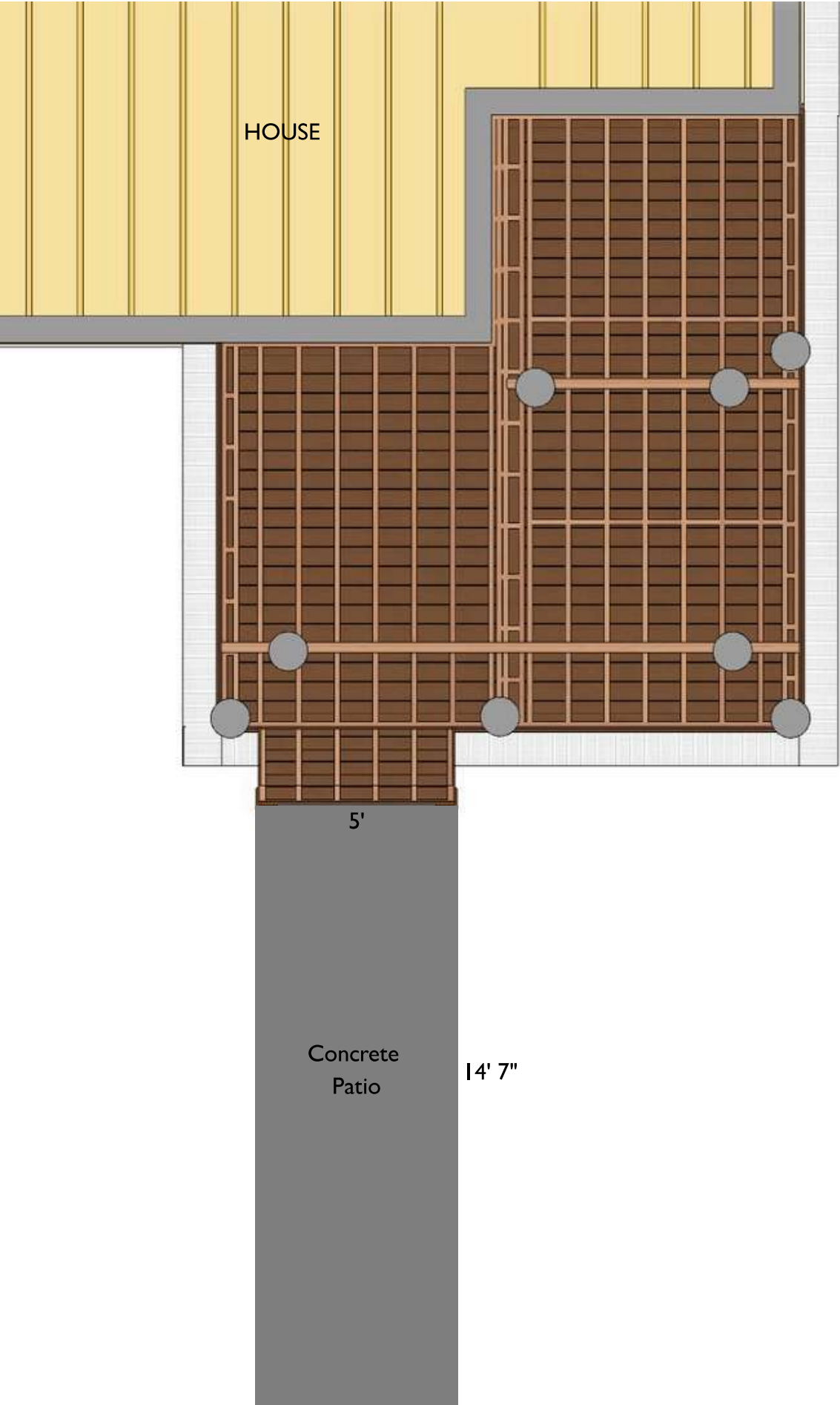
This deck will be connected to house with Ledger Board

