



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, APRIL 28, 2025, 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/84137675822?pwd=L2EyVlpDSIZGZlFjcmlpWnZlOEVnUT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 841 3767 5822

Passcode: 483400

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) prior to the meeting. More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

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

C. Approval of the Agenda.

- I. Approval of the agenda for the Monday, April 28, 2025, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the April 7, 2025, meeting.

E. Regular Business.

- I. (AV 25-01) Consideration with possible action on the request to vacate an alley between N. Broadway and Alma Street, submitted by Community and Economic Development Department, NEW Community Shelter, Inc., Greg Krumholz, and Edwardo Martinez (Ald. Proffitt, District 7).

2. (ZP 25-11) Public Hearing on a request for a Planned Unit Development to permit Industrial and Commercial uses at 2735 University Avenue, submitted by Tonya Wagner of Vierbicher on behalf of property owner New Ideal Properties, LLC (Ald. J. Prestley, District 6).
3. (ZP 25-11) Consideration with possible action on a request for a Planned Unit Development to permit Industrial and Commercial uses at 2735 University Avenue, submitted by Tonya Wagner of Vierbicher on behalf of property owner New Ideal Properties, LLC (Ald. J. Prestley, District 6).
4. (ZP 25-12) Public Hearing on a request for a Conditional Use Permit (CUP) to allow an electric vehicle fuel service station at 1240 Radisson Street, submitted by Michael Wieber, on behalf of Wattslots Properties LLC, property owner (Ald. J. Prestley, District 6).
5. (ZP 25-12) Consideration with possible action on a request for a Conditional Use Permit (CUP) to allow an electric vehicle fuel service station at 1240 Radisson Street, submitted by Michael Wieber, on behalf of Wattslots Properties LLC, property owner (Ald. J. Prestley, District 6).
6. (ZP 25-07) Public hearing on a request for a Planned Unit Development to permit residential, agricultural, retail, greenhouse, assembly hall, limited production and processing, restaurant, outdoor recreational, educational, and renewable energy (solar, small wind) uses at 3026 Nicolet Drive, submitted by Mark Valentine, applicant and property owner (Ald. J. Grant, District 1).
7. (ZP 25-07) Consideration with possible action for a Planned Unit Development to permit residential, agricultural, retail, greenhouse, assembly hall, limited production and processing, restaurant, outdoor recreational, educational, and renewable energy (solar, small wind) uses at 3026 Nicolet Drive, submitted by Mark Valentine, applicant and property owner (Ald. J. Grant, District 1).

F. Informational.

1. Director's report.
2. Date of next meeting: May 12, 2025.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Plan Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.



Report to the Green Bay Plan Commission

MEETING DATE

April 28, 2025

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.I

(AV 25-01) Consideration with possible action on the request to vacate an alley between N. Broadway and Alma Street, submitted by Community and Economic Development Department, NEW Community Shelter, Inc., Greg Krumholz, and Eduardo Martinez (Ald. Proffitt, District 7).

BACKGROUND

Reason for Request: To vacate an alley that is located between Mather Street on the south and James Street on the north, running from N. Broadway to Alma Street.

Aldersperson/District: Ald. Proffitt / District 7

Surrounding Zoning and Land Uses:

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

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

East: Light Industrial (LI) | Electric Utility and Single Family

West: Planned Unit Development (PUD) and Low Density Residential (RI) | Commercial and Single-Family

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for industrial use.

Report: A request to vacate an alley located between Mather Street on the south and James Street on the north, running from N. Broadway to Alma Street, has been brought forward by NEW Community Shelter, Inc., Greg Krumholz, and Eduardo Martinez, who are the abutting property owners of the alley. They have requested that the 14-foot-wide alley be vacated. When an alley is vacated, the vacated land is divided among the abutting property owners. The right-of-way becomes private property, with the owners on each side typically gaining ownership of half of the former alley, in this case 7-feet. NEW Community Shelter, Inc. is planning a new development on their parcels and will utilize the former alley as a driveway. Mr. Krumholz and Mr. Martinez would convert the alley into a shared driveway. No other property owners abut the easement.

Ald. Proffitt, Fort Howard Neighborhood Association, Sec. Of Transportation, adjoining property owners, and reviewing agencies (Dept. of Public Works, Wisconsin Public Service, AT&T, GB Water Utility, GB Fire Dept., GB Police Dept., Time Warner Cable, Parks Dept., ATC, NEW Water, Charter, GBAPS) were informed of this request. Comments were received from Wisconsin Public Service and the Dept. of Public Works. WPS did not object to the request but pointed out the existence of utilities in this area with the poles and lines having prescriptive rights. If any changes need to be made down the road, WPS will pursue easements at that time. The Dept. of Public Works has no objection but is requesting that utility easements be retained the full width and length of the alley. Parking/driving is ok, but no buildings within vacated right-of-way. The City would draft and record these easements.

The Community and Economic Development is moving this request forward as the vacation of the alley has been found to be in the best interest of the city and the public. Furthermore, in an effort to not create any

non-conformities, it's in the public's interest that a shared access and maintenance easement agreement between Parcels 5-72 (Martinez) and 5-73 (Krumholz) is recorded per Ch. 44, Article XVIII, Div. I, Sec. 44-1691(2). This section states that no new or reconstructed shared driveways may be established unless cross-access easements are recorded with the Register of Deeds.

RECOMMENDATION

Approval of the request is subject to the following conditions:

1. A shared access and maintenance easement agreement between Parcels 5-72 (Martinez) and 5-73 (Krumholz) must be filed with the Brown County Register of Deeds immediately after the recording of the alley vacation per Section 44-1691(2) of the Green Bay Municipal Code.
2. Utility easements be granted to the City of Green Bay the full width and length of the subject vacated alley by the property owners.
3. A no-build easement is recorded within the subject vacated right-of-way by the property owners.

FISCAL IMPACT

ATTACHMENTS

1. AV 25-01 Application
2. AV 25-01 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
www.greenbaywi.gov

Location of Property: 710 N Broadway 714 N Broadway

Parcel Number(s): #5-73 #5-72

Petitioner(s): New Community Shelter & Property Owners Date: 3-31-2025

Email: Terrir@newcommunityshelter.org Phone Number: 920-437-3766 Ext 101

Address: 301 Mather St. City: Green Bay State: WI Zip: 54303

Property Owner: New Community Shelter and Owners Attached Phone Number: 920-437-3766 - Cell 920- 676 -9900

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, Terri Refsguard, 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: _____

Date: 3-31-25

Petitioner Signature(s): _____

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.: _____

REQUEST FOR CITY ACTION PLAN COMMISSION

PLEASE FILL OUT FOR: VACATE OR CLOSE STREET/ALLEY/PEDESTRIAN WAY

Per WI State Statue 66.1003:

All owners who abut the area proposed for vacation or closure, including all members of LLCs or ownership groups, must sign below before submitting this application.

If you are **NOT** vacating or closing a full street/alley/pedestrian way, you must also get signatures from one-third of owners of parcels within 2,650 ft. of the end of the vacation/closure area.

SIGNATURE	PRINTED NAME	ADDRESS
	Terri Refsguard	301 Mather St.
Those that abut the alley - attached		

Please contact the Community and Economic Development Department at (920) 448-3400 with any questions.

3/25/2025

To: Community & Economic Development

Attn: Jon LeRoy

100 N Jefferson St.

Green Bay, WI 54301

Dear Sir:

As landowners adjacent to the proposed PUP at James, Alma, and Mather Streets we would like to ask the city of Green Bay to VACATE the existing Alley that runs between our properties from Broadway to Alma Streets.

We would like this Alley closed and turned it over to us for use as a common driveway. That would begin at our property line east to Broadway. Parcels #5-73 & #5-72. This alley has had little use other than our properties and #5-76 which is now owned by the shelter. There is also a safety factor of entering Broadway a heavy truck use street, between 2 houses. The Project already owns frontage on 3 city streets.

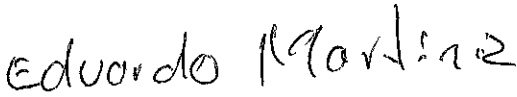
Thank you for considering our request.



