



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, AUGUST 10, 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, August 10, 2026, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the July 27, 2026, meeting.

E. Regular Business.

- I. (ZP 26-29) Public Hearing on a request for a Conditional Use Permit to permit a Community Center use within a Low-Density Residential District (RI) at 1444 and 1448 Harvey Street, submitted by Neufeld Enterprises II, LLC, applicant and property owner (Ald. J. Prestley, District 6).

2. (ZP 26-29) Consideration with possible action on a request for a Conditional Use Permit to permit a Community Center use within a Low-Density Residential District (RI) at 1444 and 1448 Harvey Street, submitted by Neufeld Enterprises II, LLC, applicant and property owner (Ald. J. Prestley, District 6).
3. (ZP 26-30) Public Hearing on a request for a Conditional Use Permit to construct an accessory metal shed which exceeds more than 120 square feet in a Low-Density Residential District (R-I) at 2665 Ironwood Drive, submitted by Matthew Haile, property owner and applicant (Ald. M. Eck, District 11).
4. (ZP 26-30) Consideration with possible action on a request for a Conditional Use Permit to construct an accessory metal shed which exceeds more than 120 square feet in a Low-Density Residential District (R-I) at 2665 Ironwood Drive, submitted by Matthew Haile, property owner and applicant (Ald. M. Eck, District 11).
5. (CPA 26-05) Public Hearing on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street from future Regional Commercial land use to Mixed Residential land use, submitted by Community and Economic Development Department (Ald. M. Eck, District 11).
6. (CPA 26-05) Consideration with possible action on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street from future Regional Commercial land use to Mixed Residential land use, submitted by Community and Economic Development Department (Ald. M. Eck, District 11).
7. (ZP 26-31) Public Hearing on a request to rezone 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street from General Commercial (CI) to Low-Density Residential (RI), submitted by Community and Economic Development Department (Ald. M. Eck, District 11).
8. (ZP 26-31) Consideration with possible action on a request to rezone 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street from General Commercial (CI) to Low-Density Residential (RI), submitted by Community and Economic Development Department (Ald. M. Eck, District 11).
9. (SC 26-01) Consideration with possible action on a request to authorize the partial closure of the 700 Block of Weise Street, submitted by the City of Green Bay Department of Public Works (Ald. J. Prestley, District 6 and Ald. A. Proffitt, District 7).

F. Informational.

1. Director's report.
2. Next Meeting: August 31, 2026

G. Adjournment.

1. Adjournment of the Monday, August 10, 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

August 10, 2026

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the July 27, 2026, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. GBPC Minutes 07.27.2026



MINUTES 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

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B. ROLL CALL.

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

Present: Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, and Emma Fulwilder

Excused: Kelsey Lutzow

Others Present: Doug Orlowski—Alder, District 5

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, July 27, 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. No—None. Abstain—None.

D. APPROVAL OF MINUTES.

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

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

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).

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

Speakers:
Dena Mooney—Staff

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

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).

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

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).

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

Speakers:

Dena Mooney—Staff

Richard Lardinois—316 Blonde Ave.

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

4. (ZP 26-26) 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).

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

Speakers:

Arthur Hall—470 Security Blvd.

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

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

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).

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

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

6. (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).

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

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.

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

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

8. (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.

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. No—None. Abstain—None.

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.

This Public Hearing will commence at the August 10, 2026, Plan Commission meeting.

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.

This item will commence at the August 10, 2026, Plan Commission meeting.

3. Director's report.

-Development Director, Cheryl Renier-Wigg, presented the 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.

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



Report to the Green Bay Plan Commission

MEETING DATE

August 10, 2026

PREPARED BY

AGENDA ITEM # E.I

(ZP 26-29) Public Hearing on a request for a Conditional Use Permit to permit a Community Center use within a Low-Density Residential District (RI) at 1444 and 1448 Harvey Street, submitted by Neufeld Enterprises II, LLC, applicant and property owner (Ald. J. Prestley, District 6).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 10, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.2

(ZP 26-29) Consideration with possible action on a request for a Conditional Use Permit to permit a Community Center use within a Low-Density Residential District (RI) at 1444 and 1448 Harvey Street, submitted by Neufeld Enterprises II, LLC, applicant and property owner (Ald. J. Prestley, District 6).

BACKGROUND

Reason for Request: The applicant seeks to allow for community center use classification for two parcels within an RI Low-Density Residential District. This use classification requires a conditional use permit.

Parcel Information: 1444 and 1448 Harvey Street

Subject Parcel Zoning and Land Use: Low-Density Residential (RI) | Vacant lots

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

- The request complies with the Conditional Use Permit Standards.
- The CUP request seeks to permit community center uses on two parcels along Harvey Street. The two parcels combine for a total square footage of around 19,000 square feet. Neufeld Enterprises II LLC is the current property owner and applicant. They seek to donate the parcels to the Boys and Girls Club for the purpose of future expansion of the campus, which is classified as a community center use.

Surrounding Zoning Land Use:

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

South: General Commercial (CI) | Boys and Girls Club

East: General Commercial (CI) | Vacant Lot

West: General Commercial (CI) | Boys and Girls Club

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

Lot dimension and building bulk requirements:

The applicant does not seek to construct upon individual lots, but rather seeks to use the area of the vacant lots and develop in conjunction with future redevelopment of the Boys and Girls Club of Green Bay, which is located to the south, west, and east of the block. These two parcels, in conjunction with future land use, have sufficient lot requirements for expansion of the Boys and Girls Club campus.

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

- I. 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. Prestley 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 request subject to the following:

1. Community center use must be used in conjunction with Boys and Girls Club community center use.
2. Compliance with all regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. 26-29 Redacted Application and Narrative Documents
2. Property Map 26-29



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: 1444 and 1448 Harvey Street

Parcel Number(s): 8 1 S and 8-197

Petitioner(s): Neufeld Enterprises II, LLC

Date: 7/15/2026

Email: redacted

Phone Number: redacted

Address: PO Box 11387

City: Green Bay

State: WI

Zip: 54307

Property Owner: Neufeld Enterprises II, LLC

Phone Number: redacted 0

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, David N. Martin, 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: _____

Date: 7/15/2026

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: _____

Receipt No.: _____

Zoning Petition No.: _____



July 15, 2026

Mr. Jon LeRoy
City of Green Bay
100 N Jefferson Street
Green Bay, WI 54301

Re: Conditional Use Narrative for Neufeld Enterprises II, LLC (Parcels 8-197 and 8-196)

Dear Jon,

The Boys & Girls Club of the Bay & Lakes Region means so much to the community. My family has been lucky to be involved in the organization for generations.

We recently purchased three properties located at 1444, 1448, and 1452 Harvey Street to eventually donate to the Club for their long-term viability.

The three properties will set them up for their future as they currently own 1400 Harvey Street and 1451 University Avenue.

We are looking to obtain conditional use of the 1444 and 1448 parcels which are currently zoned R1. The surrounding parcels are zoned C1, including 1452 Harvey Street, as well as the two Club parcels at 1400 Harvey Street and 1451 University Avenue. Once the two residential parcels received conditional use, and ownership is transferred to The Boys & Girls Club, and prior to expansion of the two Clubhouses, all five parcels will be combined into one large parcel.

The Club's market and location analysis study is also attached. Slides 6-7 provide the weighting criteria used for the location analysis. Slide 8 shows Lutsey's ranking as the #1 neighborhood tract. In short, the five properties sited above, of which we want to obtain conditional use on two, have been evaluated to be the best location for a Boys & Girls Club community center in all of Brown County.

We hope the land will benefit the area's youth in the City of Green Bay and surrounding areas.

Best Regards,

A handwritten signature in blue ink that reads "David Martin". The signature is fluid and cursive, with a large initial 'D'.

David N. Martin

Boys & Girls Club Conditional Use

Parcel 8-197 (1448 Harvey Street)

Zoned R1

.227 acres

Owner: Neufeld Enterprises II, LLC

Parcel 8-196 (1444 Harvey Street)

Zoned R1

.209 acres

Owner: Neufeld Enterprises II, LLC



1444 Harvey Street – Legal Description

Tax Parcel No.: 8-196

LEGAL DESCRIPTION

Lot Two Hundred Thirty (230) and that part of the North One-half (N1/2) of a 12 foot alley lying between the Easterly and Westerly lines of Lot Two Hundred Thirty (230) extended Southerly; according to the recorded Plat of Oak Grove of Green Bay, East Side of Fox River, City of Green Bay, Brown County, Wisconsin.

1448 Harvey Street – Legal Description

Tax Parcel No.: 8-197

LEGAL DESCRIPTION

Lots Two Hundred Thirty-one (231) and Two Hundred Thirty-two (232) according to the recorded Plat of Oak Grove of Green Bay, East Side of Fox River, City of Green Bay, Brown County, Wisconsin. EXCEPTING THEREFROM THE FOLLOWING:

That part of Lots 231 and 232 according to the recorded Oak Grove Plat, East Side of Fox River, City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Beginning at the intersection of the south line of Lots 231 and 232 of the Oak Grove Plat and the westerly boundary of Volume 5, Certified Survey Maps, page 71, Brown County Records; thence westerly along the south line of Lots 231 and 232 to the southwest corner of Lot 231; thence northeasterly to the northwest corner of Lot 2 of Volume 5, Certified Survey Maps, page 71; thence southerly along the westerly boundary of Lot 2, Volume 5, Certified Survey Maps, page 71 to the point of beginning.

Boys and Girls Club of the Bay & Lakes Region

Market & Location Analysis

Sarah Seelman, Research Analyst Fellow
Sarah Swain, Research Analyst Fellow
Mare Schaffner, Ph.D., Executive Director of CBFA





Overview

1. How well is BGC geographically serving their current market?

4 Variable Suitability Analysis

Brown County

Door County

2. Where is the future market potential for BGC?

2 Variable Suitability Analysis

Brown County

YMCA Expansion

Downtown Green Bay School Expansion

Suburban Green Bay Expansion

Door County

YMCA Expansion



Overview

1. How well is BGC geographically serving their current market?

4 Variable Suitability Analysis

Brown County

Door County

2. Where is the future market potential for BGC?

2 Variable Suitability Analysis

Brown County

WMA Wisconsin

Deer Creek Green Bay School Expansion

Suburban Green Bay Expansion

Door County

WMA Wisconsin



Previous Findings

- The Club currently serves 2.0% of the 5-19 year old population in Brown County
- High market penetration occurs where members live on average within 0.6 miles from a Club location
- Roughly half of club members are between the ages of 10-14, which is larger than the comparable population
- Club membership is more racially diverse than the demographic averages for the region
- The Club has higher market penetration in tracts with households that, on average, have lower incomes, more SNAP recipients, more renters, more single parent homes, and more likely to use public transportation

Brown County Infographic

BGC Demographic Snapshot

Brown County, WI

KEY FACTS

274,271

Population

111,208

Households

38.2

Median Age

\$55,370

Median Household Income

EDUCATION

6.5%

No High School Diploma

29.3%

High School Graduate

30.5%

Some College/Associate's Degree

33.7%

Bachelor's or Grad Post Degree

Age Demographic for Target Market



16,977

6%

2023 Total Population Age 5-9



17,346

6%

2023 Total Population Age 10-14

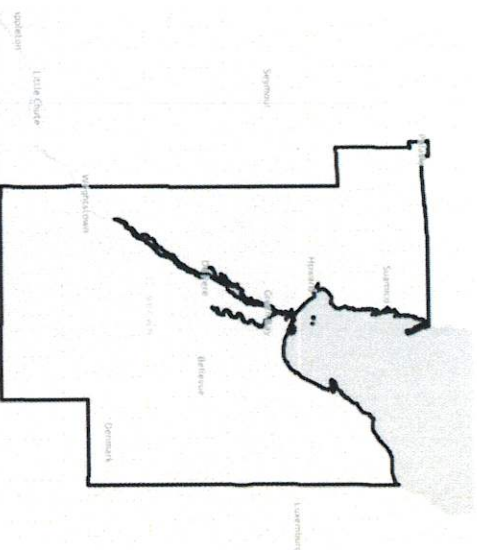
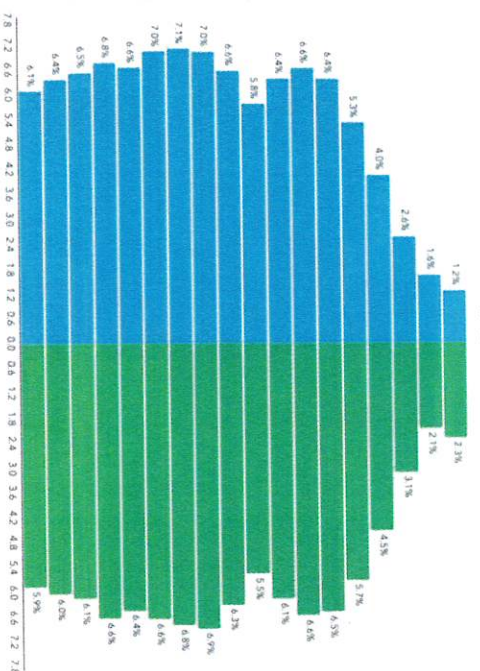