Total area of deck will be 198 sqft



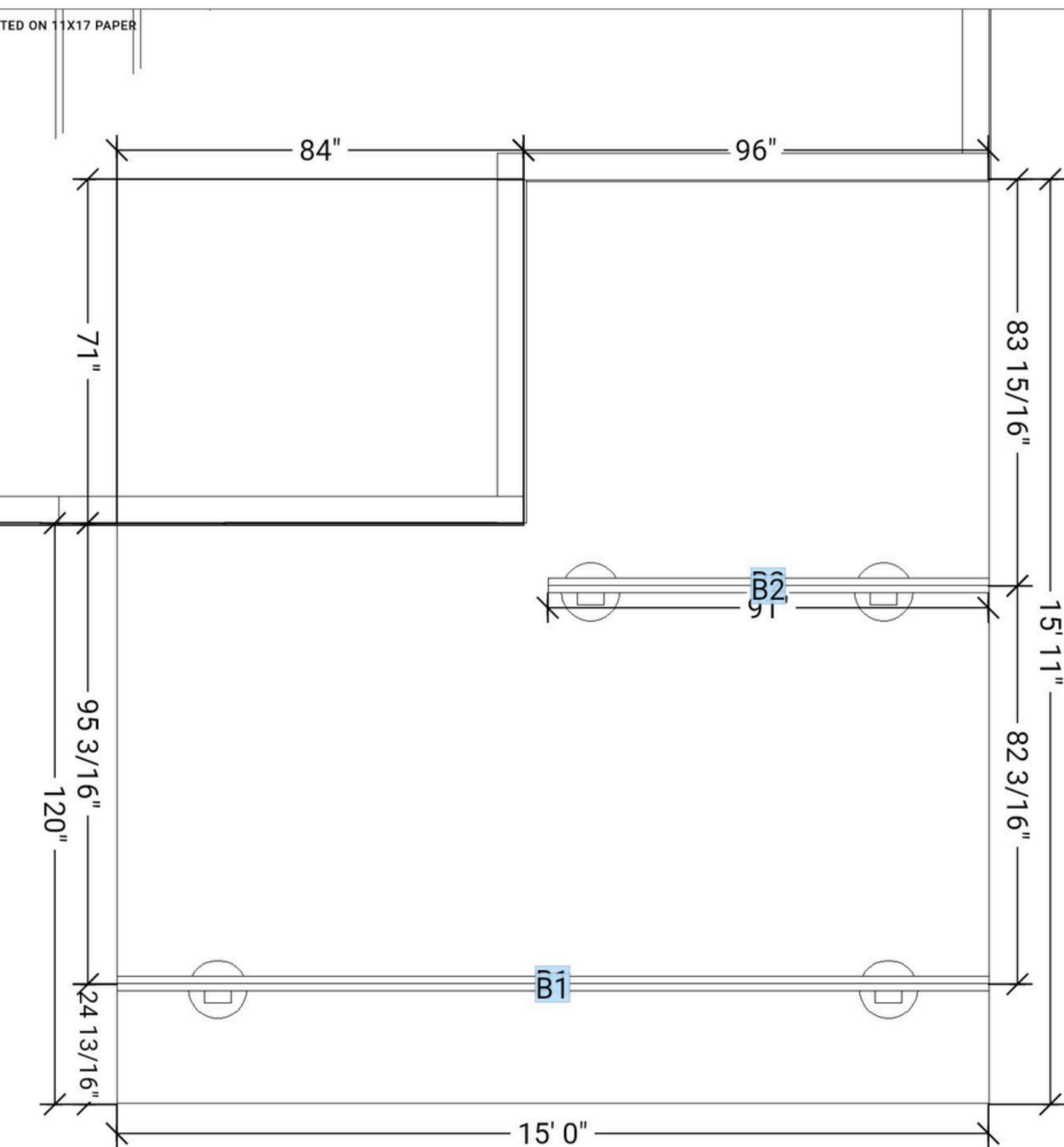
The house on this 3d plan
doesn't represent
the real size of the house