Gregory J Krumholz

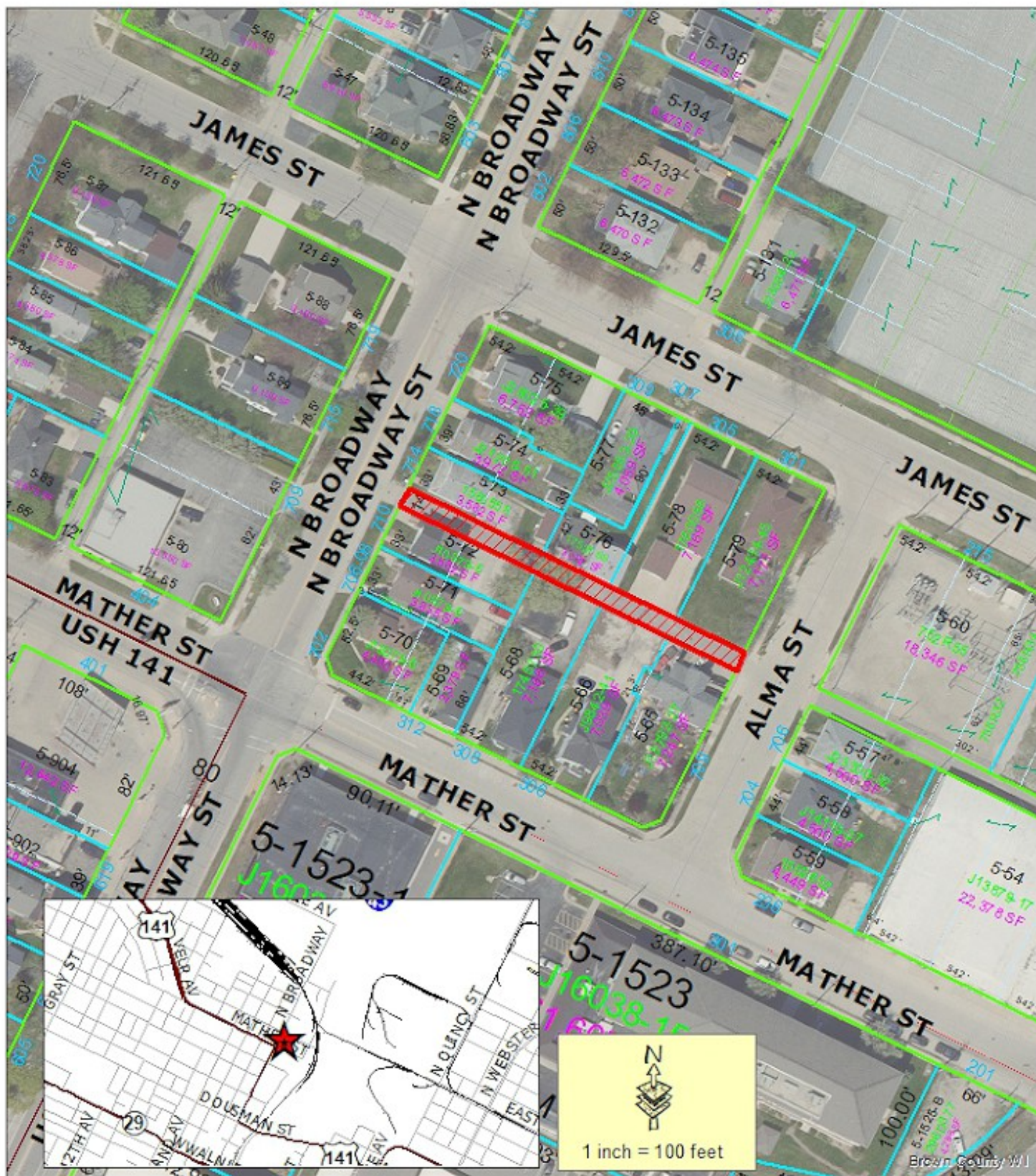
Owner 714 N Broadway

920-200-2844



Eduardo S Martinez

owner 710 N Broadway



Proposed Alley Vacation

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 DM.

Alley Vacation (AV 25-01) N. Broadway/Alma St.





Report to the Green Bay Plan Commission

MEETING DATE

April 28, 2025

PREPARED BY

AGENDA ITEM # E.2

(ZP 25-11) Public Hearing on a request for a Planned Unit Development to permit Industrial and Commercial uses at 2735 University Avenue, submitted by Tonya Wagner of Vierbicher on behalf of property owner New Ideal Properties, LLC (Ald. J. Prestley, District 6).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

April 28, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.3

(ZP 25-11) Consideration with possible action on a request for a Planned Unit Development to permit Industrial and Commercial uses at 2735 University Avenue, submitted by Tonya Wagner of Vierbicher on behalf of property owner New Ideal Properties, LLC (Ald. J. Prestley, District 6).

BACKGROUND

Primary Address: 2735 University Avenue

Aldersperson/District: Ald. Prestley / District 6

Reason for Request: To permit the development of a commercial and/or residential lot along University Avenue with self-service storage on the rear of the property.

Subject Parcel Zoning and Land Use: Subject property is currently split-zoned General Commercial (C1) and Varied-Density Residential (R3). It is generally vacant, with remnants from its former use as Tillmann Landscape Nursery.

Surrounding Zoning and Land Uses:

North: Planned Unit Development (PUD) | VA Clinic and Wetlands

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

West: Right-of-Way | I-43 and Sturgeon Bay Road

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

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Commercial uses, with Wetland designation on the northeast corner of the property. This PUD is generally in keeping with this designation.

Analysis: This PUD proposal is for 2735 University Avenue, which is a 20.337-acre parcel on the City's east side located at the northeast corner of the intersection of Interstate 43/Sturgeon Bay Road and University Avenue. It is the former home of Tillmann Landscape Nursery, that closed in 2009. This property is considered Catalyst Site #1 in the University Avenue Corridor Redevelopment Plan, completed in 2015.

The applicant proposes splitting this parcel into two lots. Lot 1, along University Avenue, would be used for commercial and/or residential development. Lot 2, located behind Lot 1, would be used for self-service storage. The wetlands on this parcel would be part of Lot 2. Staff is supportive of commercial and/or residential uses on Lot 1. As mentioned, this is considered a catalyst site along University Avenue. Attached is an exhibit from the University Avenue Plan, showing possible site designs and data. This notes the environmental and infrastructure issues of the site, further explained below.

While the University Avenue Plan doesn't include multi-family residential for this parcel, Staff notes these recommendations were made 10 years ago when there was not a housing shortage. Additionally, Staff

believes a mixed-use building would be most appropriate for this location. However, commercial or residential as stand-alone uses would also be appropriate.

This parcel has both environmental and infrastructure constraints, which make a PUD the best option for development. There are approximately 4.5 acres of wetlands on this parcel. There is also a very aggressive grade change, with the property dropping a total of 52 feet from University Avenue to the rear of the parcel. This drop makes any development that would need sanitary sewer service cost prohibitive, further described in the attached narrative by the applicant. According to the narrative, only 4.5 acres of this 20+ acre parcel can be developed because of these environmental and infrastructure limitations.

Because of these issues, Staff is supportive of this PUD. While self-service storage is not generally a use supported in commercial areas, this parcel has unique environmental issues that lead to the conclusion that there may not be other suitable development for the rear portion of this parcel. Additionally, this use will not be seen from the roadway. As mentioned, there are large grade changes on this parcel. Page 6 of Exhibit B shows the large drop-off between Lot 1 and Lot 2. Staff is recommending the requirement that a landscape berm be established to ensure there is no visibility of the self-service uses from the University Avenue roadway and to provide a solid buffer between the two lots and their uses.

At this time, there are no building renderings for Lot 1. As written, the PUD would allow most uses within our Neighborhood Commercial (NC) zoning district, while following the setbacks and dimensional requirements of our General Commercial (CI) zoning district. This would allow for most commercial uses, some residential uses, and no vehicle-based commercial uses.

Ald. Prestley and property owners within 400-feet have been notified of the request. As of the drafting of this report, we have not received any comments or objections.

RECOMMENDATION

Approval of the request, subject to the draft PUD and the following condition:

- I. A land division is required to create two new parcels for the PUD, as described in the attached PUD Ordinance.

FISCAL IMPACT

ATTACHMENTS

1. Z.O. 10-25, DRAFT PUD, 2735 University Ave
2. ZP 25-11 Location Map, Exhibit A
3. ZP 25-11 Site Plans and Renderings, Exhibit B Reduced
4. ZP 25-11 Narrative
5. ZP 25-11 Site Rec from University Ave Corr Plan
6. ZP 25-11 Application

ZONING ORDINANCE NO. 10-25

**AN ORDINANCE ZONING CERTAIN LAND LOCATED AT
2735 UNIVERSITY AVENUE
AS A PLANNED UNIT DEVELOPMENT DISTRICT
(ZP 25-11)**

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

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

Part of the Fractional Southwest Quarter (Frac. SW 1/4), Section Twenty-seven (27), part of the Fractional Southeast Quarter (Frac SE 1/4), Section Twenty-eight (28), part of the Northwest Quarter of the Northwest Quarter (NW 1/4 of NW 1/4), Section Thirty-four (34), all in Township Twenty-four (24) North, Range Twenty-one (21) East and part of Private Claim 45, East side of Fox River, in the City of Green Bay, Brown County, Wisconsin, described as follows:

Beginning at a point where the Easterly right of way line of proposed I.H. 43 intersects the Northerly right of way line of University Avenue (S.T.H. 54-57), said point of beginning being South 58 deg. 46 min. 12 sec. East, 200.00 feet from the Northwesterly corner of the said Section 34; thence North 26 deg. 25 min. 22 sec. West along the said Easterly right of way line of proposed I.H. 43 a distance of 1397.84 feet; thence continuing along the said Easterly right of way line on a tangential curve concave Northeasterly chord North 26 deg. 09 min. 52 sec. West, 6.51 feet radius 721.47 feet, central angle 00 deg. 31 min. 00 sec. 6.51 feet to the Southerly line of Private Claim 46, East side of Fox River; thence South 65 deg. 08 min. 58 sec. East along the said Southerly line 1062.11 feet to the Southwesterly line of the property described in Vol. 342 Deeds, Page 101; thence South 47 deg. 24 min. 13 sec. East, along the said Southwesterly line 480.79 feet to the Northerly right of way line of University Avenue (S.T.H. 54-57); thence along the said Northerly right of way line on a curve concave Northwesterly chord South 52 deg. 57 min. 07.5 sec. West, 642.12 feet, radius 2231.83 feet, central angle 16 deg. 32 min. 31 sec. 644.36 feet; thence South 61 deg. 13 min. 23 sec. West, along the said Northerly right of way line 205.70 feet to the point of beginning.