18,335

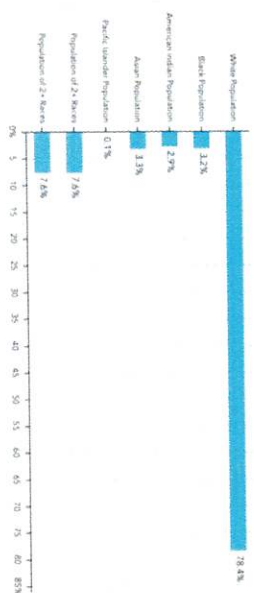
7%

2023 Total Population Age 15-19

Age pyramid



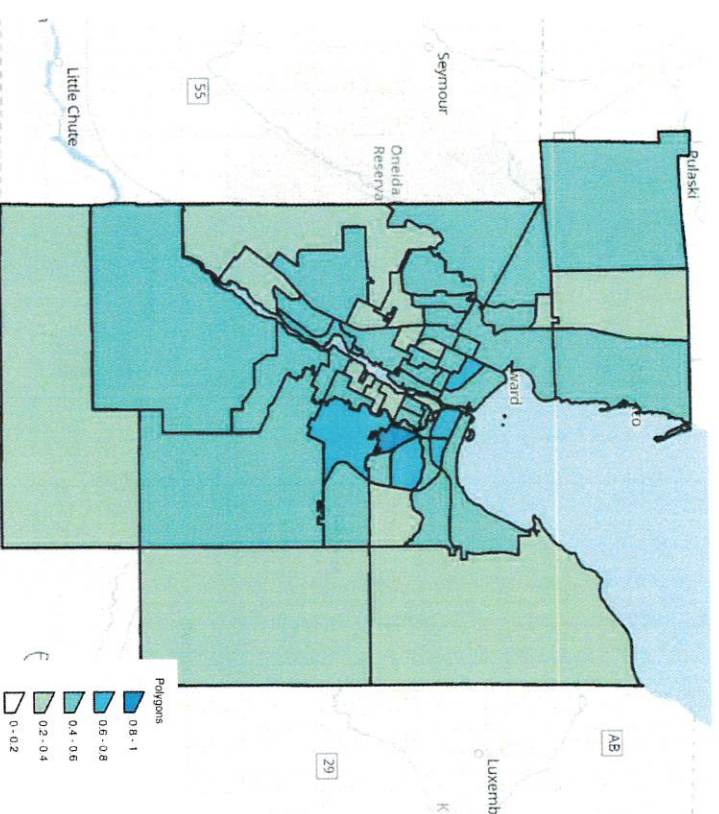
Population by Race



BGC Current Market in Brown County

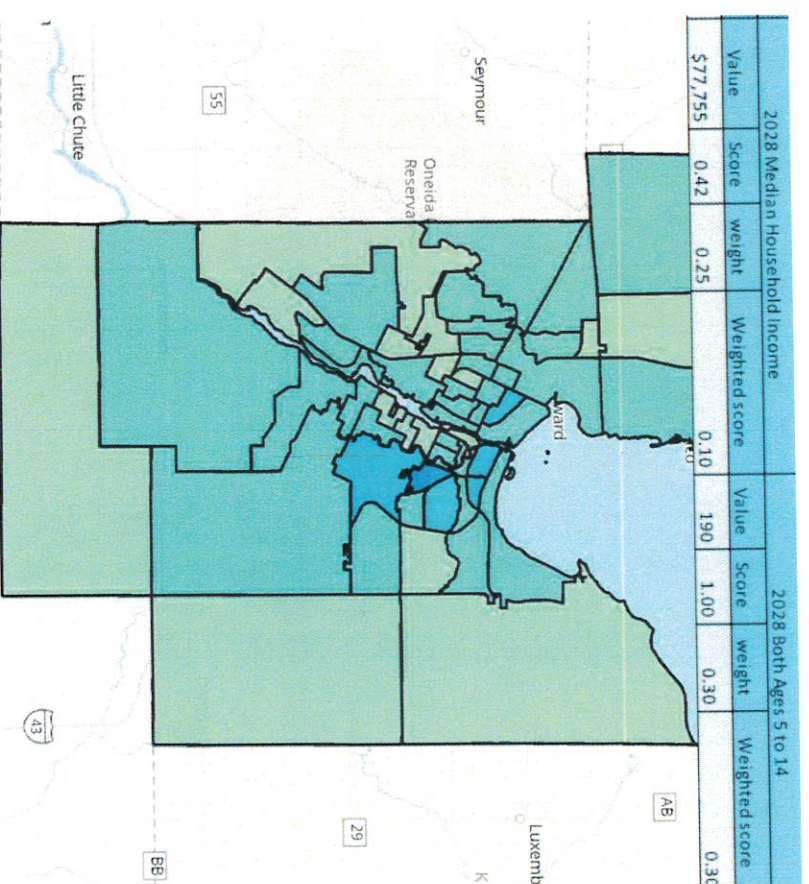
Four variables and weighting:

- 2028 Total Population Ages 5-14 (30%)
- 2028 Total Population Ages 15-19 (20%)
- Median Income (25% - Inverse)
- 2028 Percentage Nonwhite Population Ages 5-19 (25%)

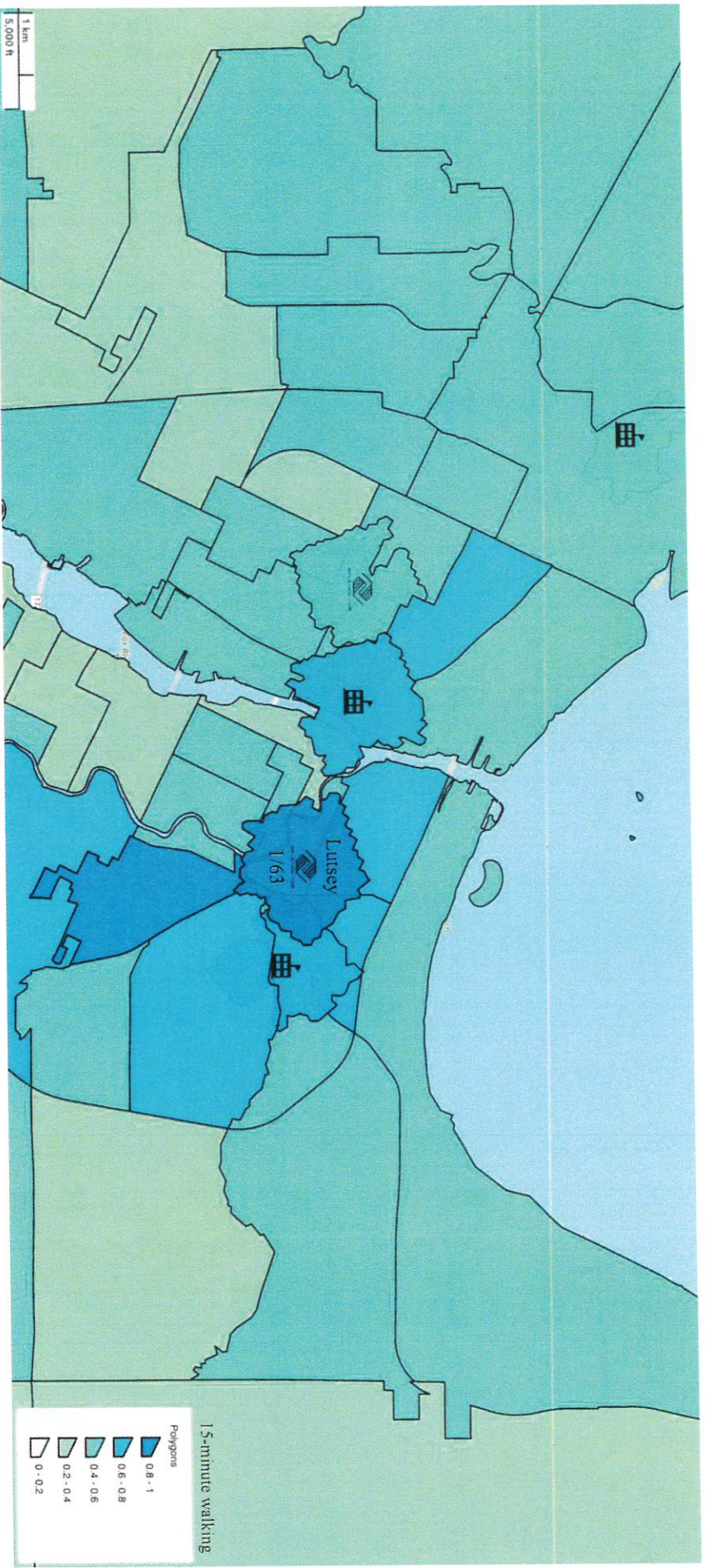


How The Analysis Works

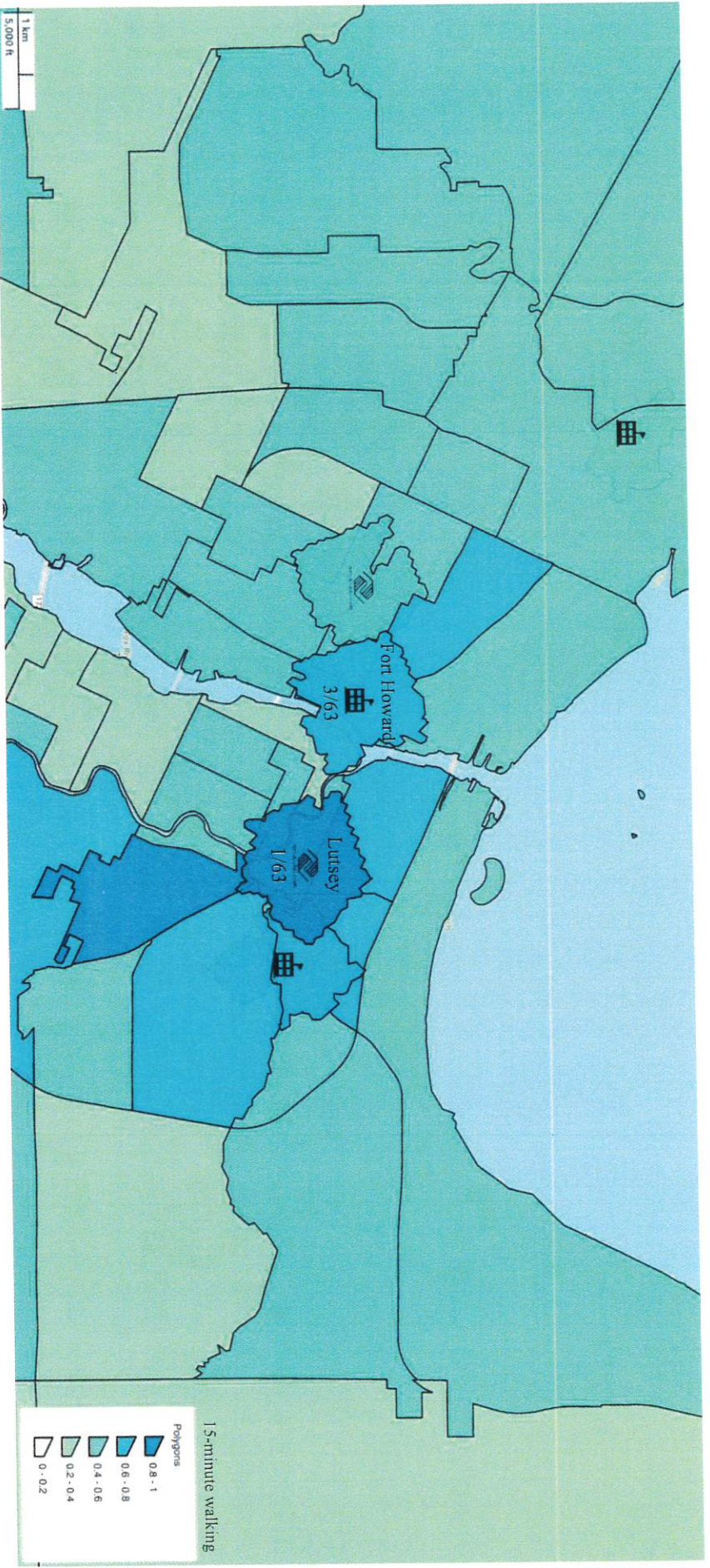
1. Sites are scored on a 0 to 1 scale for each variable, based on maximum and minimum values (i.e. normalized)
2. Variable score is then multiplied by the assigned weight and summed for the overall score
3. The overall scores are then ranked for comparison



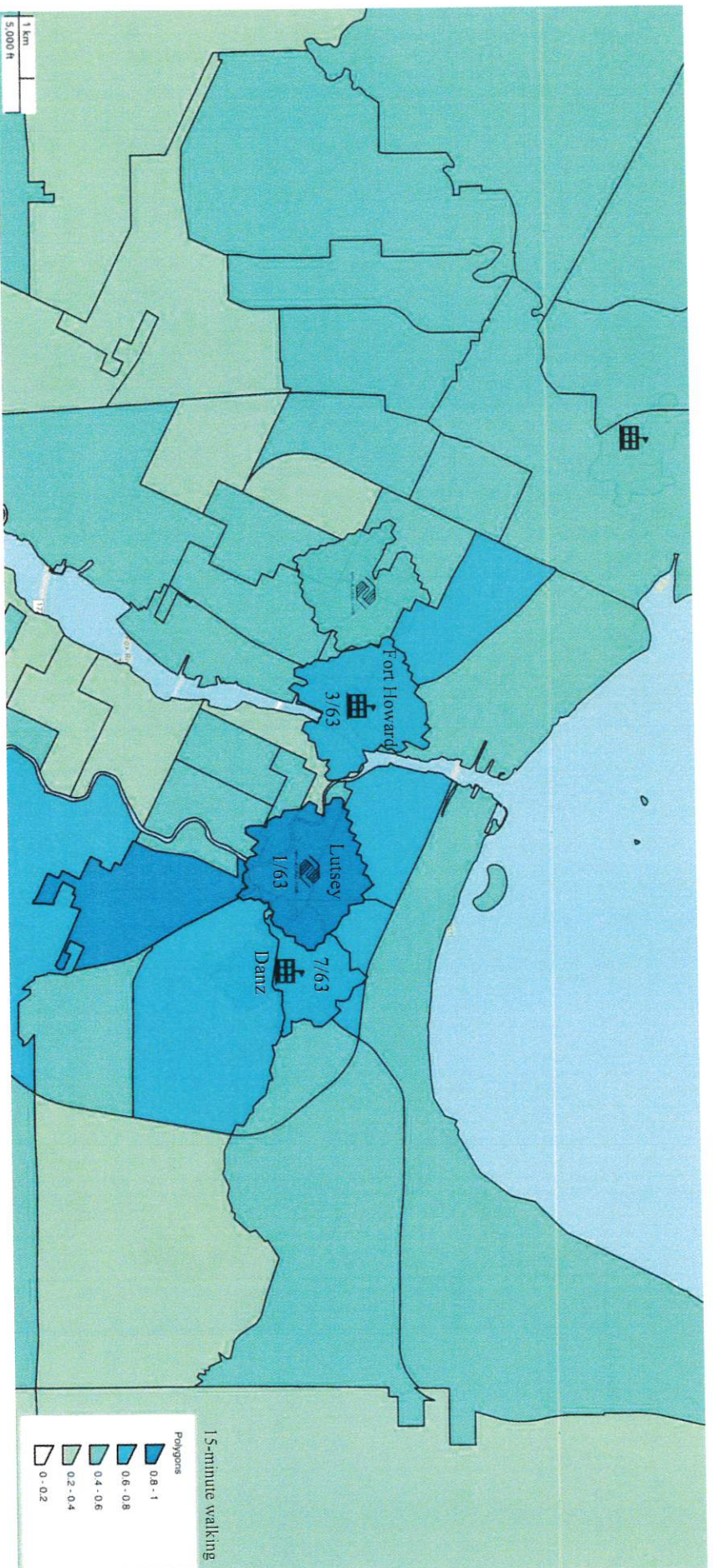
Brown County BGC sites are effective locations to serve the current market demographic (4-variable suitability)