Footings, Joist, Beam, Concrete Patio Layout



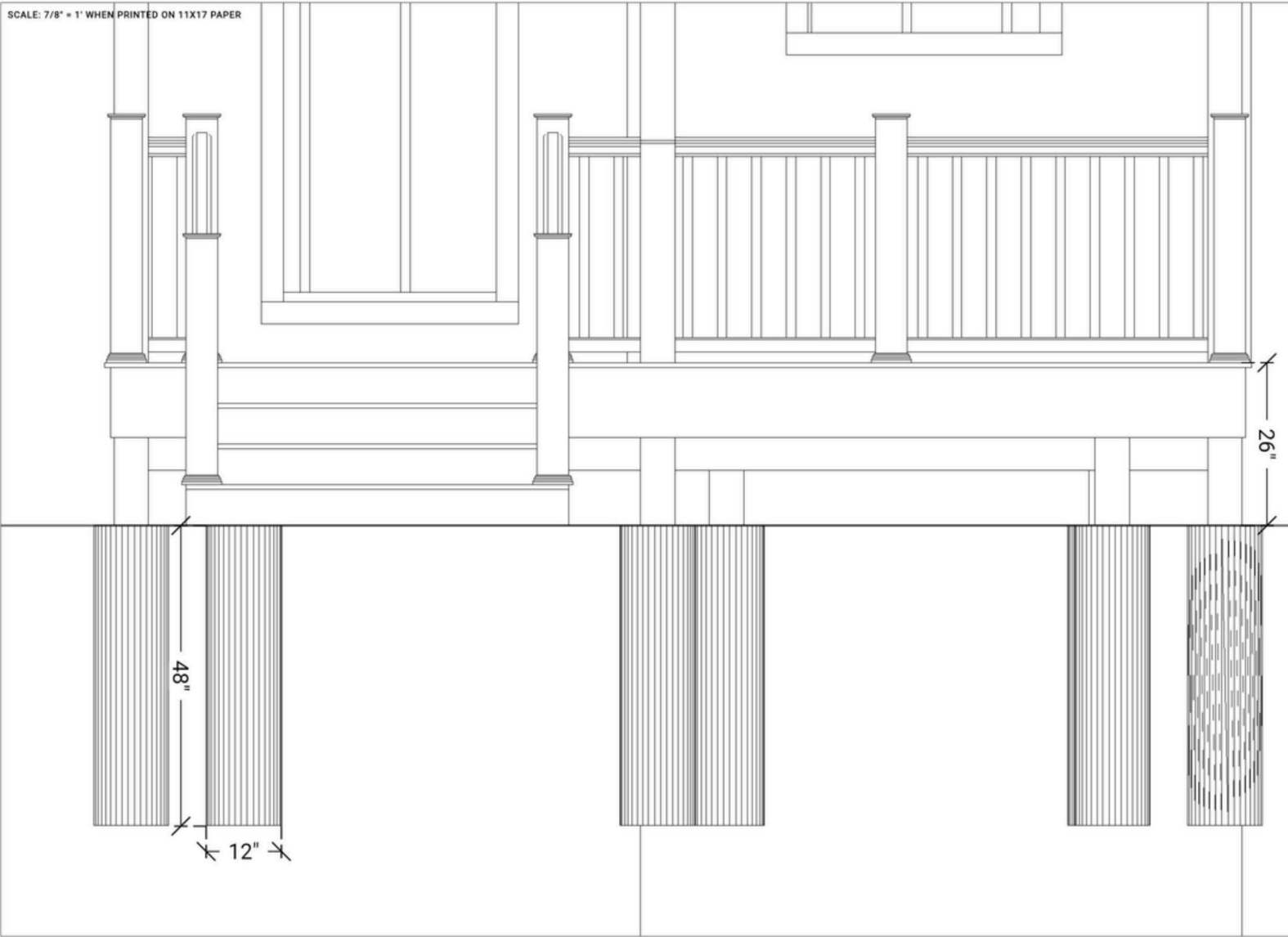
Beam Layout of the Deck

PRINTED ON 11X17 PAPER



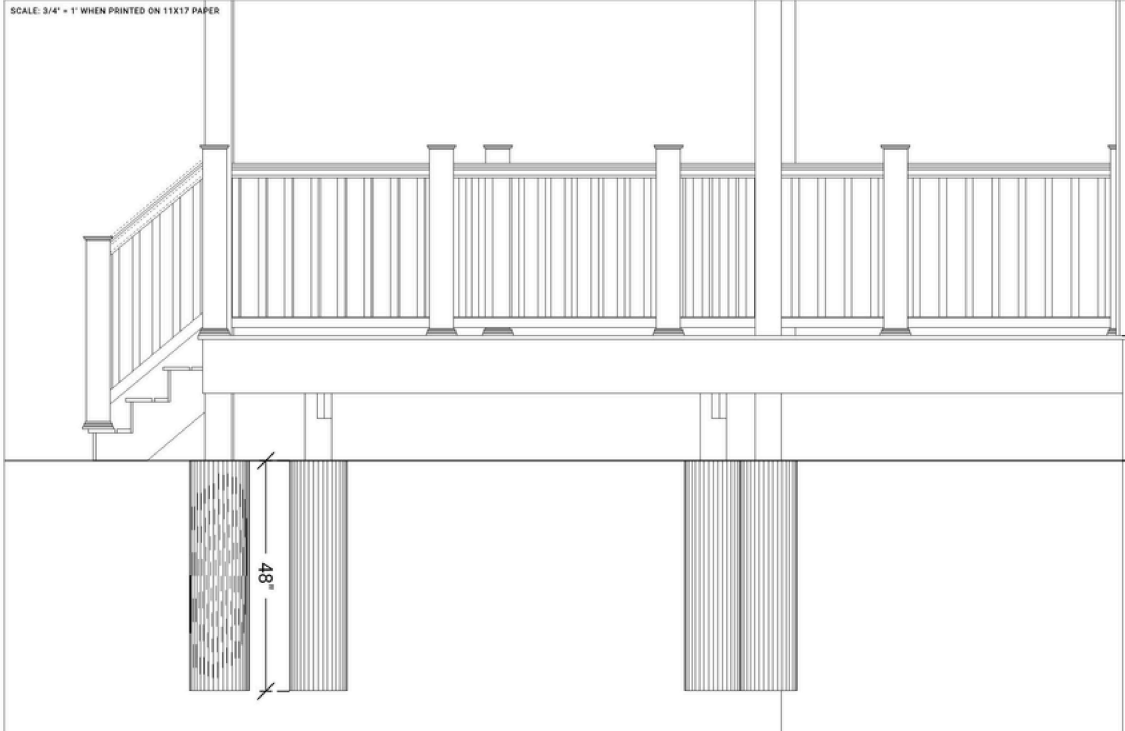
Deck Height and Footing Specifications

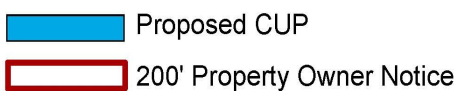
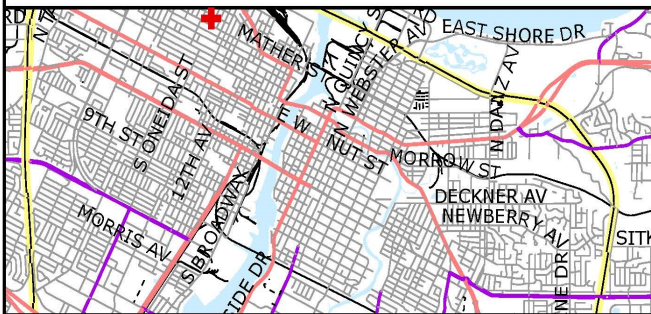
SCALE: 7/8" = 1' WHEN PRINTED ON 11X17 PAPER



Righ Side of the Deck

SCALE: 3/4" = 1' WHEN PRINTED ON 11X17 PAPER





703 Wilson Avenue

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



Report to the Green Bay Plan Commission

MEETING DATE

July 27, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.7

(TA 26-05) Public Hearing regarding text amendments to various sections of Chapter 44 of the Green Bay Municipal Code relating to Animal Boarding Facility, Kennel, Shelter, submitted by Community and Economic Development.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 27, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.8

(TA 26-05) Consideration with possible action on text amendments to various sections of Chapter 44 of the Green Bay Municipal Code relating to Animal Boarding Facility, Kennel, Shelter, submitted by Community and Economic Development.

BACKGROUND

Reason for Request: Department of Community and Economic Development staff have applied to create modifications to Chapter 44 of the Green Bay Municipal Code: Zoning to permit an animal boarding facility, kennel, or animal shelter use classification within mixed-use districts as permitted use.