AND

Part of Private Claim 46, East side of Fox River, in the City of Green Bay, Brown County, Wisconsin, described as follows:

Commencing at the West quarter corner, Section 27, Township 24 North, Range 21 East; thence South 00 deg. 08 min. 03 sec. East, 1,692.34 feet along the West line and the extension of the SW 1/4, said Section 27, to the occupied South line of Private Claim 46, East side of Fox River; thence South 65 deg. 09 min. 26 sec. East, 145.44 feet along said South line to the point of beginning; thence North 24 deg. 50 min. 34 sec. East, 453.66 feet; thence South 65 deg, 19 min.

26 sec. East, 453.00 feet; thence South 24 deg. 14 min. 47 sec. West, 289.33 feet; thence North

66 deg. 44 min. 08 sec. West, 34.96 feet; thence South 24 deg. 08 min. 44 sec. West, 164.71 feet to the occupied South line of Private Claim 46, East side of Fox River; thence North 65 deg. 09 min. 26 sec. West, 423.07 feet along said South line to the point of beginning.

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

A. Purpose and Intent. The Planned Unit Development (PUD) is being utilized to promote integrated land uses along the University Avenue corridor, as well as allowing for development that is most suitable for this parcel with environmental concerns. The overall appearance and design of the site and improvements shall comply with the attached Exhibits and as regulated within this PUD.

B. Development Site. The area included within this PUD consists of all land described above, Parcel 21-280-1. After the execution of this PUD, a land division shall be completed to create Lots 1 and 2 as described below. Lot 2 shall be created as a flag-shaped lot, as allowed under this ordinance. A PUD amendment shall be required for any future changes that do not comply with this PUD.

1. Lot 1: Part of the Northwest ¼ of the Northwest ¼ of Section 34, T24N-R21E, and the Fractional Southwest 1/4 of Section 27, T24N-R21E, City of Green Bay, Brown County, Wisconsin, more fully described as follows:

Commencing at the Closing Corner of Government Lot 1, Section 33, T24N-R21E; thence S87°27'29"E, 764.35 feet along the North line of said Government Lot 1 to the Northeast ¼ of said Section 33; thence S57°18'35"E, 202.76 feet to the Point of Beginning; thence N62°36'33"E, 205.70 feet along the North right of way of University Avenue; thence 569.40 feet along the arc of a 2228.32 foot radius curve to the Left whose long chord bears N55°20'06"E, 567.85 feet along said North right of way; thence N46°02'32"W, 251.09 feet; thence S55°22'16"W, 684.96 feet; thence S25°02'15"E, 223.69 feet along the East right of way of Interstate Highway "I43" to the Point of Beginning.

Parcel contains 184,173 square feet / 4.23 acres, more or less.
Parcel subject to easements and restrictions of record.

2. Lot 2: Part of the Fractional Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 28, T24N-R21E, the Fractional Southwest $\frac{1}{4}$ of Section 27, T24N-R21E, and Private Claim Number 46, East Side of the Fox River, City of Green Bay, Brown County, Wisconsin, more fully described as follows: Commencing at the Closing Corner of Government Lot 1, Section 33, T24N-R21E; thence S87°27'29"E, 764.35 feet along the North line of said Government Lot 1 to the Northeast $\frac{1}{4}$ of said Section 33; thence S57°18'35"E, 202.76 feet; thence N62°36'33"E, 205.70 feet along the North right of way of University Avenue; thence 569.40 feet along the arc of a 2228.32 foot radius curve to the Left whose long chord bears N55°20'06"E, 567.85 feet along said North right of way to the Point of Beginning; thence 75.11 feet along the arc of a 2228.32 foot radius curve to the Left whose long chord bears N47°02'56"E, 75.11 feet along said North right of way; thence N46°02'32"W, 481.04 feet; thence N25°37'41"E, 164.71 feet; thence S65°19'09"E, 34.96 feet; thence N25°39'46"E, 289.33 feet along the West line of Volume 16, Certified Survey Maps, Page 361, Map Number 3166, Document Number 1093740, Brown County Records; thence N63°54'27"W, 453.00 feet along a Southerly line of Volume 55, Certified Survey Maps, Page 218, Map Number 7993, Document Number 2463009, Brown County Records; thence S26°15'33"W, 453.66 feet along an Easterly line of said Map Number 7993; thence N63°45'57"W, 639.32 feet along the South line of Private Claim Number 46, East Side of the Fox River, also being a Southerly line of said Map Number 7993; thence 6.51 feet along the arc of a 721.70 foot radius curve to the Left whose long chord bears S24°46'45"E, 6.51 feet along the East right of way of Interstate Highway "I43"; thence S25°02'15"E, 1174.15 feet along said East right of way; thence N55°22'16"E, 684.96 feet; thence S46°02'32"E, 251.09 feet to the Point of Beginning.

Parcel contains 701,805 square feet / 16.11 acres, more or less.

Parcel subject to easements and restrictions of record.

- C. Land Use Regulations. The principal and accessory land uses which may be established shall be compliant with uses listed below. A PUD amendment is required for any additional uses.

1. Lot 1 Allowed Uses: Uses allowed within the Neighborhood Commercial (NC) zoning district, with the exceptions of the prohibited used listed in Section D of this ordinance.
2. Lot 2 Allowed Uses: Self-service storage facility
 - a. No commercial transactions shall be permitted other than the rental of storage units.
 - b. No outdoor storage is permitted.

- D. Prohibited Uses. All below land uses shall be considered prohibited uses within

this PUD:

1. Live-Work Units
 2. Carriage House Dwellings
 3. Rooming House, Boarding House, Shelter Facility
 4. All Educational Uses listed in Table 44-5
 5. Public Park or Playground
 6. Community Gardens
 7. Public Utility Buildings or Structures
 8. All Vehicle Service Uses listed in Table 44-5
 9. All Other Industrial Uses outside of Self-Service Storage Facilities
- E. Dimensional and Area Requirements. Dimensional and area requirements for principal structure on the subject property shall generally comply with Exhibit B and shall be regulated under the General Commercial (C1) zoning district.
- F. Architectural Design Standards. All building elevations shall substantially comply with Exhibit B and any standards associated with the base zoning as determined in Section M of this ordinance.
- H. Access, Circulation, and Parking. Access, circulation, and parking within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XVIII of the Green Bay Municipal Code, and the following standards:
- I. Signage. All signs on the subject property shall conform to the standards as set forth within Chapter 30 of the Green Bay Municipal Code for the Neighborhood Commercial (NC) zoning district.
- J. Lighting. All lighting within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article V of the Green Bay Municipal Code.
- K. Refuse and Mechanical Equipment. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code.
- L. Landscaping and Transitional Yards. Landscaping within the PUD area shall meet the standards as set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code, and the following standards:
1. A landscape berm shall be required between Lot 1 and Lot 2, located before the significant grade change between these two lots. The buffer shall be compliant with Section 44-1964(2) of the Green Bay Zoning Code.

2. No additional buffer is required between Lot 1 and Lot 2, regardless of use.

M. Compliance with all the regulations of the Green Bay Municipal Code not covered under the PUD. If not covered as part of this PUD, the base zoning for Lot 1 shall be considered General Commercial (C1) zoning district and for Lot 2 it shall be considered Light Industrial (L1) zoning district.

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

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

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

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

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

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2025.