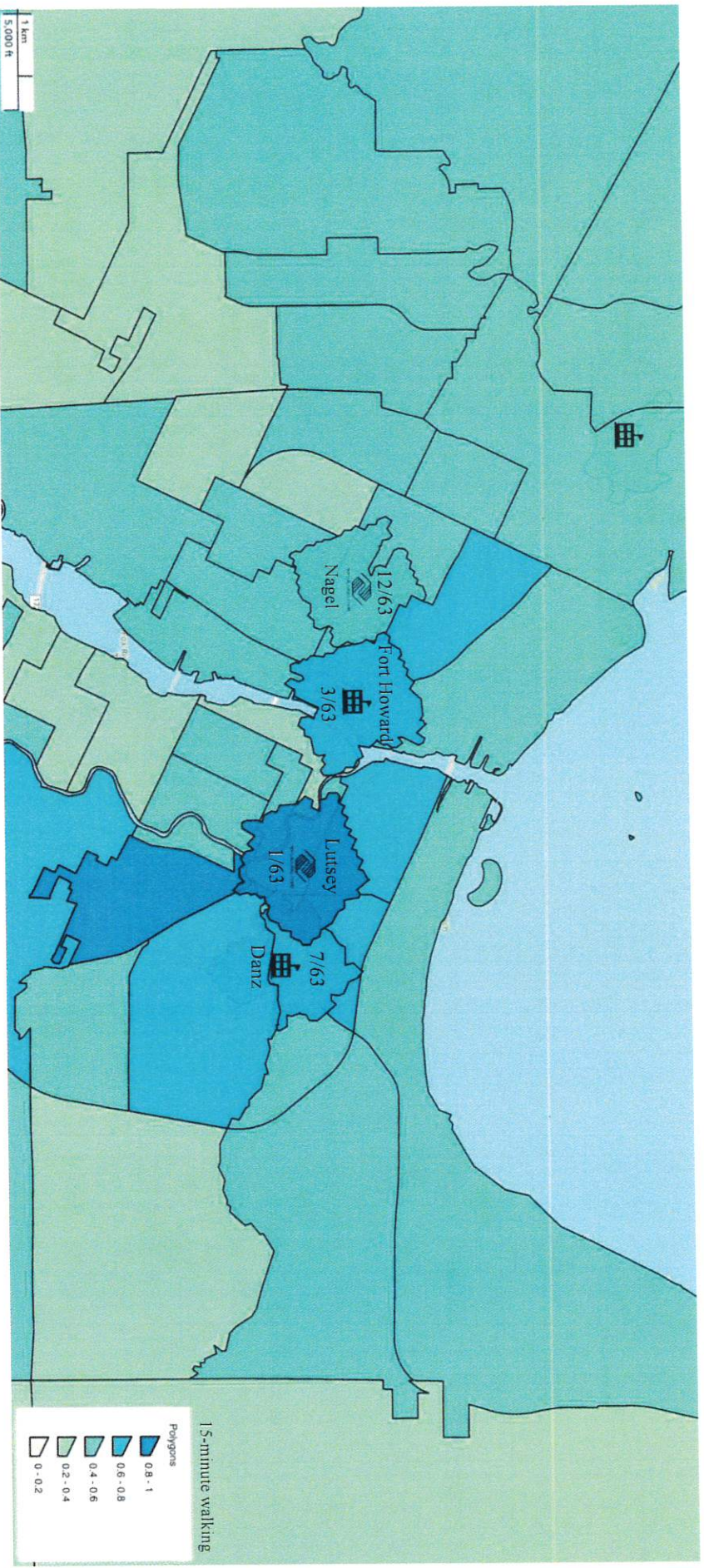
Brown County BGC sites are effective locations to serve the current market demographic (+variable suitability)



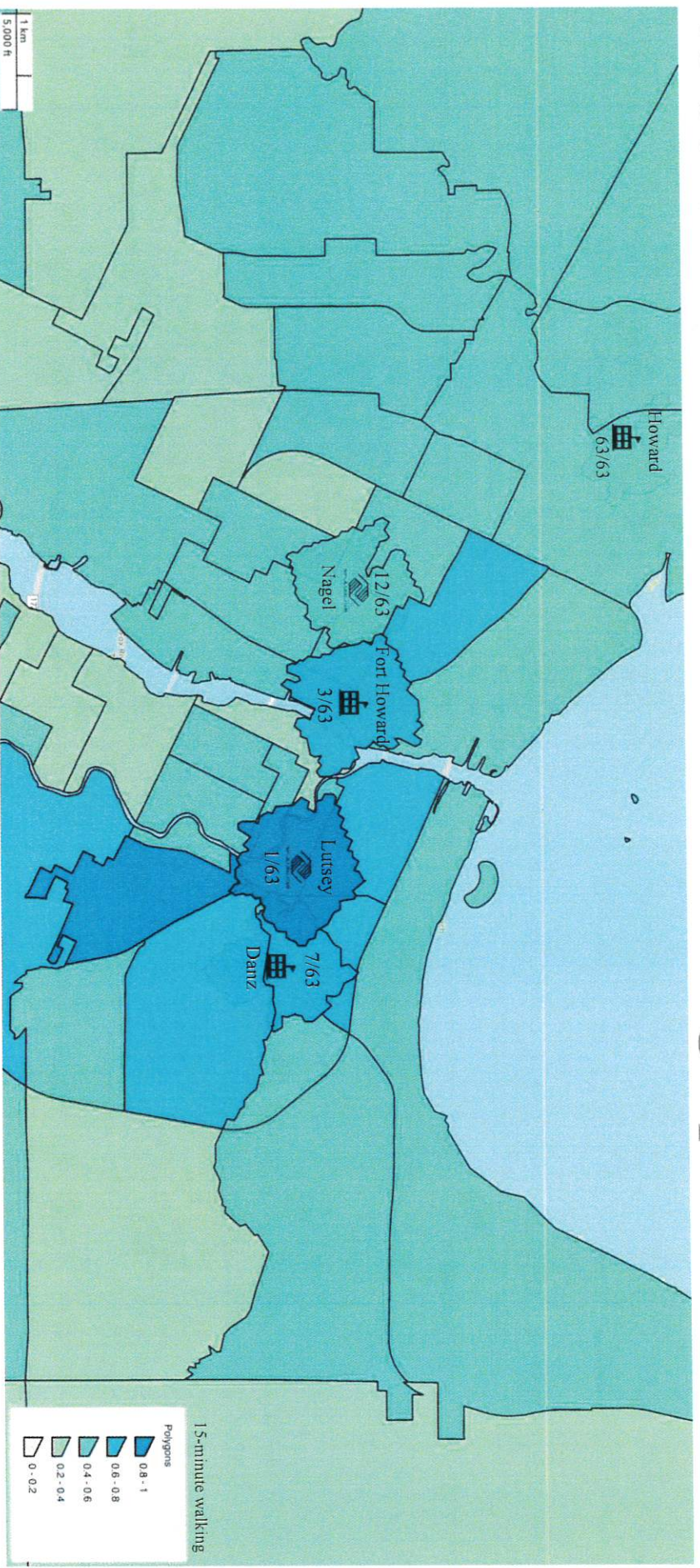
Brown County BGC sites are effective locations to serve the current market demographic (4-variable suitability)



Brown County BGC sites are effective locations to serve the current market demographic (4-variable suitability)



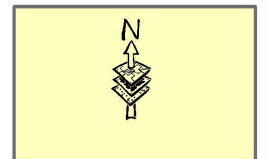
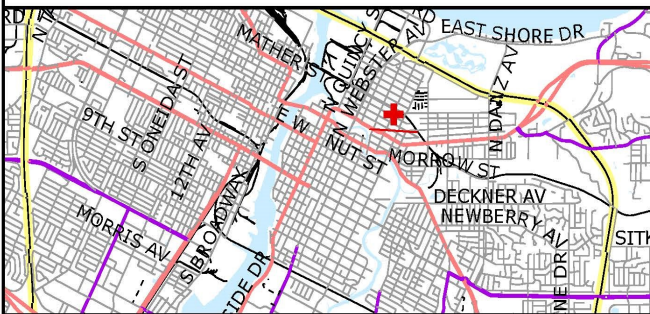
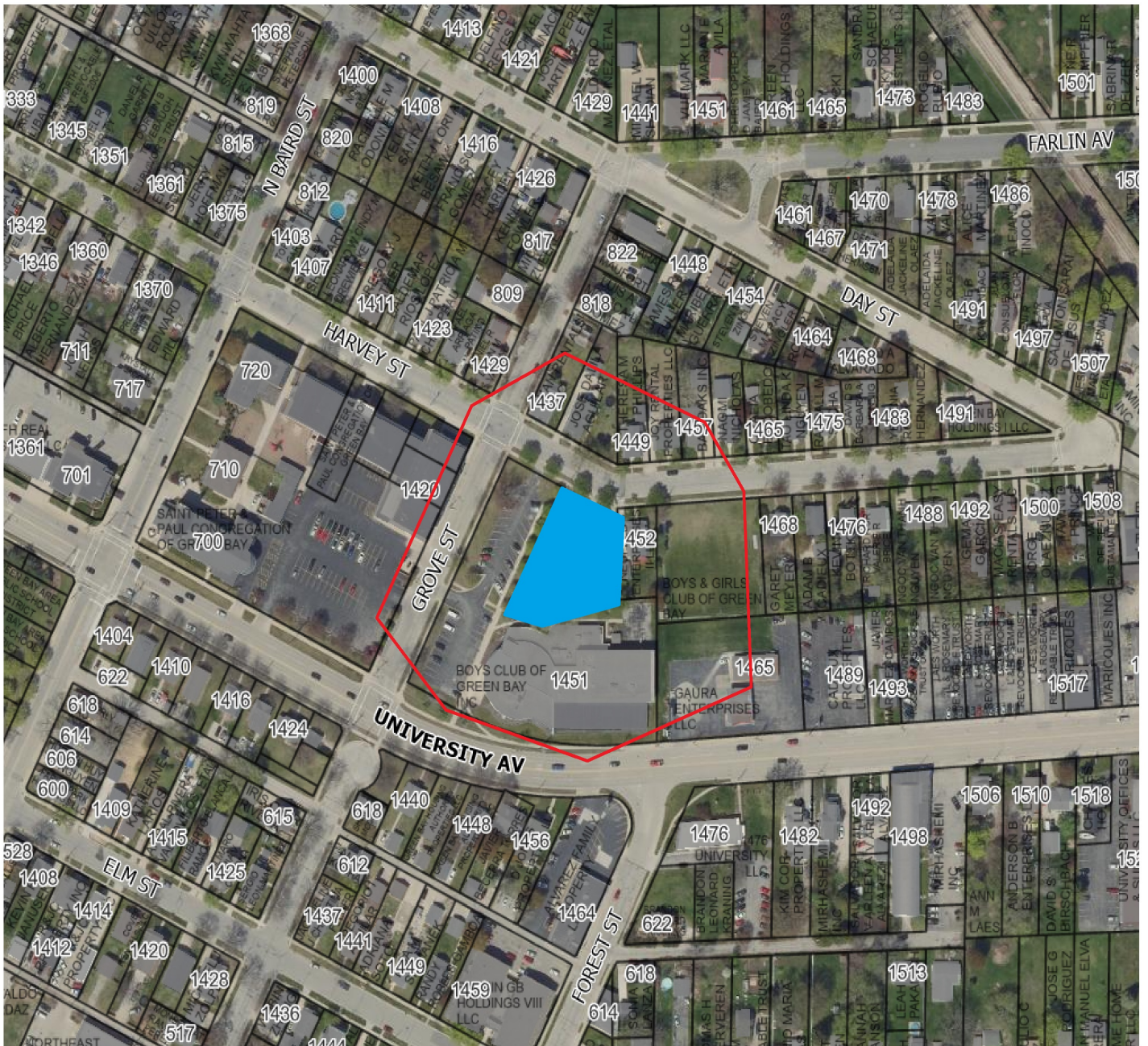
Brown County BGC sites are effective locations to serve the current market demographic





Takeaways

- How well are we serving the current demographic?
 - Brown County sites are effective locations
 - Door County site is the effective location
- Where is the future market potential?
 - Brown County
 - YMCA Expansion: Broadview and West Side YMCA
 - Downtown Green Bay School Expansion
 - Nicolet Elementary, Washington Middle School, West High School
 - Suburban Green Bay Expansion
 - Dickinson Elementary, Foxview Intermediate School, Southwest High School
 - Door County
 - YMCA Expansion: Sturgeon Bay YMCA
 - Northern Door Expansion: Jackie and Steve Kane Center YMCA



- Proposed CUP
- 200' Property Owner Notice

Conditional Use Permit (CUP) Request **Community Center Use** **1444 and 1448 Harvey 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 JL



Report to the Green Bay Plan Commission

MEETING DATE

August 10, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.3

(ZP 26-30) Public Hearing on a request for a Conditional Use Permit to construct an accessory metal shed which exceeds more than 120 square feet in a Low-Density Residential District (R-1) at 2665 Ironwood Drive, submitted by Matthew Haile, property owner and applicant (Ald. M. Eck, District 11).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 10, 2026

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.4

(ZP 26-30) Consideration with possible action on a request for a Conditional Use Permit to construct an accessory metal shed which exceeds more than 120 square feet in a Low-Density Residential District (R-1) at 2665 Ironwood Drive, submitted by Matthew Haile, property owner and applicant (Ald. M. Eck, District 11).

BACKGROUND

Parcel Information: 2265 Ironwood Drive is a 0.30 acre property with a single-family home as its principal use.

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

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

- The applicant seeks to place a 14' x 10' metal sided accessory building in the rear yard of a 13,219 square foot parcel. The parcel has no other detached accessory structures.
- The applicant has submitted plans of a structure which would meet typical bulk requirement qualifications for an accessory structure if the finish was not metal sided. If the structure were wood, vinyl, or smart sided, this request would be approved internally by DCED staff.