Report: Staff seeks to create cleanup actions for an animal boarding facility, kennel, or animal shelter throughout the city. Animal kennel/shelter changes to the zoning code were last updated in 2023 during a review of animal uses within zoning districts. The majority of the changes at the time were focused on the expansion of commercial dog day care and businesses with dog areas within the zoning code.

It has come to staff's attention to review animal boarding facilities, kennels, or animal shelters beyond the existing zoning districts. Currently, animal boarding facilities, kennels, or animal shelters are a permitted use within all commercial districts, light industrial and business park districts.

An animal boarding facility, kennel, or animal shelter use is defined as an establishment in which more than two dogs or three cats or any combination thereof may be kept for boarding, breeding, safekeeping, convalescence, placement, sale, or humane disposal.

Similar use categorizations such as animal hospital, veterinary clinic, and animal grooming are permitted in all mixed-use districts. A commercial dog day care area is permitted in Downtown and a conditional use within Office-Residential and Neighborhood Commercial. Staff believes the animal boarding facility, kennel, or animal shelter is of a similar nature to the other uses and classification, like other similar animal uses, is warranted for an animal boarding facility, kennel, or animal shelter use within mixed-use districts.

An animal boarding facility, kennel, or animal shelter use has land use development standards located in Chapter 44-1584(b.). Those requirements are as follows:

1. Animal boarding facilities shall be required to be soundproofed to ensure that the noise levels associated with the use do not interfere with the health, welfare, and safety of adjoining properties.
2. All runs, exercise areas, and enclosures/kennels shall be located within a completely enclosed building.
3. All provisions in Chapter 6 of the Green Bay Municipal Code shall be met.

Two key provisions from Chapter 6 include the following:

1. A boarding facility, kennel, or shelter must acquire an animal establishment license.
2. Where (dog) kennels (boarding facilities, shelters) are permitted, no kennel shall be located closer

than 100 feet to the boundary of the nearest adjacent residential lot. Thus, it is acknowledged that proper documentation for cats and dogs must occur within an area which could have a mixture of commercial and residential uses within the mixed-use districts. However, dog kennels, especially given their need for added space and potential noise, must remain 100 feet from any lot with a residential use.

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends a range and mix of uses within neighborhood commercial, mixed-use and downtown designation. This action is consistent with this recommendation.

Public Notification: Public hearing notices were published in the Green Bay Press Times. No inquiries have been made about this item.

RECOMMENDATION

Approval of the request to modify Chapter 44, Article VII, Section 44-615, Table 44-5 to include an animal boarding facility, kennel, shelter as a permitted use within Office-Residential, Neighborhood Commercial or Downtown Districts.

FISCAL IMPACT

ATTACHMENTS

- I. G.O. xx-26 relating to Commerical Dog Uses DRAFT

GENERAL ORDINANCE NO. xx-26

AN ORDINANCE
AMENDING CHAPTER 44, ARTICLE VII,
GREEN BAY MUNICIPAL CODE,
RELATING TO ANIMAL BOARDING FACILITY, KENNEL, OR ANIMAL SHELTER USES
THE COMMON COUNCIL OF THE CITY OF GREEN BAY DOES ORDAIN AS FOLLOWS:

SECTION 1. Article VII, Mixed-Use Districts, of Chapter 44, Green Bay Municipal Code, is hereby amended to add:

Section 44-615, Table 44-5

Use	OR	NC	D	Dev. Stds.
Service Businesses				
Animal boarding facility, kennel, shelter	P	P	P	x

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

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

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

APPROVED:

Mayor

ATTEST:

Clerk

September 15, 2026
law



Report to the Green Bay Plan Commission

MEETING DATE

July 27, 2026

PREPARED BY

AGENDA ITEM # F.I

(TA 26-04) Public Hearing on a request to amend various sections of the Green Bay Municipal Code, Chapter 44, related to Land Use Tables has been removed and the Public Hearing will commence at a later date.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 27, 2026

PREPARED BY

Sierra Schultz, Staff - CED Zoning Intern

AGENDA ITEM # F.2

(TA 26-04) Consideration with possible action on amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Land Use Tables, submitted by Community and Economic Development has been removed and the item will commence at a later date.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 27, 2026

PREPARED BY

AGENDA ITEM # F.3

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