APPROVED:

Eric Genrich, Mayor

ATTEST:

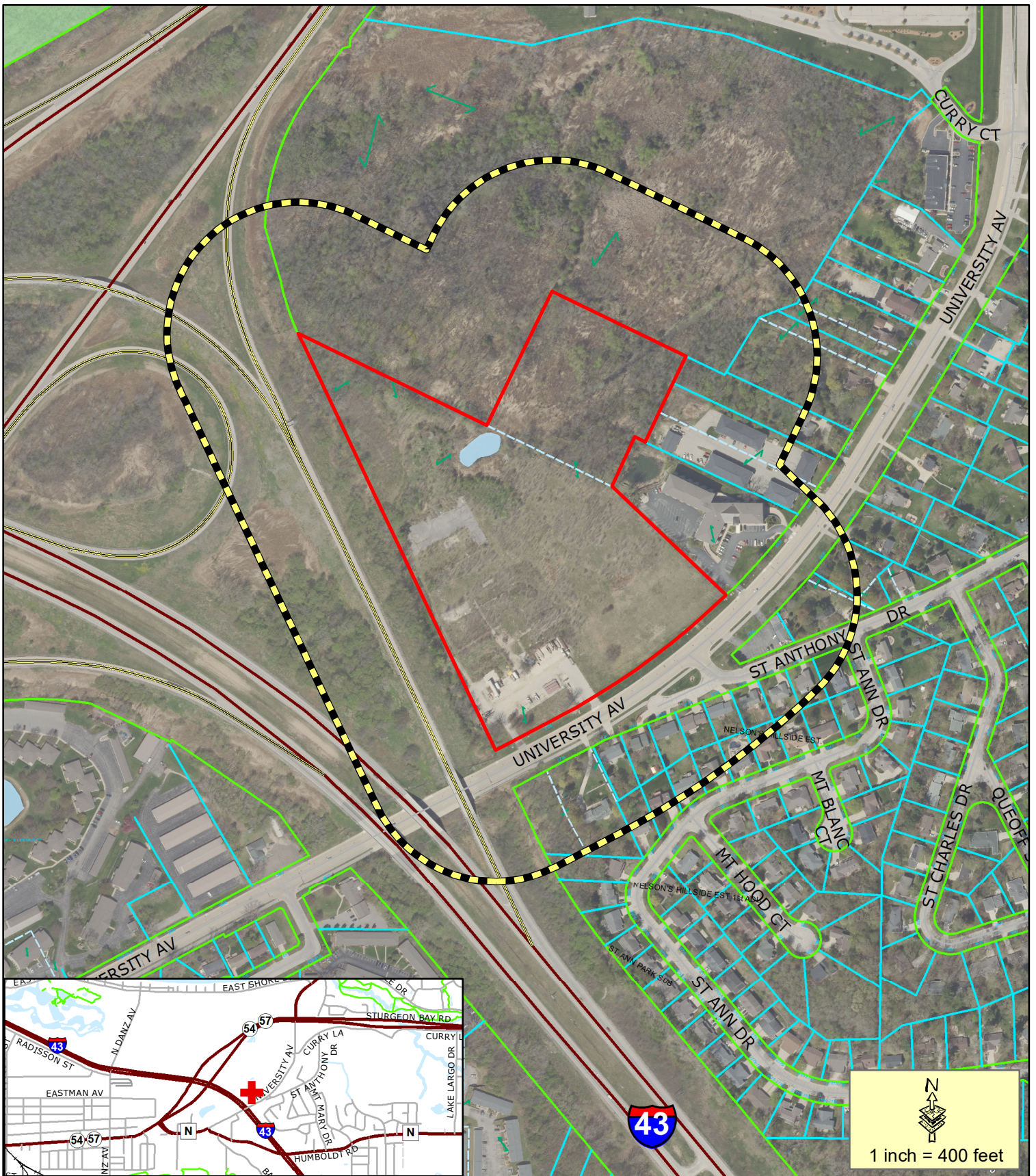
Celestine Jeffreys, City Clerk

sh:

Attachments:

Exhibit A - Location Map

Exhibit B – Site Plans and Renderings



- Proposed PUD
- 400' Courtesy Notice Area

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

Zoning Petition (ZP 25-11)

Proposed Planned Unit Development (PUD) at 2735 University Ave

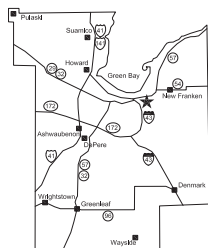




WISCONSIN

BROWN COUNTY

CITY



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511



PROJECT LOCATION

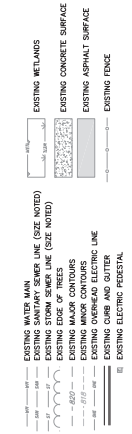
SHEET NO.	DESCRIPTION
C1	TITLE SHEET
1 OF 1	SITE SURVEY
C2	PRELIMINARY PARCEL PLAN
C3	PRELIMINARY SITE & LANDSCAPE PLAN
C4	PRELIMINARY GRADING PLAN
C5	PRELIMINARY NORTH SOUTH SECTION
C6	PRELIMINARY EAST WEST SECTION
A2.0	PRELIMINARY BUILDING ELEVATIONS
A3.0	PRELIMINARY BUILDING SECTION

Nearby Storage

[illegible]

DATE	4/1/25
DRAFTER	TAW
CHECKED	HHH
PROJECT NO	240608

C1

[illegible]

NOTES:

This surveyor further does not warrant that the underlined **XXXX** is shown as is the exact location indicated. It should be used only for your information and is not to be used for any other purpose. The copyright © 2004, by the City of Green Bay is hereby acknowledged. All rights reserved. This document is prepared by the City of Green Bay, Wisconsin, Department of Public Works, Planning and Development Division, 2004. It is the property of the City of Green Bay, Wisconsin. It is loaned to you for your information only. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the City of Green Bay, Wisconsin. The City of Green Bay, Wisconsin, Department of Public Works, Planning and Development Division, 2004. It is the property of the City of Green Bay, Wisconsin. It is loaned to you for your information only. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the City of Green Bay, Wisconsin.

Elaborates are referenced to the N4WD 86 Beachfront Dune / convention factor to the City of Green Bay. Dune is 463.79.

- SURVEY LEGEND**
- | | | | |
|---|-----------------------------------|---|----------------------------|
| ■ | PUBLIC LAND CORNER AS NOTED | Ⓢ | EXISTING DECIDUOUS TREE |
| ○ | SET 1" IRON PIPE | Ⓣ | EXISTING CURB INLET |
| ○ | SET 1.337' (0.0.) X 18" IRON PIPE | Ⓤ | EXISTING FIELD INLET |
| ○ | WITH CAP WEIGHING 1.68 LBS/LIN FT | Ⓥ | EXISTING STORM MANHOLE |
| ● | FOUND 2" IRON PIPE | Ⓦ | EXISTING SANITARY MANHOLE |
| ○ | EXISTING LIGHT POLE | Ⓧ | EXISTING FIRE HYDRANT |
| ○ | EXISTING UTILITY POLE | Ⓨ | EXISTING WATER MAIN VALVE |
| ↑ | EXISTING DOWN GUY | Ⓩ | EXISTING SIGN (TYPE NOTED) |
| ↑ | EXISTING TELEPHONE PIEDISTAL | ⓛ | EXISTING WELL |

Job #: 240628
 Date: 12/27/2024
 Time: 10:17 AM
 Drilled By: AW
 Checked By: WBA
 Field work completed: 12/27/2024

SUBMITTED FOR:
 NEARBY STORAGE EAST 08
 2735 UNIVERSITY AVE
 UNIVERSITY CITY
 TAX PARCEL: #27-280-1



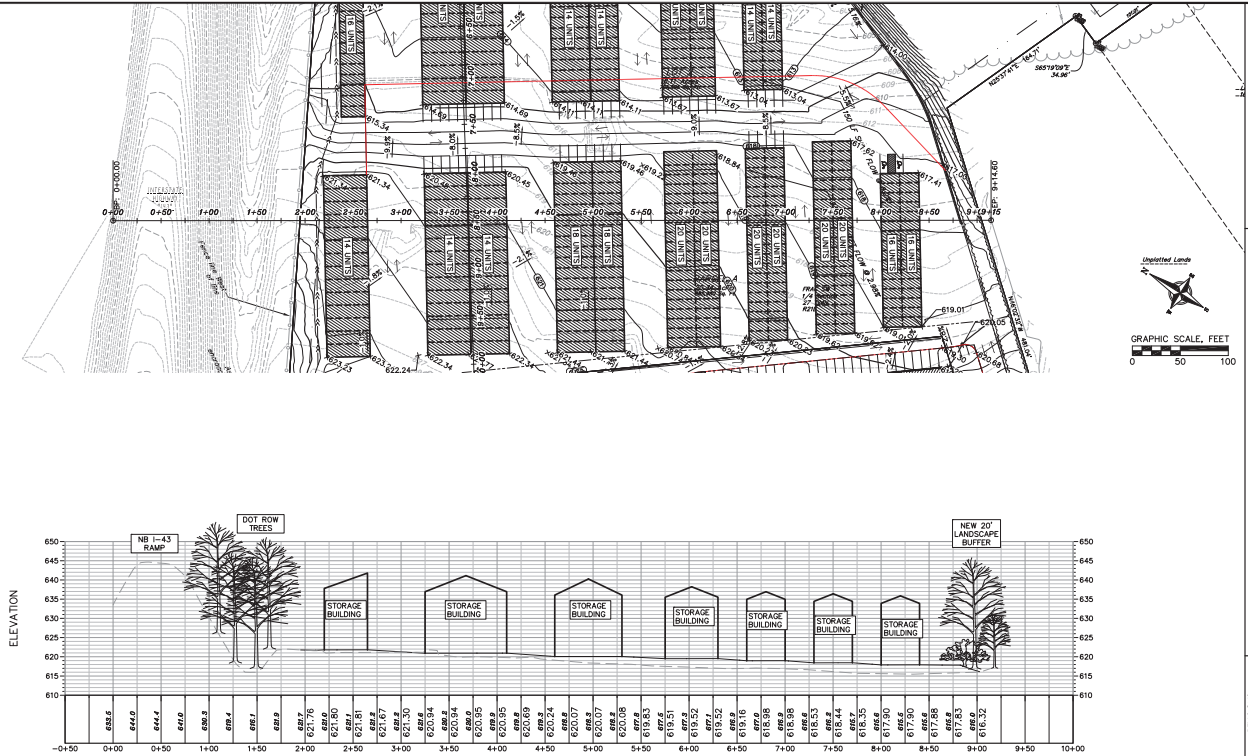
DATE		REVIEWS		REVIEWS		Nearby Storage
DATE	TIME	NO.	DATE	NO.	DATE	
4/7/25						Proposed Parcel and Easement Plan #####