Surrounding Zoning Land Use:

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

South: Village of Ashwaubenon

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

West: Low Density Residential (R1) | Single-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 a consistent accessory use.

Land Use Development Standards:

Sec. 44-590 (c) (3) Detached structures notes that a metal exterior finish exceeding shall be permitted only conditional use permit.

Sec. 44-1913 (5) Building materials notes, "All building facades shall be designed with architecturally-finished materials." The quality of metal siding can take many forms, but the zoning code does not have specifics as to what qualifies as architecturally finished.

Included in the packet is a statement from the applicant regarding the quality of the building and warranty highlights. The concept of bringing a metal-sided building over 120 square feet in size to the Plan Commission/Common Council for conditional approval is part of an acknowledgment that metal-sided structures could have a poor quality, potentially be a nuisance to surroundings, and could be a structure of whose scale is abnormal for the neighborhood surroundings. The poor quality and nuisance concerns include

the potential for the metal siding to become rusty and corrosive, as well as potential noise pollution from precipitation hitting the siding. Given the context of the large residential lot and the relatively small size of the shed, and the warranty provided, staff believes the new 140 square foot structure can be appropriate.

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. M. Eck 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. If any evidence of corrosion occurs on the shed, corrective actions must be taken by the property owner to repair corrosion or the metal sided building must be removed.

FISCAL IMPACT

ATTACHMENTS

1. 26-30 Redacted Application
2. 26-30 Concept Site Plan
3. 26-30 Accessory Building Picture
4. 26-30 Applicant Additional Image Context
5. 26-30 Accessory Building Plans
6. 26-30 Property Map
7. ZP 26-30 Shed Warranty Highlights



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: Brown County

Parcel Number(s): 6H-3660

Petitioner(s): Matthew Haile Date: 7/11/26

Email: _____ Phone Number: _____

Address: 2265 Ironwood Dr City: Green Bay State: WI Zip: 54304

Property Owner: _____ Phone Number: _____

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

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

I, Matthew Haile, 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: Matthew Haile Digitally signed by Matthew Haile
Date: 2026.07.11 06:06:22 -05'00' Date: 7/11/26

Petitioner Signature(s): Matthew Haile Digitally signed by Matthew Haile
Date: 2026.07.11 06:07:01 -05'00'

Checklist of required attachments:

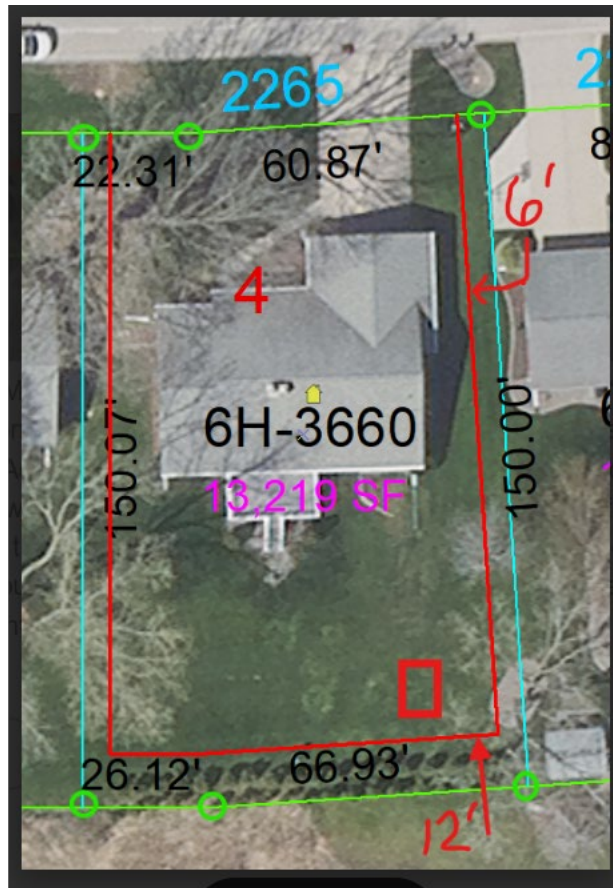
- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

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

2265 Ironwood Drive, Green Bay

Haile





SITE PLAN

2265 IRONWOOD DRIVE
LOT 4, BLOCK 6H

LOT INFORMATION

LOT SIZE: 13,219 SQ FT
FRONT: 60.87'
REAR: 66.93'
LEFT SIDE: 170.00'
RIGHT SIDE: 150.00'

LEGEND

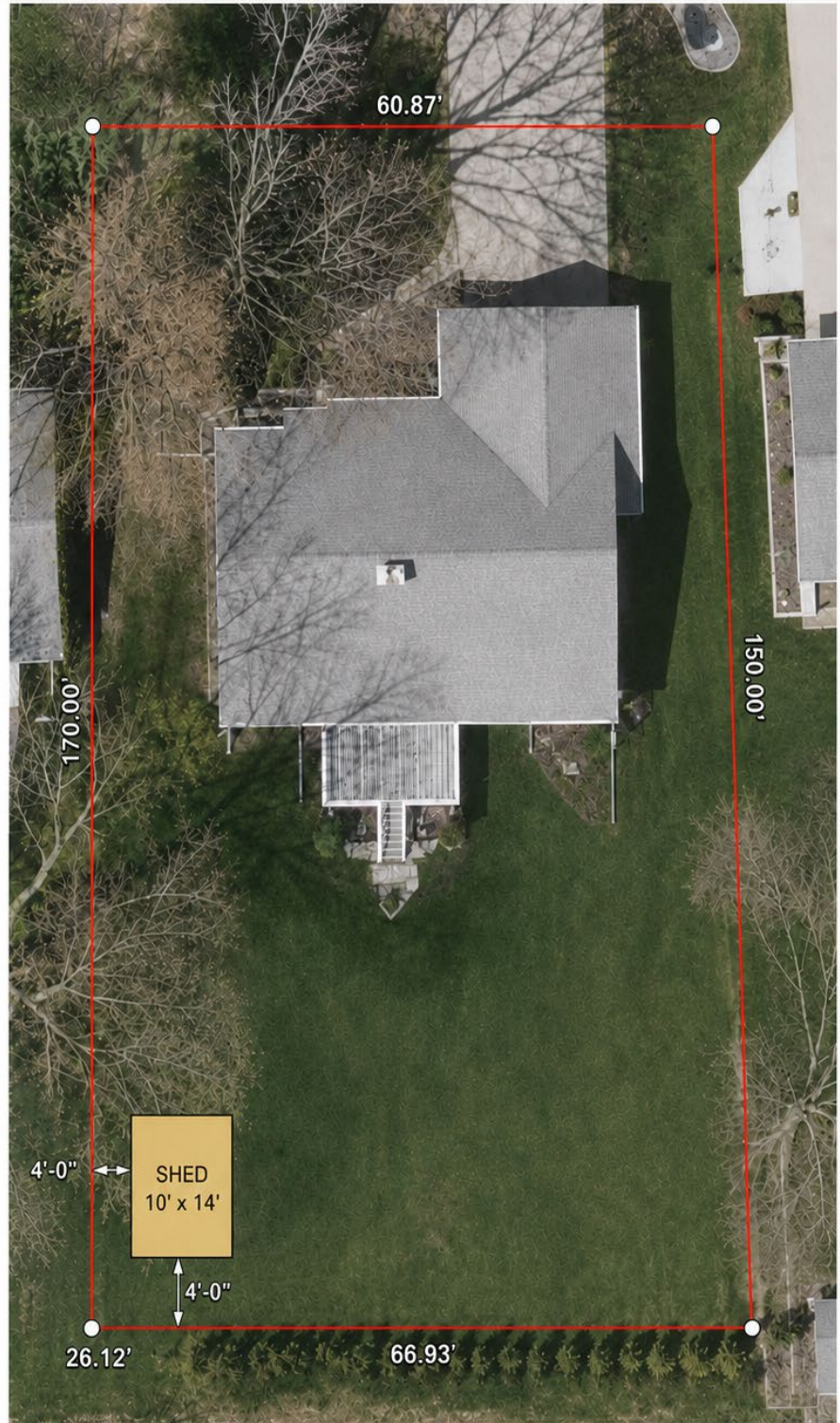
 PROPERTY LINE
 SHED (10' x 14')

NOTES

1. PROPOSED DETACHED ACCESSORY STORAGE SHED.
2. SHED DIMENSIONS: 10' x 14'.
3. SHED IS SETBACK 4'-0" FROM REAR LOT LINE AND 4'-0" FROM LEFT SIDE LOT LINE.
4. HOUSE-TO-SHED SEPARATION TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
5. ALL DIMENSIONS ARE APPROXIMATE AND BASED ON AVAILABLE SURVEY INFORMATION.



SCALE: 1" = 10'



CITY OF GREEN BAY
PLANNING & DEVELOPMENT
DEPARTMENT
100 NORTH JEFFERSON STREET
GREEN BAY, WI 54301

PROJECT
PROPOSED DETACHED
ACCESSORY STORAGE SHED

PROJECT ADDRESS
2265 IRONWOOD DRIVE
GREEN BAY, WI 54304

PREPARED FOR
PROPERTY OWNER

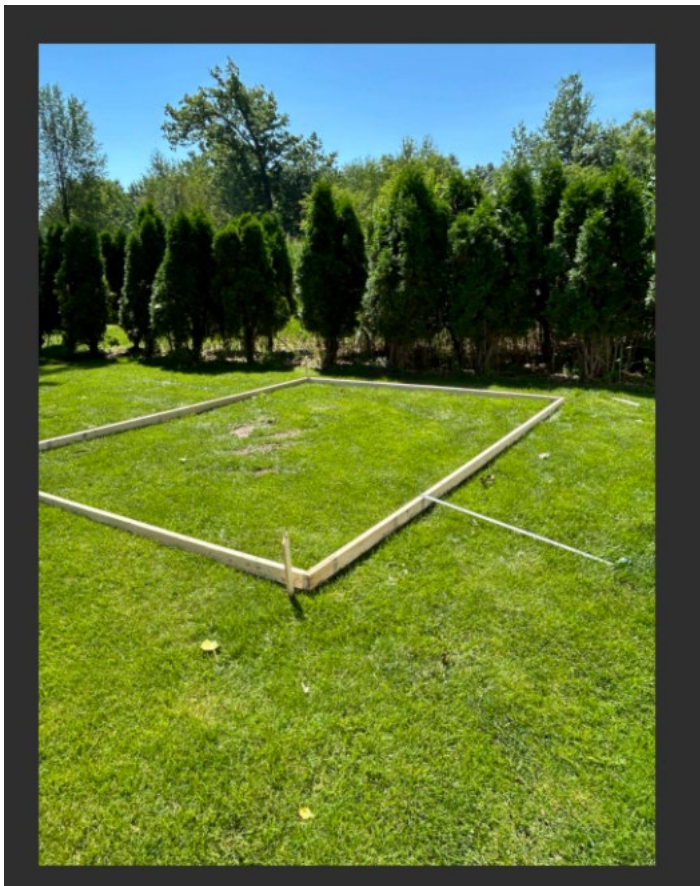
PREPARED BY
OWNER / APPLICANT

SHEET TITLE
SITE PLAN

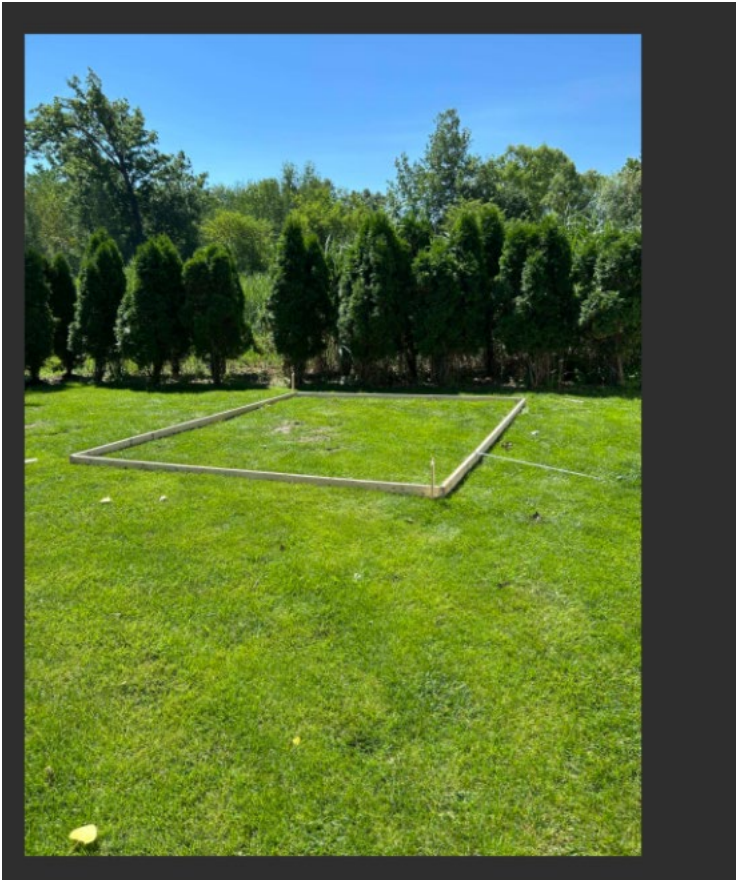
DATE
05/22/2025

PROJECT NO.
250522

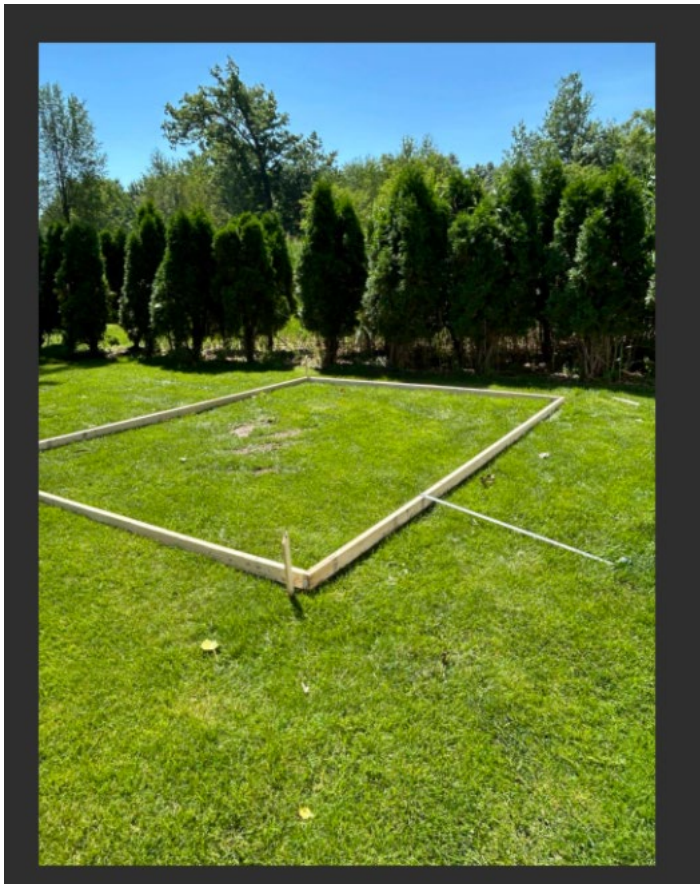
SHEET NO.
C-1







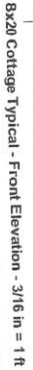
CHAT GT photo



MASTERPIAN

Latham, MO
877-573-7526
off.ce@masterplanned.com
Drawn by: John H. Kreider
*Not a registered architect

Latham, MO
877-573-7526
off.ce@masterplanned.com
Drawn by: John H. Kreider
*Not a registered architect



Standards - Disclaimer

REVISION HISTORY			
REV	DATE	BY	DESCRIPTION

A-1

General Notes

Floorplan & Elevations

Date:	4/21/2022
Scale: A	
Noted	

Date:

4/21/202

Scale: A
Noted

2X4 SHOP BUILT TRUSS 24" OC,
STRUCTURAL SCREW
THROUGH BOTH TOP PLATES
INTO TRUSS TO RESIST UPLIFT
7/16 OSB ROOF SHEATHING
1X4 SPF PURLINS 24" OC
ARCHITECTURAL SHINGLES OR
PAINTED METAL PANEL
ROOFING WITH RIDGE CAP AND
FLASHINGS



Sections and Details

Scale: As Noted

4/21/2025

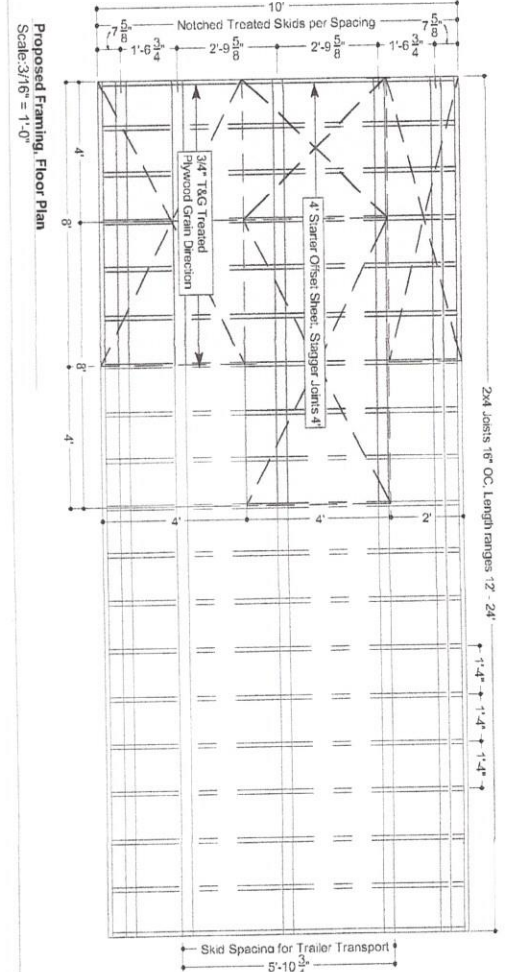
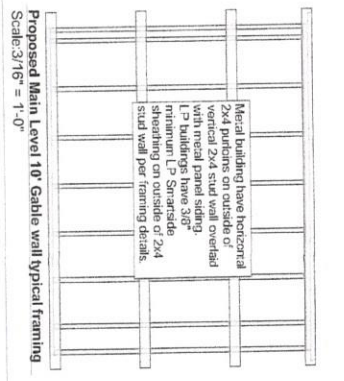
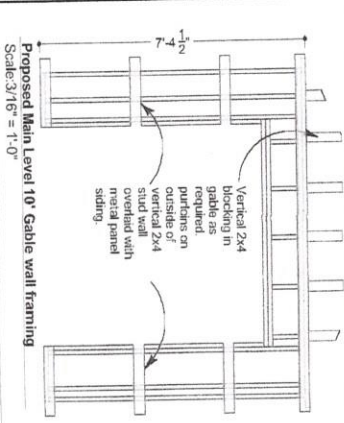
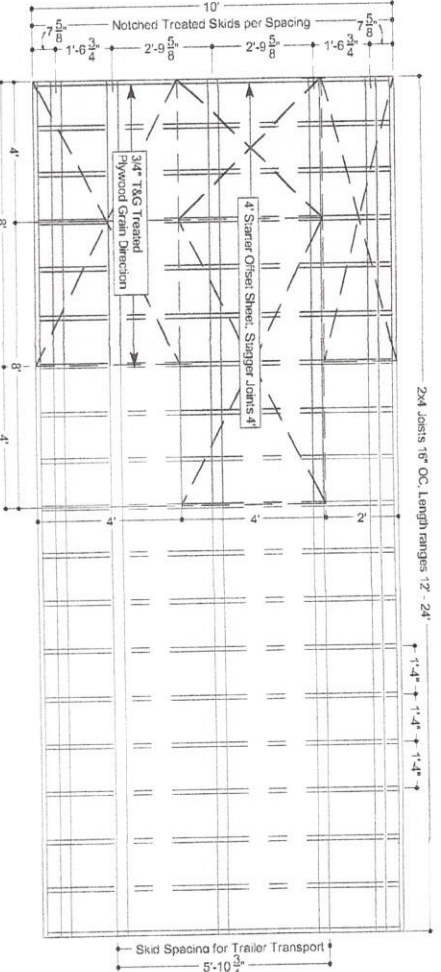
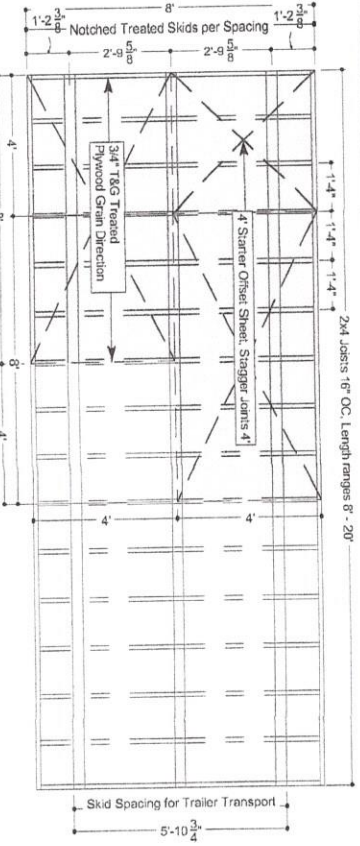
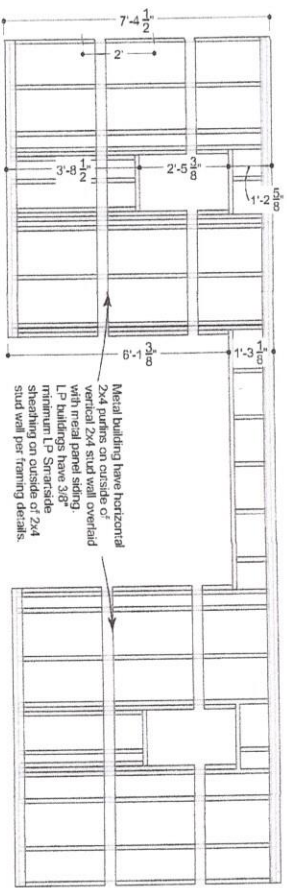
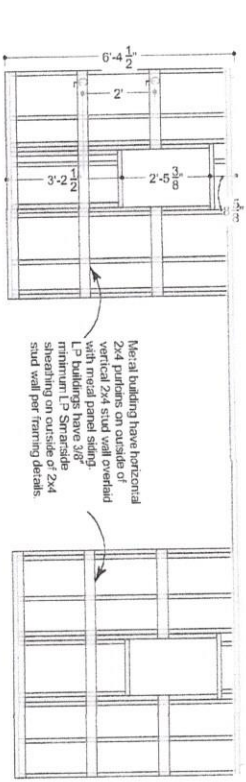
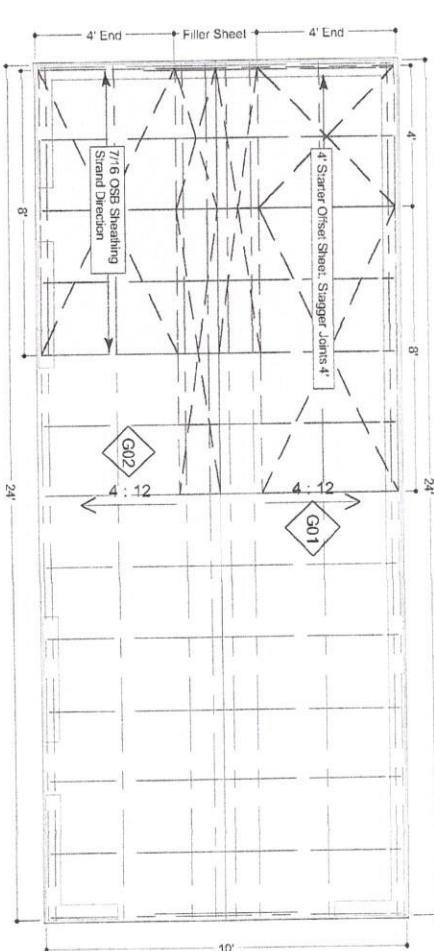
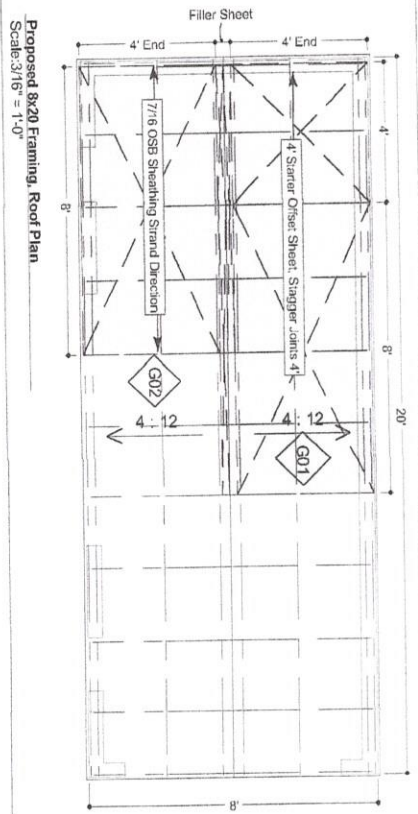
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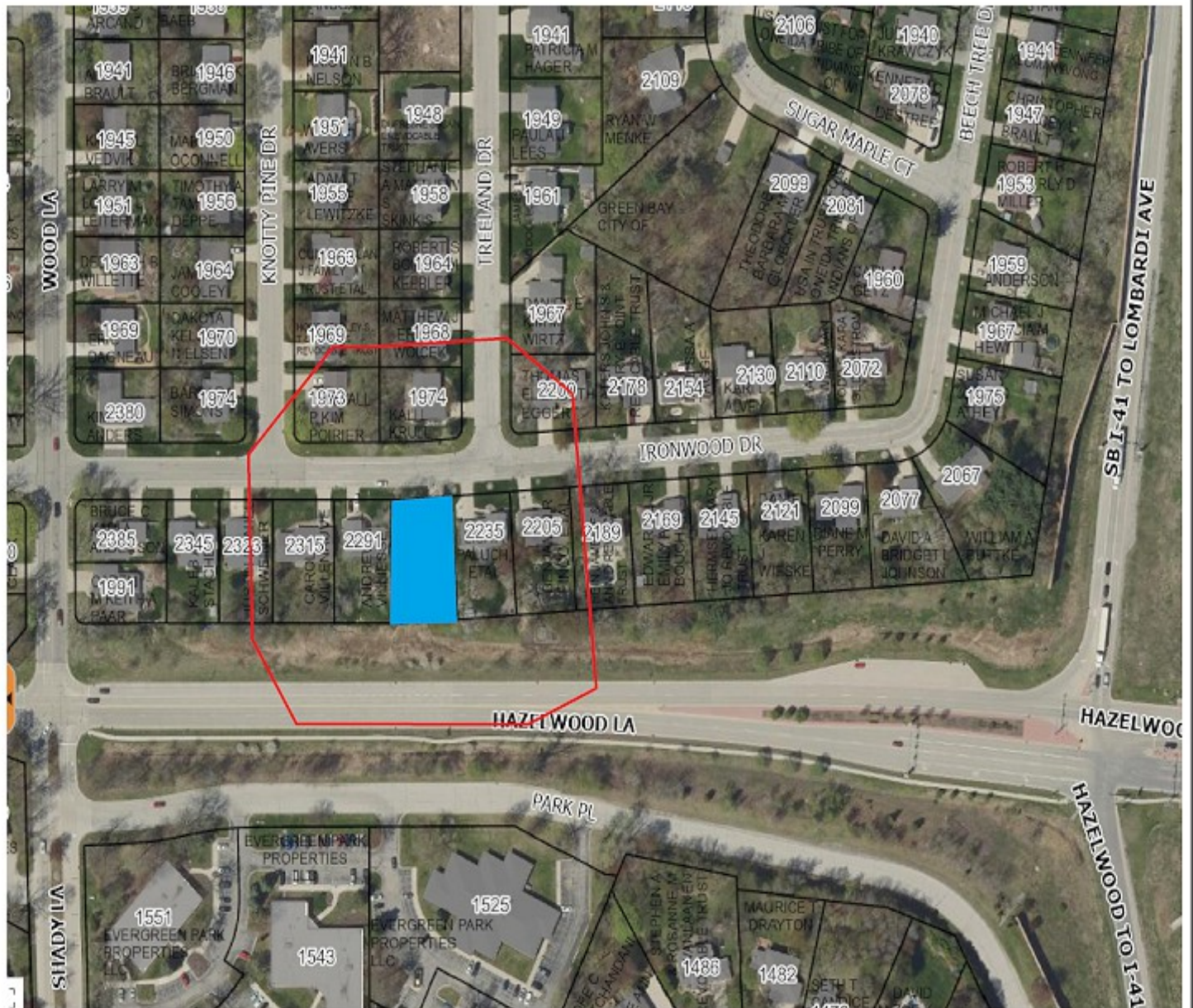
REVISION HISTORY			
REV	DATE	BY	DESCRIPTION

LAKESHORE MINIBARNS
W5366 WILLOW LANE
SHAWANO Wisconsin, 54166

Client:

Latham, MO
877-573-7526
office@masterpiano.com
Drawn by: John H Kreider
*Not a registered architect.