CREATED
TAW

CHECKED
###

PROJECT NO.
240608

C2





	REV NO	DESCRIPTION	DATE	BY	DATE
PROJECT:		NEARBY STORAGE - BUILDINGS #1 & #5			
LOCATION:		Climax Property Green Bay, WI			
DESCRIPTION:		BUILDING SECTION DETAILS			

Nearby Storage 20.337 acres in Northeast Green Bay (University Ave Corridor)

New Ideal Properties, LLC is applying to create a PUD on parcel 21-280-1, 2735 University Ave.

This project is made up of 20.337 acres located along the University Ave corridor, redevelopment area in the City of Green Bay. The parcel is bound by a large wetland to the North, I-43 entrance ramp on the West, University Ave on the South, and a senior apartment complex on the East. The property has both environmental and infrastructure constraints. Approximately 4 ½ acres of wetlands have been delineated and mapped on the property with an additional major wetland offsite to the north and east. The property itself is a challenge as it has 52 foot of drop from front (University Ave) to back (northwest corner). The front elevation of the property is generally around 641. The site quickly drops off 5 feet at the property line and proceeds to drop off to the northwest. There is approximately 140 lineal feet of sanitary main along the west frontage of the property. The invert of this main is around 626. Generally, a sanitary sewer needs 4-6 feet of cover. This engineering rule of thumb means that approximately the first 200 feet of the property is able to be serviced by standard sanitary sewer. This means about 4.5 of the 20.337 acres can be developed as commercial or residential space. The back of the property cannot be served by sanitary sewer without a sanitary lift station. A lift station would cost hundreds of thousands of dollars. This property has previously been looked at by developers for residential development. None of them were able to make a project that cash flows due to the constraints of the back portion of the property.

This property has also been studied by the city of Green Bay as Catalyst Site #1 of the University Corridor Redevelopment Plan. The city considers the property a key gateway to the city due to its proximity to I-43. The city would like to see the property developed as commercial or office space. The site has been vacant since Tillman Landscaping closed in 2009. There is a closed BRRS investigation on the property.

The current developer is proposing to split the property into two separate parcels and both would be in the PUD. Storage buildings are planned in the back portion of the lot, denoted as Lot 2. With the back acreage not serviceable by sanitary sewer, this is a development that can be put on the back portion of the lot while working around the wetlands and also providing a tax base for the otherwise unusable 16 acres. The storage facility would also support the surrounding area that is very heavy residential in both single family and multi-family.

The front approximately 4.25, denoted as Lot 1, is being proposed as Neighborhood Center (NC). This zoning allows for a variety of uses. The current developer is planning to sell the front area for development. With commercial real estate being questionable as viable due to so much online commercial, the area may be better served as residential; however, NC would allow for a variety of uses in the area.



View from NB I-43Ramp



Sample Buildings



Samples Buildings

The recommendations graphic summarizes the likely assessment activities suggested at the site prior to redevelopment to investigate the known environmental concerns. This section also lists potential funding sources to complete the assessment and/or appropriate remedial activities.

CATALYST SITE #1

SITE DESCRIPTION

Catalyst Site #1 is located less than ¼-mile southwest of the VA Clinic and serves as a key gateway for the City due to its high visibility location adjacent to one of the largest highway interchanges in the City. A tree nursery and landscaping business operated at the site from the 1980s to 2009. The site currently includes a vacant 5,525 square foot (ft²) retail building, storage buildings totaling approximately 3,000 ft² and a small pond. The former plant nursery on the east half of the site is now a large unpaved open area.



Figure 4.4A: Existing Site Condition

BROWNFIELD STATUS

Catalyst Site #1 is generally classified to have low environmental concern with a moderate level of data uncertainty. Because of the site's historic use as a tree nursery, contamination from use, storage, and application of bulk quantities of fertilizer and various herbicides and pesticides is possible.

A May 2011 Phase I ESA completed at Catalyst Site #1 identified two RECs associated with gasoline/diesel fuel ASTs and USTs formerly used at the site. A petroleum release associated with the UST (BRRTS #03-05-001839) was investigated and during 2000 the WNDL approved "closure" of the case. Residual petroleum-contaminated soil and/or groundwater remain at the site. Soil samples were not collected adjacent to the ASTs during their removal during 2009 to determine if a petroleum release had occurred associated with the ASTs. Further assessment of soil and groundwater quality in the vicinity of the former ASTs is warranted, as well as assessment of potential herbicides and/or fertilizer used by the former plant nursery. Sampling and assessment of the buildings for LBP, ACM and other hazardous building materials is also warranted as a prerequisite for demolition or rehabilitation of site buildings. Figure 5.4B also depicts the known environmental concerns based on currently available information.



Figure 4.4B: Known Environmental Sites

INFRASTRUCTURE STATUS

The site is serviced by utilities extending from University Avenue. The site will require utility improvements to make the entire site serviceable. The most significant challenge will be providing sanitary sewer service to the northern portions of the site. Potable water mains adjacent to the site should be adequate to support an increase in water use. Existing limitations to the storm sewer system must be evaluated in conjunction with redevelopment at the site. It is likely the existing system will require improvements in order to support the site's redevelopment potential.

RECOMMENDED FUTURE USE

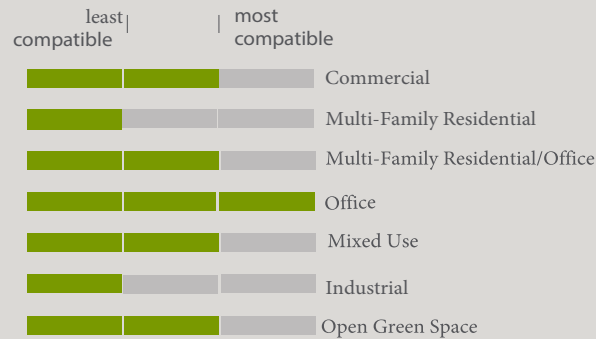
The Tillman site offers the opportunity for new commercial and office uses supportive of the VA Clinic (Figure 4.4C). It is also recommended that the developers complete an inventory of existing building on the Tillman site to determine if the structure can be adaptively reused, reducing demolition waste. Ideally wetlands on and adjacent to the site could be integrated into future use.