- Proposed CUP
- 200' Property Owner Notice

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Map prepared by JL

Conditional Use Permit (CUP) Request for an Accessory Metal Sided Building Exceeding More than 120 Square Feet

2265 Ironwood Drive

Shed Warranty Highlights

- 50-year limited warranty against paint cracking, checking, peeling, and rust-through caused by acid rain (subject to warranty terms).
- 35-year limited warranty against excessive fading and chalking under normal environmental conditions.

Noise Considerations:

Wind, rain, and snow noise can be significantly reduced with proper wall and ceiling insulation. Given the shed's location adjacent to a busy four-lane road and away from any directly connected residences, we do not anticipate noise to be a significant concern.



Report to the Green Bay Plan Commission

MEETING DATE

August 10, 2026

PREPARED BY

AGENDA ITEM # E.5

(CPA 26-05) Public Hearing on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street from future Regional Commercial land use to Mixed Residential land use, submitted by Community and Economic Development Department (Ald. M. Eck, District 11).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 10, 2026

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.6

(CPA 26-05) Consideration with possible action on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street from future Regional Commercial land use to Mixed Residential land use, submitted by Community and Economic Development Department (Ald. M. Eck, District 11).

BACKGROUND

Reason for Request: The Community and Economic Development Department is seeking to amend the City's Future Land Use Map of the Comprehensive Plan and rezone 14 properties (next agenda item ZP 26-31) on the east side of Irvington Street.

The subject parcels are either vacant, single-family dwellings, or two-family dwellings. Despite the majority of these properties being used for residential purposes, the parcels have a future land use classification of Regional Commercial and are zoned General Commercial (C1) and Highway Commercial (C2). As a result, the residential uses are legal nonconforming uses, creating unnecessary burdens for property owners. While the homes may continue to be occupied, the commercial zoning can create challenges related to future improvements, reconstruction after a disaster, and, in some cases, obtaining financing for residential real estate transactions. A recent financing issue affecting one of the subject properties prompted staff to evaluate this area.

The proposed Low-Density Residential (R1) would make the existing uses conforming and eliminate complications associated with their current nonconforming status.

To reflect the existing residential character of the area, the proposed rezoning to R1 should be accompanied by a Future Land Use amendment. The current Regional Commercial designation is inconsistent with the purposed residential zoning, while the Mixed Residential designation better reflects the existing development pattern and supports compatible neighborhood-scale commercial uses.

The Green Bay Smart Growth 2022 Plan, adopted in 2003, and the Military Avenue Market Analysis & Corridor Design Plan, adopted in 2011, identified the subject area as Commercial and Regional Commercial, respectively. The Go Big Green Bay 2050 Comprehensive Plan continued with a commercial designation of Regional Commercial. According to the Comprehensive Plan, *"Regional Commercial areas consist of large-scale retail and service establishments with regional customer draw. Regional Commercial areas provide a wide range of commercial uses, including big-box stores, national retailers, and shopping centers, while also including limited multifamily residential and mixed-use developments (12+ units per acre). The City should continue to recognize the importance of Military Avenue and the Main Street/Mason Street area, working with business owners and operators to ensure that these corridors retain long-term viability. Regional Commercial areas are meant to allow for flexibility and provide a variety of uses that complement the needs of residents and create an attractive live-work-play destination."*

Staff recommends amending the Future Land Use designation to Mixed Residential. This designation better

reflects the existing development pattern by recognizing detached residential uses while continuing to support neighborhood-serving commercial, retail, and office uses that complement surrounding residential development. It also matches the Future Land Use designation on the west side of Irvington Street. According to the Comprehensive Plan, *"Mixed Residential areas should allow for greater flexibility of residential development, encouraging opportunities to accommodate a variety of housing types including senior, workforce, affordable units, and other forms of missing middle housing. Mixed Residential areas also incorporate other commercial, retail, and office uses that complement surrounding residential uses. The mix of uses is intended to create integrated, walkable neighborhoods offering convenient amenities and services to residents."*

Parcel Information: The subject area encompasses approximately 2.2 acres along the east side of Irvington Street and includes 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855 and 901 Irvington Street.

Subject Parcel Zoning and Land Use: General Commercial (C1) and Highway Commercial (C2) | Single and Two-Family Dwellings, Vacant

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

- The subject parcels, which are used for residential purposes, have been zoned commercial for at least 15 years. Despite having this zoning, the subject properties have remained residential, and no commercial development has occurred.
- Despite many years of commercial zoning, neither land assembly nor redevelopment associated with the adjacent S. Military Avenue corridor has occurred.
- While the parcels are included in the 2011 Military Avenue Market Analysis & Corridor Design Plan, the subject parcels are not part of the Military Avenue Business Improvement District or Tax Increment District.
- Planning staff reviews proposed rezoning for consistency with the Comprehensive Plan whenever a rezoning is requested. In this case, rezoning the properties to R1 would not be consistent with the existing Regional Commercial Future Land Use designation. Amending the Future Land Use Map of the Comprehensive Plan to Mixed Residential would be consistent with the proposed R1 zoning district and still support commercial uses that complement the neighborhood.
- The existing commercial zoning of the properties is not in the best interest of the property owners because their homes are classified as nonconforming uses. As a result, property owners may encounter challenges when making improvements, rebuilding following a loss, or obtaining financing for residential real estate transactions. This amendment and subsequent rezoning would make the uses conforming, eliminating complications associated with the current nonconforming status. The nonconforming use code (Sec. 44-280 of the Green Bay Municipal Code) is attached to this report for reference.
- Approval of this amendment request does not preclude a future Comprehensive Plan amendment should market conditions change or redevelopment opportunities emerge. If circumstances evolve, such as land assembly or redevelopment associated with the adjacent S. Military Avenue corridor, the City may revisit the Future Land Use designation based on the specifics of a future proposal and conditions at that time.

Surrounding Zoning Land Use:

North: Highway Commercial (C2) | Commercial

South: General Commercial (C1) | Commercial

East: General Commercial (C1) | Commercial

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

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends Regional Commercial land uses for the project area. The request would amend the City's Future Land Use Map of the

Comprehensive Plan to Mixed Residential to match the existing land use while providing an opportunity to still support commercial uses that complement the neighborhood.

Public Notification: Alder M. Eck, Military Avenue Business Association and neighbors within 200' were notified. Support for the request has been received from James Wiesner, 845-847 Irvington Street and Robert Koury, 720-722 Irvington St. Should more communication be received, it will be shared at the Plan Commission meeting.

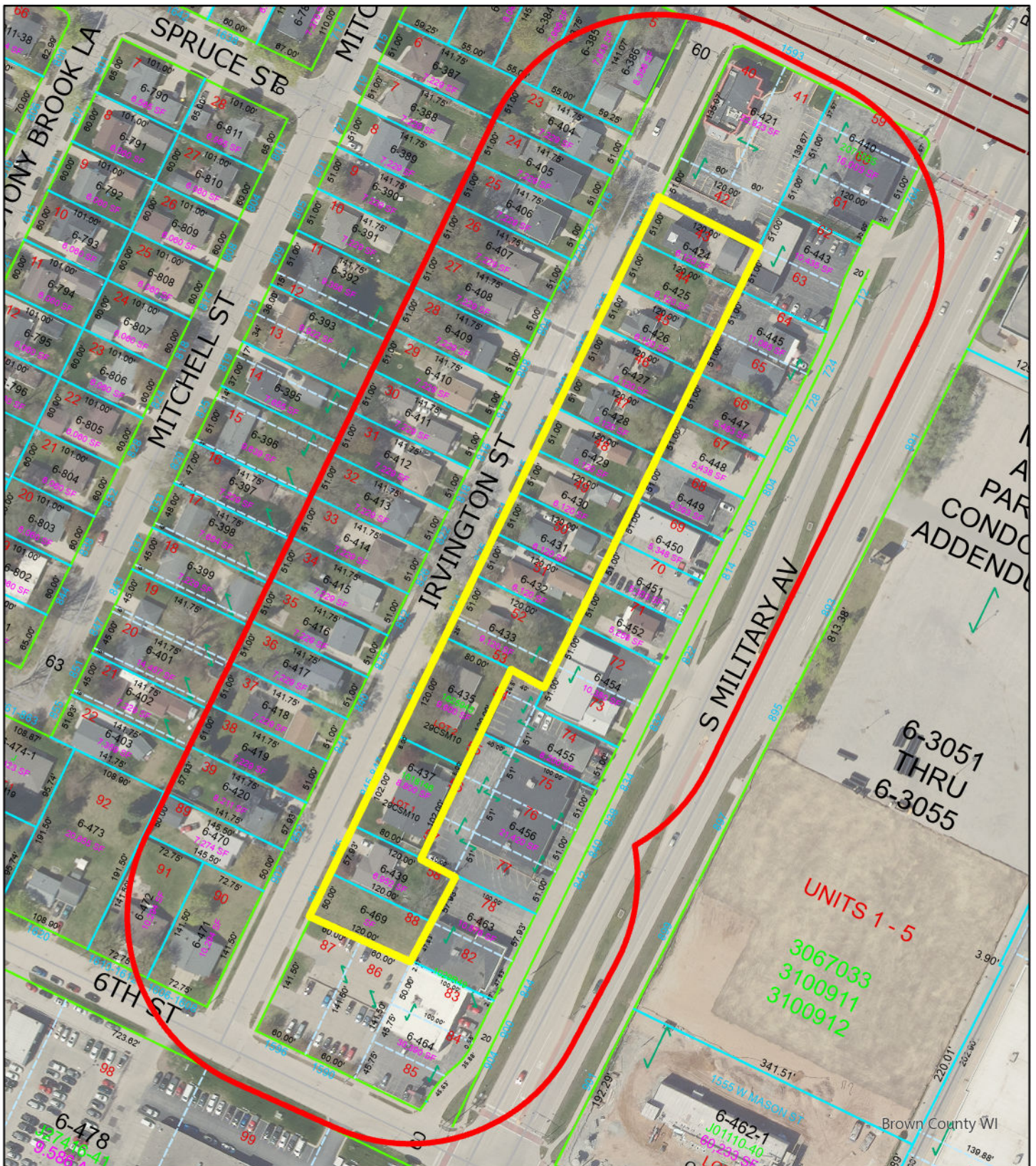
RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. CPA 26-05 Map
2. CPA 26-05 FLU Exhibit
3. Sec._44_280.____Nonconforming_use.



(ZP 26-31 and CPA 26-05)

Rezone & Comprehensive Plan Amendment at East Side of Irvington 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. 24 Jul 2026 C:\Users\denamo\Documents\ArcGIS\Projects\MyProject2\MyProject2.aprx

Subject Parcels

200' Notification Buffer

Sec. 44-280. Nonconforming use.

A nonconforming use of land or structure which lawfully existed prior to the adoption or amendment of the ordinance from which this chapter is derived that makes such use illegal may be continued subject to the following provisions:

- (1) *Change in tenancy, ownership, or management.* The tenancy, ownership or management of a nonconforming use may be changed, provided that the nonconforming use is not enlarged or changed to a more intensive use.
- (2) *Change or substitution of use.* A nonconforming use may be changed to a conforming use or the Plan Commission may permit a nonconforming use to be changed to a less intensive nonconforming use. Once the change has been effected, the use shall not revert back to the prior nonconforming use.
- (3) *Enlargement.* A nonconforming use shall not be enlarged, increased, or extended to occupy a greater area of land or structure than was occupied as of the effective date of the ordinance from which this chapter is derived.
- (4) *Relocation.* A nonconforming use shall not be moved in whole or in part to any other portion of the lot or structure than was occupied as of the effective date of the ordinance from which this chapter is derived.
- (5) *Discontinuance.* A nonconforming use which has been discontinued for a period of 12 months shall not be reestablished, and any future use of the land or primary structure shall conform to the provisions of this chapter.
- (6) *Damage or destruction.* A primary structure containing a nonconforming use which is damaged by fire, explosion, flood, accident, or other causes to the extent of more than 50 percent of its equalized assessed value shall not be restored or rebuilt except in conformance with the provisions of this chapter. Legal conforming accessory structures may be restored or rebuilt provided the primary structure containing a nonconforming use is not damaged or destroyed as described above and provided the accessory structure meets all aspects of the Municipal Code.
- (7) *Repairs and nonstructural alterations.* Ordinary repairs and nonstructural alterations may be made to structures containing nonconforming uses. Ordinary repairs and nonstructural alterations include internal and external painting; decorating; paneling; the repair or replacement of doors, windows, nonbearing walls, fixtures, heating and cooling components, wiring, plumbing, roofing and other nonstructural components; and the maintenance, repair, or replacement of existing private sewage and water supply systems or connections to public utilities to a value of which does not exceed 50 percent of the equalized assessed value of the building or structure at the time the first permit is issued. Subsequent permits shall draw down from the 50 percent value established at the time the first permit was issued. For the purpose of this section, repairs shall include the replacement of storage tanks where the safety of operation of the installation requires such replacement and other replacements of or substitutions for machinery or equipment not involving structural alterations to the building or structure.
- (8) *Structural alterations and additions.* When a building or structure contains a nonconforming use, structural alterations and additions are only permitted when the use of the entire building or structure is changed to a use which conforms to all the regulations of the zoning district in which it is located.
- (9) *Establishment of nonconforming status.* The burden of proof that a legally permitted nonconforming use existed at the time of the adoption of the ordinance from which this chapter is derived shall be the responsibility of the property owner.