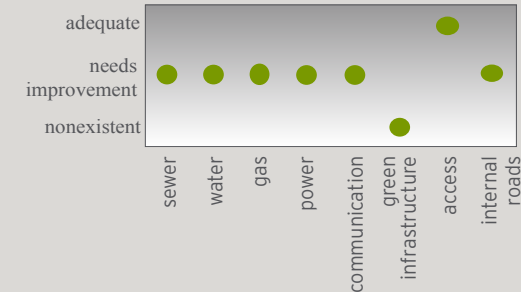
Figure 4.4C: Compatible Future Land Use

21.0 ACRES

FUTURE LAND USE RECOMMENDATION



EXISTING INFRASTRUCTURE WITHIN CATALYST SITE #1



BROWNFIELD SUMMARY

Environmental Concern Level



Level of Data Uncertainty



Regulatory Status & Case # (if applicable)=BRRS #03-05-001839

RECOMMENDATIONS

- Perform Phase I ESA prior to property acquisition
- Assess soil quality in former AST location to determine if a petroleum release occurred
- Assess soil quality in areas of the site formerly used as a plant nursery or that stored pesticides or fertilizer.
- Delineate wetland boundaries at the site
- Assess existing buildings for lead-based paint, asbestos containing materials, and other hazardous building materials
- Evaluate if remedial action or soil management is needed in association with the proposed redevelopment
- Other appropriate investigation based on the results of the above

POTENTIAL FUNDING SOURCES

WNDR - Ready for Reuse Grant
 WEDC - Brownfields Grant Program and Site Assessment Grants
 EPA - Brownfield Revolving Loan Fund
 EPA - Brownfield Cleanup Fund
 EPA - City of Green Bay Brownfield Assessment Grant (2012-2015)



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: 2735 University Ave

Parcel Number(s): 21-280-1

Petitioner(s): Vierbicher

Date: 4/2/2025

Email: twag@vierbicher.com

Phone Number: 920-241-0009

Address: 400 Security Blvd, Suite 1

City: Green Bay

State: WI

Zip: 54313

Property Owner: New Ideal Properties, LLC

Phone Number: _____

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

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

I, Tonya Wagner, 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: _____

Date: _____

Petitioner Signature(s): Tonya Wagner

: Digitally signed by Tonya Wagner
Date: 2025.04.02 08:46:52 -05'00'

Checklist of required attachments:

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

For office use only:

Review Fee: \$425. -

Receipt No.: 2767271-2

Zoning Petition No.: 25-11



Report to the Green Bay Plan Commission

MEETING DATE

April 28, 2025

PREPARED BY

AGENDA ITEM # E.4

(ZP 25-12) Public Hearing on a request for a Conditional Use Permit (CUP) to allow an electric vehicle fuel service station at 1240 Radisson Street, submitted by Michael Wieber, on behalf of Wattsots Properties LLC, property owner (Ald. J. Prestley, District 6).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

April 28, 2025

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.5

(ZP 25-12) Consideration with possible action on a request for a Conditional Use Permit (CUP) to allow an electric vehicle fuel service station at 1240 Radisson Street, submitted by Michael Wieber, on behalf of Wattsots Properties LLC, property owner (Ald. J. Prestley, District 6).

BACKGROUND

Primary Address: 1240 Radisson Street

Aldersperson/District: Ald. Prestley, District 6

Reason for Request: To establish an electric vehicle fueling station in the Light Industrial (LI) District.

Surrounding Zoning and Land Uses:

Subject: Light Industrial (LI) | Vacant

North: Light Industrial (LI) | Manufacturing

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

East: Light Industrial (LI) | Office

West: Light Industrial (LI) | Manufacturing

Comprehensive Plan: The 2022 Smart Growth Plan currently designates this area for medium/high-density housing. Though the proposed use does not match the comprehensive plan, Conditional Use Permits (CUP) do not need to match the comprehensive plan. The proposed use is allowed in the zoning district (Light Industrial) with a CUP.

Report: The subject request is located at 1240 Radisson Street between N. Irwin Avenue and N. Webster Street near the I-43 and Webster Avenue interchange.

The City of Green Bay received an application for a fueling station for electric vehicles at the subject parcel. The property is zoned Light Industrial (LI). In this district, fuel/gas/service stations are allowed with a Conditional Use Permit (CUP) request. The applicant has provided two concept plans (see attached), but the actual details have not yet been finalized. The applicant has indicated that ever-changing markets and technology play a big role in what the project will actually look like. He is seeking approval of the use first and will then move forward with design. The layout and design of the site will need to comply with regulations of the Green Bay Municipal Code.

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

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.
2. The establishment of the conditional use will not impede the normal and orderly development and

improvement of the surrounding property for uses permitted in the district.

3. The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.
4. Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.
6. Adequate parking facilities as specified in Article XVIII of Section 44-83 within the Municipal Code.
7. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.

While stand-alone electric vehicle fueling stations have not been a common request at this point in Green Bay, they are processed like any other fueling station proposal. Items such as vehicle storage, staffing, security, and adequate buffering from neighboring residential parcels are important, especially since the southern property line borders parcels zoned Low-Density Residential (R-1). Furthermore, the site must comply with all requirements of the Green Bay Municipal Code.

Staff has determined that the use does comply with the seven standards above, subject to the conditions for approval.

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

RECOMMENDATION

Approval of the application, subject to the following conditions:

1. The fueling station complies with the Green Bay Municipal Code.
2. 24/7 video surveillance cameras be installed so all portions of the site are monitored.
3. All vehicles parked on the property must be operable on public streets and registered.
4. No outside storage is allowed.
5. A photometric lighting plan be submitted to the Community and Economic Development Department when a site plan is submitted for approval that shows the property is adequately lit without spilling onto neighboring properties.
6. The buffer area along the south property line shall consist of either a masonry wall, fence, berm, plantings, or a combination thereof that forms a screen a minimum of six feet in height and not less than 90 percent opaque on a year-round basis.
7. The conditional use is for an electric vehicle fueling station only. Any other fueling station such as gasoline requires a different Conditional Use Permit application.

FISCAL IMPACT

ATTACHMENTS

1. ZP 25-12 Application
2. ZP 24-12 Map
3. ZP 24-12 Concept 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
www.greenbaywi.gov

Location of Property: 1240 Radisson Street, Green Bay, WI 54302

Parcel Number(s): 20-532

Petitioner(s): Michael S. Wieber Date: 3/31/2025

Email: weeburr@netscape.com, greenbaywattsots@gmail.com Phone Number: 920-228-2026

Address: 340 W Saint Joseph Street #16 City: Green Bay State: WI Zip: 54301

Property Owner: Wattsots Properties LLC Phone Number: 920-228-2026

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

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

I, Michael S. Wieber, 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): Consider CUP for EV fuel station primary use within Light Industrial zone.

Owner Signature: Michael S. Wieber Date: 3/31/2025

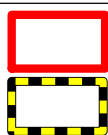
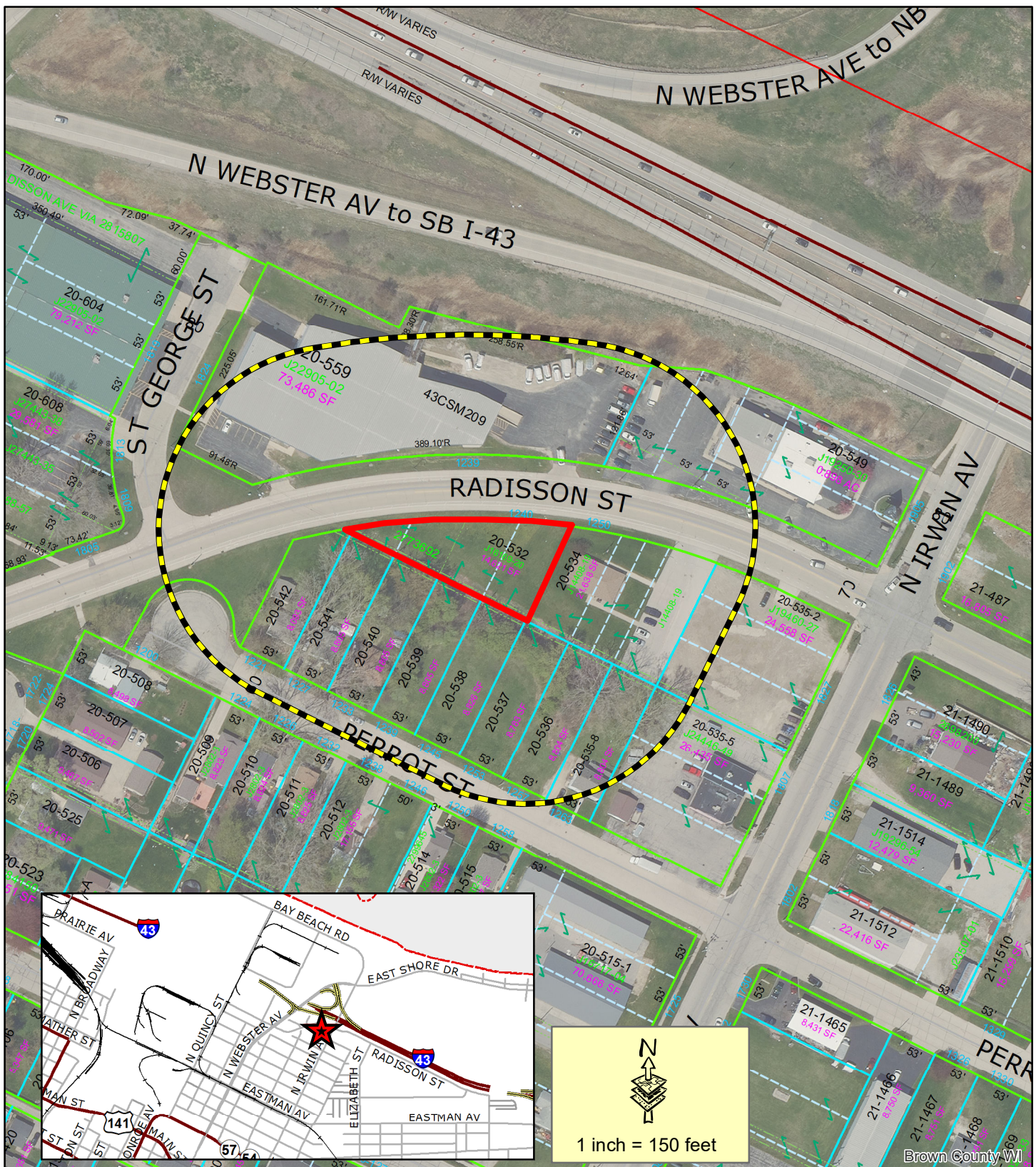
Petitioner Signature(s): Michael S. Wieber

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.: _____



Subject Area

200' Property Owner Notice

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 DM.