(Code 1984, § 13.402)



Report to the Green Bay Plan Commission

MEETING DATE

August 10, 2026

PREPARED BY

AGENDA ITEM # E.7

(ZP 26-31) Public Hearing on a request to rezone 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street from General Commercial (C1) to Low-Density Residential (R1), submitted by Community and Economic Development Department (Ald. M. Eck, District 11).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

August 10, 2026

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.8

(ZP 26-31) Consideration with possible action on a request to rezone 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street from General Commercial (C1) to Low-Density Residential (R1), submitted by Community and Economic Development Department (Ald. M. Eck, District 11).

BACKGROUND

Reason for Request: The Community and Economic Development Department is seeking to rezone 14 properties on the east side of Irvington Street. The subject parcels are either vacant, single-family dwellings, or two-family dwellings. Despite the majority of these properties being used for residential purposes, the parcels have a future land use classification of Regional Commercial (previous agenda item CPA 26-05 would amend this to Mixed Residential) and are zoned General Commercial (C1) and Highway Commercial (C2). The commercial zoning designations have made the uses legal, nonconforming and have created a burden on these property owners. While the residential uses can continue, this commercial zoning can create challenges related to future improvements, reconstruction after a disaster, and, in some cases, acquiring financing for residential real estate transactions. A recent financing issue affecting one of the subject properties prompted staff to evaluate this area. Rezoning the properties to Low-Density Residential (R1), would make the uses conforming and eliminate potential challenges associated with having a nonconforming use.

Parcel Information: The subject area encompasses approximately 2.2 acres along the east side of Irvington Street and includes 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street.

Subject Parcel Zoning and Land Use: General Commercial (C1) and Highway Commercial (C2) | Single and Two-Family Dwellings, Vacant

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

- The subject parcels, which are used for residential purposes, have been zoned commercial for at least 15 years. Despite having this zoning, the subject properties have remained residential, and no commercial development has occurred.
- Despite many years of commercial zoning, neither land assembly nor redevelopment associated with the adjacent parcels on S. Military Avenue have occurred.
- The existing commercial zoning of the properties is not in the best interest of the property owners because their homes are classified as nonconforming uses. As a result, property owners may encounter challenges when making improvements, rebuilding following a loss, or obtaining financing for residential real estate transactions. Approval of this rezoning would make the residential uses conforming and eliminate complications associated with their current nonconforming status. The nonconforming use code (Sec. 44-290 of the Green Bay Municipal Code) is attached for your review. This rezoning would make the uses conforming, eliminating their nonconforming use status.

- Approval of this amendment request does not preclude a future rezoning should market conditions change or redevelopment opportunities emerge. If circumstances evolve, such as land assembly or redevelopment associated with the adjacent S. Military Avenue corridor, the City may revisit the zoning based on the specifics of a future proposal and conditions at that time.

Surrounding Zoning Land Use:

North: Highway Commercial (C2) | Commercial

South: General Commercial (C1) | Commercial

East: General Commercial (C1) | Commercial

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

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends Regional Commercial land uses for the project area. This action is not consistent with this recommendation. The previous agenda item (CPA 26-05) recommends amending the comprehensive plan to Mixed Residential to eliminate the inconsistency.

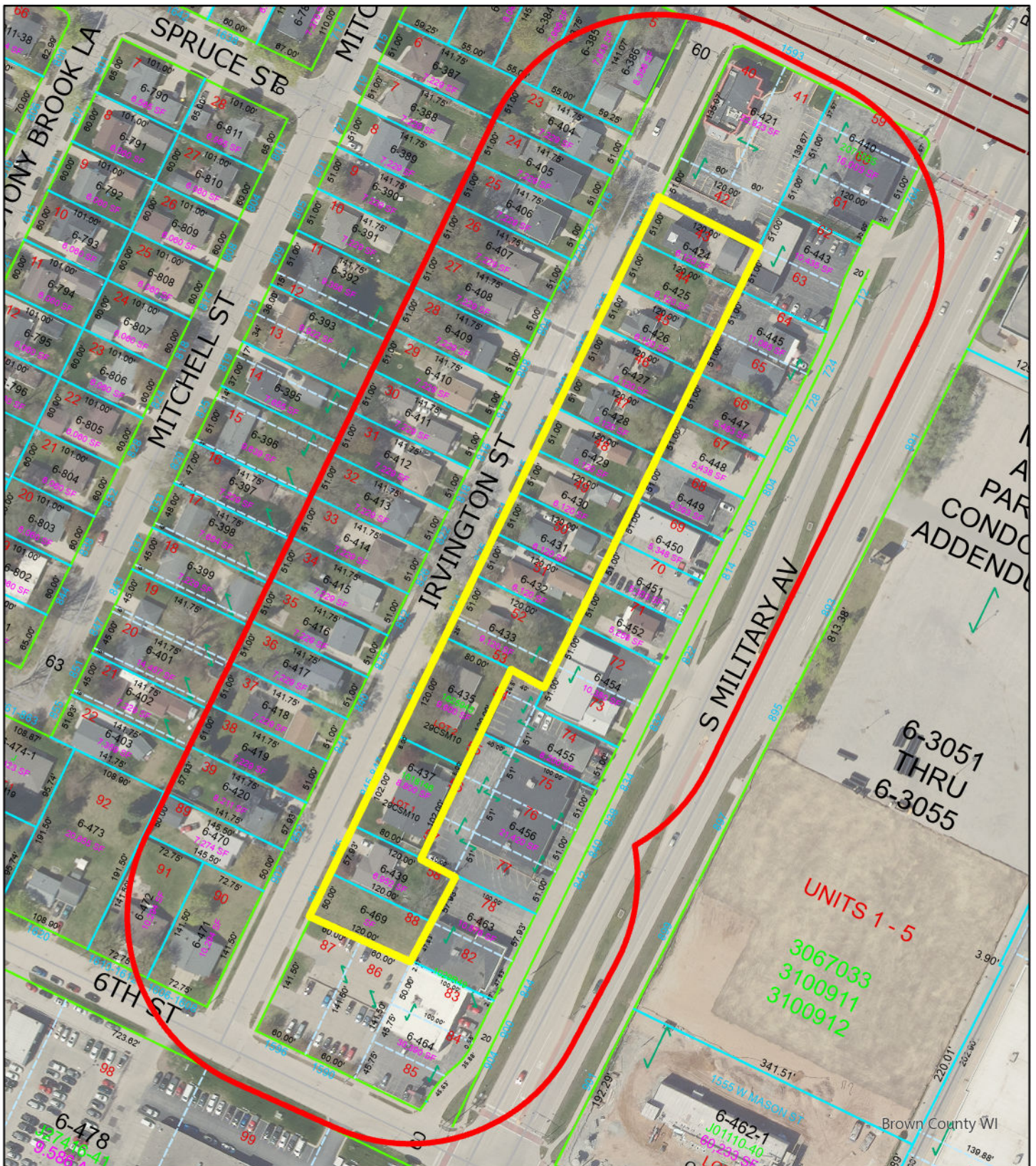
Public Notification: Alder M. Eck, Military Avenue Business Association and neighbors within 200' were notified. Support for the request has been received from James Wiesner, 845-847 Irvington Street and Robert Koury, 720-722 Irvington St. Should more communication be received, it will be shared at the Plan Commission meeting.

RECOMMENDATION

A small portion of 715 Irvington Street is zoned Highway Commercial (C2). For clarification purposes, staff is requesting the following motion: Motion to approve the request to rezone 715, Parcel 6-425 (700 Block), 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, 855, and 901 Irvington Street from General Commercial (C1) and Highway Commercial (C2) to Low-Density Residential (R1).

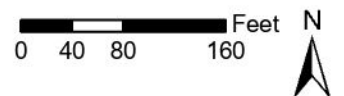
FISCAL IMPACT**ATTACHMENTS**

1. ZP 26-31 Map
2. Sec._44_280.____Nonconforming_use.



(ZP 26-31 and CPA 26-05)

Rezone & Comprehensive Plan Amendment at East Side of Irvington 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. 24 Jul 2026 C:\Users\denamo\Documents\ArcGIS\Projects\MyProject2\MyProject2.aprx

Subject Parcels

200' Notification Buffer

Sec. 44-280. Nonconforming use.

A nonconforming use of land or structure which lawfully existed prior to the adoption or amendment of the ordinance from which this chapter is derived that makes such use illegal may be continued subject to the following provisions:

- (1) *Change in tenancy, ownership, or management.* The tenancy, ownership or management of a nonconforming use may be changed, provided that the nonconforming use is not enlarged or changed to a more intensive use.
- (2) *Change or substitution of use.* A nonconforming use may be changed to a conforming use or the Plan Commission may permit a nonconforming use to be changed to a less intensive nonconforming use. Once the change has been effected, the use shall not revert back to the prior nonconforming use.
- (3) *Enlargement.* A nonconforming use shall not be enlarged, increased, or extended to occupy a greater area of land or structure than was occupied as of the effective date of the ordinance from which this chapter is derived.
- (4) *Relocation.* A nonconforming use shall not be moved in whole or in part to any other portion of the lot or structure than was occupied as of the effective date of the ordinance from which this chapter is derived.
- (5) *Discontinuance.* A nonconforming use which has been discontinued for a period of 12 months shall not be reestablished, and any future use of the land or primary structure shall conform to the provisions of this chapter.
- (6) *Damage or destruction.* A primary structure containing a nonconforming use which is damaged by fire, explosion, flood, accident, or other causes to the extent of more than 50 percent of its equalized assessed value shall not be restored or rebuilt except in conformance with the provisions of this chapter. Legal conforming accessory structures may be restored or rebuilt provided the primary structure containing a nonconforming use is not damaged or destroyed as described above and provided the accessory structure meets all aspects of the Municipal Code.
- (7) *Repairs and nonstructural alterations.* Ordinary repairs and nonstructural alterations may be made to structures containing nonconforming uses. Ordinary repairs and nonstructural alterations include internal and external painting; decorating; paneling; the repair or replacement of doors, windows, nonbearing walls, fixtures, heating and cooling components, wiring, plumbing, roofing and other nonstructural components; and the maintenance, repair, or replacement of existing private sewage and water supply systems or connections to public utilities to a value of which does not exceed 50 percent of the equalized assessed value of the building or structure at the time the first permit is issued. Subsequent permits shall draw down from the 50 percent value established at the time the first permit was issued. For the purpose of this section, repairs shall include the replacement of storage tanks where the safety of operation of the installation requires such replacement and other replacements of or substitutions for machinery or equipment not involving structural alterations to the building or structure.
- (8) *Structural alterations and additions.* When a building or structure contains a nonconforming use, structural alterations and additions are only permitted when the use of the entire building or structure is changed to a use which conforms to all the regulations of the zoning district in which it is located.
- (9) *Establishment of nonconforming status.* The burden of proof that a legally permitted nonconforming use existed at the time of the adoption of the ordinance from which this chapter is derived shall be the responsibility of the property owner.

(Code 1984, § 13.402)



Report to the Green Bay Plan Commission

MEETING DATE

August 10, 2026

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.9

(SC 26-01) Consideration with possible action on a request to authorize the partial closure of the 700 Block of Weise Street, submitted by the City of Green Bay Department of Public Works (Ald. J. Prestley, District 6 and Ald. A. Proffitt, District 7).

BACKGROUND

Reason for Request: The applicant has applied to close a portion of Weise Street at N Quincy Street to reduce conflict points between motor vehicles and train traffic as ordered by the Office of the Commission of Railroads (OCR). To date, the City has addressed concerns of the OCR by restriping N Quincy Street as a two-lane roadway and by closing the railroad crossings on Vanderbraak Street and westbound Eastman Avenue.

Parcel Information: The closure site is located in the 700 Block of Weise Street and is 2,298 square feet in size. Railroad crossings, which are utilized by the surrounding industrial users, are located in the proposed closure area.

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

- An agency memo was sent to various City departments, utility providers, and the Green Bay Area Public School District. No objections were received from those who responded.
- An analysis conducted by Ayres and Associates on behalf of the City of Green Bay Department of Public Works, determined that the closure of Weise Street at N Quincy Street is the most appropriate alternative at this time as it reduces the conflict potential at the Weise Street and N Quincy Street intersection and railroad crossings. An alternative route exists to serve the industrial properties on the east side of N Quincy Street directly impacted by the roadway closure. This route would follow N Van Buren and Klaus Street. The closure does not create an undue hardship for the traveling public nor any specific business. Additional “No Truck” signing is recommended to minimize additional truck traffic passing by the St. Vincent de Paul and Paul’s Pantry properties. The full analysis is attached to this report for review.

Surrounding Zoning Land Use:

North: General Industrial (GI) | Industrial

South: General Industrial (GI) | Warehousing

East: General Industrial (GI) | Industrial

West: General Industrial (GI) | Manufacturing

Comprehensive Plan: The Go Big Green Bay 2050 Comprehensive Plan recommends industrial land uses around the project area.