**Zoning Petition (ZP 25-12)
Conditional Use Permit Request
at 1240 Radisson Street
Electric Vehicle Fueling Station
in Light Industrial (LI) District**



NOTE #1
LIGHTED LETTER DISPLAY
FOR NIGHT TIME SKY VIEWING.
TRANSLUCENT & PRINTED BELT SECTIONS
PROTECT SOLAR PANELS & DISPLAY BELT ROLL UP
ALLOWS FOR MAX DAYTIME SOLAR PANEL GENERATION.

NOTE #2
SOLAR ARRAY (20KW)
MICRO INVERTERS AND
ENERGY STORAGE BATTERIES
4'x8' SOLAR PANELS (QTY 40).

NOTE #3
UNLESS OTHERWISE SPECIFIED,
PARKING LOT SURFACES ARE GRAVEL
UNTIL COMPACTED AND BLACKTOPPED.
SCHEDULE TO BE DETERMINED BY OTHERS.

Concept Plan #1 2025



General Notes

"Christian Compass"
Temporary installation,
(4 months). Ground
mounted display design,
4x8x500W solar panels
(Qty 40). The rollout
belt cover protects all
panels from extreme
weather. The display is
meant to be rolled out
and seen from the sky
at night. The compass
always points North,
with love of God and
country being the main
nightly messaging.

Note: Currently there is
not WPS service at this
location. Solar energy
will supply the initial
electrical energy to
operate the display, the
wifi & security system,
parking lot lighting, and
at least one off grid
employee EV charger.
Micro inverters on solar
panels will enhance
energy collection and
improve the overall
system performance
until power company
agreement is reached.

EV STICKERS ONLY
HYBRIDS WELCOME

No.	Revision/Issue	Date

Prep Name / Utility Address / Contact Info
WIEBER DESIGN SERVICES
340 W St Joseph St #16
Green Bay, WI 54301
Phone 920-228-2026
weebum@netscape.com

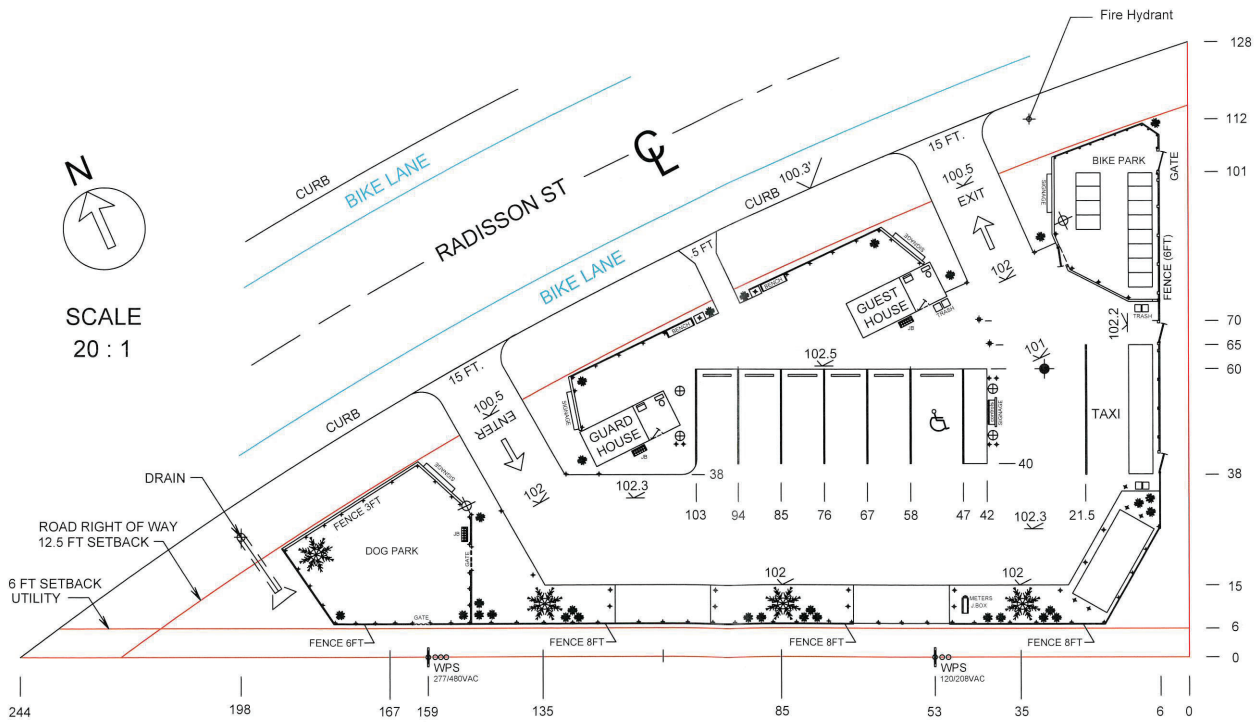
Project Name and Site Plan Address
WATTSLOTS PROPERTIES LLC
1240 Radisson Street
Green Bay, WI 54302
Parcel number 20-532
greenbaywattsslots@gmail.com

Drawing Title / Description
CONCEPTUAL SITE PLAN
AERIAL COMPASS DISPLAY

Project	20-532	Sheet	4
Date	3/5/2025	Revision	
Scale	20:1		

WATTSLOTS.GLB.4.COMPASS

SCALE
20 : 1



This preliminary site plan depletes a two (2) one-way 15 foot wide driveway scenario. Due to the odd shape of this lot, please identify any zoning ordinance issues which may require a variance based on said hardship.

No.	Revision/Issue	Date

Firm Name / Mailing Address / Contact Info
WIEBER DESIGN SERVICES
 340 W St Joseph St #16
 Green Bay, WI 54301
 Phone 920-228-2026
 weeburr@netscape.com

Project Name and Site Plan Address
WATTSLOTS PROPERTIES LLC
1240 Radisson Street
Green Bay, WI, 54302
Parcel number 20-532
greenbaywattslots@gmail.com

Drawing Title / Description CONCEPTUAL SITE PLAN EV PARK CHARGING LOT	
Project 20-532	Sheet 1
Date 12FEB25	Revision —
Scale 20 : 1	



Report to the Green Bay Plan Commission

MEETING DATE

April 28, 2025

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.6

(ZP 25-07) Public hearing on a request for a Planned Unit Development to permit residential, agricultural, retail, greenhouse, assembly hall, limited production and processing, restaurant, outdoor recreational, educational, and renewable energy (solar, small wind) uses at 3026 Nicolet Drive, submitted by Mark Valentine, applicant and property owner (Ald. J. Grant, District I).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

April 28, 2025

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.7

(ZP 25-07) Consideration with possible action for a Planned Unit Development to permit residential, agricultural, retail, greenhouse, assembly hall, limited production and processing, restaurant, outdoor recreational, educational, and renewable energy (solar, small wind) uses at 3026 Nicolet Drive, submitted by Mark Valentine, applicant and property owner (Ald. J. Grant, District 1).

BACKGROUND

Reason for Request: To permit an integration of agricultural, educational, and commercial uses along with the single-family residential use of the parcel.

Subject Parcel Zoning and Land Use: Subject land area is a residential property with agricultural uses. It is zoned Low Density Residential (R-1) District.

Surrounding Zoning and Land Uses:

North: Low Density Residential (R-1) | Undeveloped

South: Low Density Residential (R-1) | Single-family residential

East: Low Density Residential (R-1) | Vacant, Community gardens

West: Low Density Residential (R-1) | Single-family residential

Comprehensive Plan: The 2022 Smart Growth Plan designates the parcel low/medium density housing. The proposed zoning change to a Planned Unit Development, as drafted, is not completely consistent with the recommendation of the Comprehensive Plan. The proposed use does not include a higher density of residential uses but rather the inclusion of various uses such as education, entertainment and agriculture. The proposed land use does not impede the expansion of housing on the property if so desired in the future.