Public Notification: Ald. J. Prestley, Ald. A. Proffitt, and adjacent property owners have been notified of the public hearing being held at City Council on Tuesday, August 18, 2026.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. SC 26-01 Application_redacted
2. SC 26-01 Weise St Map
3. Ayres Memo
4. SC 26-01 Map



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: Railroad Crossing Weise St near intersection with N Quincy

Parcel Number(s): Between 20 494 and 20 308

Petitioner(s): City of Green Bay DPW Date: 21JUL26

Email: [REDACTED] Phone Number: [REDACTED]

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

Property Owner: City of Green Bay 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, City of Green Bay, DPW, 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: CITY OF GREEN BAY Date: 23 JUL 26

Petitioner Signature(s): [Signature]

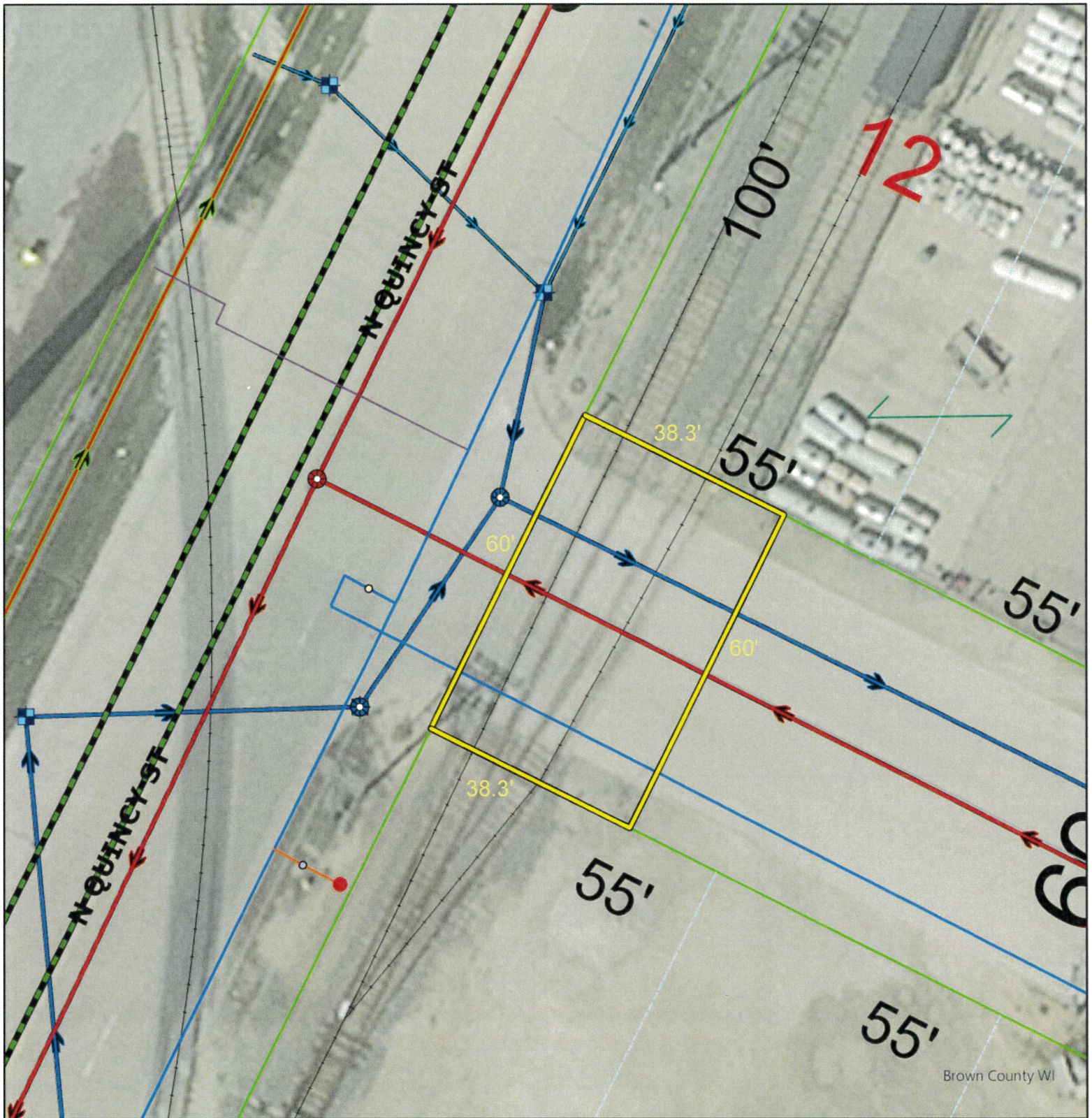
Checklist of required attachments:

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

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

For office use only:

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



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 Public Works, jamesar
Date Printed: 22 Jul 2026
X:\PubWorks\Maps\Maps for James\GB_GIS_BaseMap.aprx

Weise St Closure Portion of Weise St ROW

Legend

 Proposed Closure Area



1"=23'
1:277

10 0 10 20 30 40 50 Feet
GB - GIS

MEMORANDUM

To: Ms. Valerie Joosten, PE, City of Green Bay

From: Andrew Rowell, PE, PTOE and Phil Verville III, PE, Ayres Associates

Date: January 29, 2026 Project No.: 45-0807.00

Re: Railroad Crossings at Weise Street and Quincy Street

Ayres was retained by the City of Green Bay to review traffic safety and operations related to several railroad crossings of Quincy Street and parallel to Quincy Street between Eastman Avenue and Radisson Street.

The City has been under order from the Office of the Commission of Railroads (OCR) to address various railroad crossing concerns along the Quincy Street corridor. Most notably was the number of traffic lanes along Quincy Street, safety of the railroad crossings along Quincy Street, in conjunction of the safety of the railroad crossing on Eastman Avenue, Vanderbraak Street, and Weise Street.

To date, the City has addressed concerns by the OCR by restriping Quincy Street as a two-lane roadway and by the closing railroad crossings on Vanderbraak Street and westbound Eastman Avenue. The remaining issue of the OCR order relates to the railroad crossings on Weise Street adjacent to Quincy Street.

This memo summarizes our review of the existing conditions, traffic safety concerns, and possible improvements for safety and operations associated with the Weise Street and Quincy Street intersection.

Existing Conditions

An aerial overview of the intersection is on the following page. Weise Street is a two-lane roadway with approximate width of 42-ft face of curb to face of curb. There are two parallel railroad crossings across Weise Street, one located approximately 20 feet east of Quincy Street curblane, and the other is approximately 10 feet further to the east. The west track is considered the through track and serves properties to the north. The east track is a short spur line that runs just between Weise Street and Radisson Street that serves Ferrellgas for propane delivery by railcar. It is common for railcars to be parked on this spur line.

Adding to the complexity of railroad crossings near the intersection, on Quincy Street just south of Weise Street is a railroad crossing that crosses at an angle of 60-degrees to Quincy Street. This is a spur line that serves Green Bay Packaging. Quincy Street operates as a two-lane roadway with a wide paved shoulder in each direction.

FOXY / WATCO has petitioned the OCR for the closure of the Weise Street crossing for safety purposes that included sight distance to see approaching trains. In a 2024 study funded by the railroad it was noted there have been six train/vehicle crashes within this area in the last two years.

Vehicles traveling west on Weise Street need to navigate two railroad crossings while approaching Quincy Street with limited sight distance down the tracks for those two crossings. In addition, while traversing these crossings, a vehicle must encroach into Quincy Street while at the stop sign on Weise Street to avoid the back end of the vehicle being on the Weise Street railroad crossing. Additionally, the railroad crossing on Quincy Street creates a complex decision-making process for turning on to Quincy Street from Weise Street.

Currently Weise Street is signed “No Trucks” eastbound from Quincy Street. No sign exists for westbound traffic. Weise Street is not shown as a heavy truck route on the City of Green Bay truck route map.



Image 1. Aerial View of Weise Street at Quincy Street and Railroad Crossings.

Weise Street Use

Properties along Weise Street between Quincy Street and Van Buren Street include a Green Bay Packaging warehouse and Green Bay Packaging Health and Wellness Center on the south side of the street, and a Green Bay Packaging parking lot and Ferrellgas on the north side. These properties have access to the next respective parallel street, Vanderbraak Street to the south and Radisson Street to the north.

Ayres contacted area industries to better understand existing traffic and truck patterns through the Weise Street and Quincy Street intersection, and to identify any concerns if Weise Street at Quincy Street was closed.

On January 7, 2026, a meeting was held with industry representatives in coordination with the City of Green Bay Development Team. This meeting included representatives from Green Bay Packaging and McDonald's (Trucking) Company to discuss their company's use of the Weise Street and Quincy Street intersection.

We understand the warehouse on the south side of Weise Street is used mostly to store maintenance items for Green Bay Packaging including spare parts and equipment. Trips are unpredictable and vary day-to-day as this facility is more of a secondary storage facility. The warehouse property has access from both Vanderbraak Street and Weise Street, including a connection between the two streets. If Weise Street was closed to not allow access to Quincy Street, it was stated that access to the warehouse would need to follow Klaus Street and Van Buren Street. Representatives shared concerns about closing Weise Street without having a long-range plan in place for future development.

Representatives from Procter & Gamble stated they do not currently use buildings off Weise Street and have no specific concerns about the roadway being closed.

As of the date of this memo, Ferrellgas did not respond to information or meeting requests. This location of Ferrellgas is not a retail location and does not generate daily customer traffic. It operates as a local distribution site where propane delivery trucks are loaded and then transport propane to area customers. It is anticipated that trucks currently use the Weise Street/Quincy Street intersection. Current driveways in use for the site are on Weise Street. One additional gated access exists onto Radisson Street but is not used currently due to on-site material storage in front of this entrance. It is our opinion the site storage could be reconfigured to use this access if desired by Ferrellgas.

Weise Street Alternatives

Three improvement alternatives were reviewed for Weise Street.

Current Condition – No Changes

The roadway would remain as it is today, open to traffic.

Active Railroad Warning Lights and Gates

This alternative would install railroad warning lights and gates on Weise Street, along with warning lights and gates for the crossing of Quincy Street due to the close proximity of the crossing to Weise Street. This would be a complex system as the gates for Quincy Street would be north and south of Weise Street. All gates would function in unison for trains using Weise Street or Quincy Street. Initial costs and maintenance costs would be about double compared to a single roadway rail crossing, due to the additional crossing that is protected and the required equipment.

Close Weise Street

This alternative would close the roadway just east and west of the railroad crossing. This would be similar to what was recently completed for the railroad closure at Vanderbraak Street. Access to Green Bay Packaging properties and Ferrellgas would be from the east using Weise Street to Van Buren Street to Klaus Street.

One item of concern would be the potential of additional truck traffic passing by St Vincent De Paul and Paul's Pantry. These properties generate different roadway users and many pedestrians crossing between the parking lot on the north side of Weise Street to the buildings on the south side of Weise Street, and pedestrians crossing Leo Frigo Way.

With this alternative, it is recommended to install "No Truck" signing on Weise Street east of Van Buren Street and on Leo Frigo Way at Radisson Street. This would require large trucks accessing Weise Street to use Van Buren Street and Klaus Street. The attached map shows the truck route and recommended "No Truck" signing locations.

Weise Street Crossing Recommendations

From our investigation and input obtained from business representatives, we believe the closure of Weise Street at Quincy Street is the most appropriate alternative at this time as it reduces the conflict potential at the Weise Street and Quincy Street intersection and railroad crossings. An alternative route exists to serve the industrial properties on the east side of Quincy Street directly impacted by the roadway closure. This route would follow Van Buren Street and Klaus Street. The closure does not create an undue hardship for the traveling public nor any specific business. Additional "No Truck" signing is recommended to minimize additional truck traffic passing by St Vincent de Paul and Paul's Pantry properties (see attached map).



PROJECT NO:	Hwy: WEISE STREET	COUNTY: BROWN	PROPOSED IMPROVEMENTS	SHEET
FILE NAME: I:\BAY0007 GREEN BAY QUINCY ST RAILROAD\CD\3DSHEETS\AREA MAP.DWG LAYOUT NAME: Map			FLY BY: VERNIE, PHILIP PLOT DATE: 1/29/2026 1:58 PM PLOT SCALE: 1 IN 150 FT	WISDOT/CADDS SHEET 42



Report to the Green Bay Plan Commission

MEETING DATE

August 10, 2026

PREPARED BY

AGENDA ITEM # F.I

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking 20260805

City of Green Bay Development Tracker (Large Scale) - Aug 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%	
						66	0	
2	1116 Hobart Drive	Moski Corp	1116 Hobart Drive	Market multifamily	Construction underway	Total #	Under 80%	
						30	0	
3	200 N. Monroe	Three Sixty LLC	200 N. Monroe	Market multi-family rental, commercial	Phase 1 construction start late 2026	Total #	Under 80%	
						164	0	
4	Gorman @ JBS	Gorman & Co.	0 Lime Kiln Rd	Workforce multi-family	Construction underway	Total #	Under 80%	
						95	0	
5	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%	
						85	85	
6	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%	
						71	0	
7	One Astor	Spark Development	100 E. Mason	Market rate multi-family rental	Construction underway	Total #	Under 80%	
						126	0	
8	1531 Main Street	GB Real Estate	1531 Main Street	Market rate multi-family rental	PO deadline 1/14/2027	Total #	Under 80%	
						40	0	
9	1409 Velp	Velp Locust Investments LLC	1409 Velp Ave	Market rate multi-family rental	DA approved in June	Total #	Under 80%	
						90	0	
Single-family								
10	Southwest Woods	Garritt Bader	Hinkle S. of Mason	Single family housing with new roads	Construction underway	Total #	Under 80%	
						29	0	

11	The Pines	Broadway Realty	0 Deuchert Street	Single family housing with new roads	Construction underway	Total #	Under 80%	
						41	0	
12	Radue @ JBS	Radue	1327 &1331 Paj Way	JBS-Single Family	Construction underway	Total #	Under 80%	\$700,000
						2	0	
13	Habitat @ JBS	HFH	Lots 1-7 Vernon Taylor Dr	JBS-Single Family	DA to be considered in Aug	Total #	Under 80%	TBD
						7	0	
14	NWGB @ JBS	Neighbor Works	Lots 1-6 Dahlia Lane	JBS-Single Family	DA to be considered in Aug	Total #	Under 80%	TBD
						6	0	
15	Brook Park	Tycore Built	Brook Park Drive at Moore Drive	Residential subdivision with singles, duplexes, and townhomes	DA application under review	Total #	Under 80%	TBD
						155	0	
Commercial								
16	S&S Buildings	Investment Creations	227 E Walnut, 101 & 109 N Adams	Mixed use law office, retail, market rate apartment	Adams complete Walnut construction underway	Total #	Under 80%	\$1,500,000
						0	0	
17	Fire Station One	MOWGS LLC	501 S. Washington	Fire station rehab conversion to commercial uses	Tenant recruitment underway	Total #	Under 80%	\$1,000,000
						0	0	
18	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 #	Under 80%	TBD
						0	0	
19	Green Bay Public Market	On Broadway, Inc	211 N. Broadway	Public Market	DA amendment terms under negotiation	Total #	Under 80%	\$7,000,000
						0	0	
20	United Soccer League Stadium	USL	TBD	Soccer Stadium	Site selection, owner recruitment underway	Total #	Under 80%	TBD
						0	0	
Industrial								
21	Grandview - Keller 9 Acres	Keller client	Erie Rd south of Mason	Industrial	TIF request under review	Total #	Under 80%	
						0	0	

								TBD
Public Spaces								
22	Shipyards Phase 2	City of GB	100 W. Mason St.	Great event lawn, playground, urban beach, beer garden, dog park, fountains	Bids received, construction planned late 2026	Total #	Under 80%	\$0
						0	0	
23	Fire Station Flats Greenway	City of GB	420 S. Broadway	Green stormwater infrastructure with bike/ped trail connection	Bids received, construction planned late 2026	Total #	Under 80%	\$0
						0	0	

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

	Units	Under 80%	Value
TOTALS	1,007	85	\$115,800,000