Analysis: The subject parcel is located at 3026 Nicolet Drive. It is 5.176 acres in size, and is zoned Low-Density Residential (R-1). The property has an agricultural/rural history dating back to at least 1938, which is the date of the City's oldest aerial photography. In 2014, Mark and Sarah Valentine bought the property. Since purchasing the property, the Valentine's have established personal gardens as an accessory to their home that have expanded in scale and scope over the past decade. This has included the addition of a greenhouse, sheds, and farm animals. In the recent past, the Valentine's have also expanded the use of the parcel for educational camps, farm tours, a farm produce retail stand, and various events. Gardening and other horticultural uses are permitted accessory uses in the R-1 zoning district. However, Sec. 44-588 (2) and (3) of the Green Bay Municipal Code states: 2) The accessory use or structure shall be incidental to and customarily associated with the principal use or structure served; 3) The accessory use or structure shall be subordinate in area, extent, and purpose to the principal use or structure served.

The extent of the uses occurring on the property was only brought to staff's attention when a request was made by the Valentine's to install a high tunnel (large greenhouse structure). Complaints regarding zoning usage have not been reported on the property. With the property being zoned R-1 low density residential district, many of the uses and structures used on the property are not permitted. With this being the city,

agricultural uses are not a use the zoning code addresses for urban or urbanizing areas. Even in the Rural Residential (RR) district, agricultural uses are limited. Planning staff has determined that what is occurring on the property is innovative, and believe a balance can be reached to allow expansion of the farm and multiple business uses among the residential homes in the neighborhood. The way to accomplish this is through a Planned Unit Development.

A Planned Unit Development District (PUD) can be established as a means to facilitate the development of land in an integrated and innovative fashion to allow for flexibility in site design, and to encourage development that is sensitive to environmental, cultural, and economic considerations. Planning staff asked the Valentine's to provide what their "big picture" conceptual plans are for the property. Staff reviewed the uses and associated structures to determine what would be appropriate in the neighborhood and what the infrastructure and design elements would be for similar uses within the city or other urbanizing areas.

Attached to the staff report is the draft PUD that contains specific details on uses, dimensional and area requirements, architectural design, signage, parking, lighting, refuse/mechanical, landscaping, and access/circulation.

Highlights of the PUD include:

1. Residential - When creating the PUD, it was important to staff that the residential use be the only principal use. Zoning code requires that there can be no accessory uses without a principal use, meaning the property must maintain up to one single-family dwelling. If not, all other uses are not permitted. This ensures that the property maintains consistency with the neighborhood.
2. Agricultural – Specific agricultural uses are identified. The number of structures for each accessory use are also listed.
3. Educational – Educational day camps/tours are permitted for up to 28 individuals. Improvements need to be made to the driveway (paved, 22' wide driveway). On-site, paved parking must also be provided for traffic safety purposes on Church Road, and an ADA permanent bathroom be installed.
4. Commercial – A retail farm produce stand is permitted.

Certain items were requested by the applicant but were not included in the PUD for one reason or another. Alternative energies such as solar and wind are already addressed in the zoning code. The property would need to comply with those standards. Any native plantings in the right-of-way would need to be negotiated with the Department of Public Works. At this time, staff does not support the tiny homes, commercial kitchen, and assembly uses such as public farm dinners/special events (does not include private events hosted by the property owners). These uses are or have the potential to become too intense for the low-density residential area and would require additional improvements such as expanded parking. The property owners have the ability to return to the City in the future and request an amendment to the PUD when appropriate. This gives the City an opportunity to determine if the property and neighborhood can handle the expansion of uses and offers the ability to observe the permitted operations and the effects it has.

Alderperson Grant, the Red Smith Neighborhood Association, Nicolet Neighborhood Association, and property owners within 400 feet of the property have been notified of the meeting via courtesy letter based on Planning Division policy. The petitioner held a neighborhood meeting on March 19, 2025, that was attended by about five individuals. Staff has received comments regarding the proposal. The comments are included in the packet.

RECOMMENDATION

Staff recommends approval of the request for the Planned Unit Development as drafted.

FISCAL IMPACT

ATTACHMENTS

1. ZP 25-07 Draft PUD
2. ZP 25-07 Application Narrative and Conceptual Improvements
3. ZP 25-07 Public Comments

ZONING ORDINANCE NO. 11-25

AN ORDINANCE CREATING A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR PROPERTY LOCATED AT 3026 NICOLET DRIVE (ZP 25-07)

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

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

Legal description: That part of Government Lot One, Section Fourteen, T24N-R21E, in the City of Green Bay, Brown County, Wisconsin, described as follows: Commencing at the point of intersection of the existing County Trunk Highway "A", also known as Nicolet or Bay Shore Road, with South line of Government Lot 1; thence S89°13'18"E along the South line of said Lot 1, 125 feet to the point of beginning; thence continuing S89°13'18"E 528.20 feet; thence N00°47'00"E 570.10 feet to the North line of lands described in Vol. 255 Deeds, Page 122; thence N89°02'00"W along said North line 268.55 feet to the East line of County Trunk Highway "A"; thence S30°38'42"W, 358.40 feet; thence along the curve of East right of way line, the chord of which bears S31°38'30"W, 213.10 feet; thence S19°49'00"E, 83.00 feet to the point of beginning, Excepting that part of lands described in Vol. 153 Deeds, Page 400, which lie East of County Trunk Highway "A", further excepting therefrom that part used for road purposes.

Tax Parcel: 22-130-2

Land Area: Comprises approximately 5.176 acres

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

- A. Purpose and Intent. The purpose and intent of the amended Planned Unit Development (PUD) is to permit residential, agricultural, retail, and educational uses.
- B. Development Site. The area included within this PUD consists of all land included at 3026 Nicolet Drive (Parcel No. 22-130-2). A PUD amendment shall be required for any future changes that do not comply with this PUD.
- C. Land Use Regulations. The principal and accessory land uses which may be established are as follows:

- 1. Principal Use.

- a. The following listed uses in the (R1) Low-Density Residential district:
 1. Single-family dwelling, detached. One dwelling per parcel.
 2. Accessory Uses.
 - a. All accessory uses defined by (R1) Low-Density Residential district.
 - b. Agricultural uses limited to:
 1. Production of plants.
 2. Animals per Ch. 6 of the Green Bay Municipal Code (Animals)
 3. Pasturing
 4. Horticulture
 5. Floriculture
 6. Aquaponics
 7. Animal and poultry husbandry limited to approved animals per Ch. 6 of the Green Bay Municipal Code (Animals).
 - c. Educational Camps/Tours. Maximum of 28 students and/or individuals associated with the group (chaperone, teacher, parent).
 - d. Short-term rentals.
 - e. Family day care (8 or fewer children).
 - f. Farmstand retail.
 - g. All other permitted and conditional uses in the (R1) district require an amendment to this Planned Unit Development (PUD) ordinance.
- D. Prohibited Uses. Land uses not listed in Section C shall be considered prohibited uses within this PUD. A PUD amendment is required for any additional uses. Outdoor storage is not permitted.
- E. Dimensional and Area Requirements. Dimensional and area requirements for structures on the subject property shall generally comply with and be regulated as follows:
 1. Principal
 - a. Single-family dwelling, detached per dimensional and area requirement standards of (R1) Low-Density Residential District. Any attached garage cannot exceed 1000 square feet.
 2. Accessory
 - a. Greenhouse
 1. Front yard setback: Minimum 115 feet from Church Road and Nicolet Drive. The structure is allowed in front of the primary residential home.
 2. Side yard setback: Minimum 10 feet

3. Rear yard setback: Minimum 10 feet
 4. Maximum size per building: 400 square feet
 5. Maximum number of greenhouse buildings: Three (3)
 6. Maximum height: 16 feet
 7. Maximum side wall height: 12 feet
- b. High Tunnel Structure
1. Front yard setback: Minimum 115 feet from Church Road and Nicolet Drive. The structure is allowed in front of the primary residential home.
 2. Side yard setback: Minimum 10 feet
 3. Rear yard setback: Minimum 10 feet
 4. Maximum size per building: 2200 square feet
 5. Maximum number of high tunnel structures: Three (3)
 6. Maximum height: 18 feet
 7. Maximum side wall height: 14 feet
- c. Farmstand retail
1. Front yard setback: Minimum 55 feet from Church Road and Nicolet Drive. The structure is allowed in front of the primary residential home.
 2. Side yard setback: Minimum 10 feet
 3. Rear yard setback: Minimum 10 feet
 4. Maximum size per building: 150 square feet
 5. Maximum number of structures: One (1)
 6. Maximum height: 16 feet
 7. Maximum side wall height: 10 feet
- d. Detached garage
1. Front yard setback: Behind the plane of the front yard from Church Road and Nicolet Drive.
 2. Side yard setback: Minimum 4 feet
 3. Rear yard setback: Minimum 4 feet
 4. Maximum number of structures: One (1)
 5. Maximum size: 1000 square feet or not to exceed the structural area of the principal use or structure served, whichever is less.
 6. Maximum height: 18 feet
 7. Maximum side wall height: 14 feet
- e. ADA accessible restroom on-site that is separate from the home.
1. Required to construct an ADA restroom within 18 months from approval of PUD to comply.
 2. Front yard setback: Behind the plane of the front yard from Church Road and Nicolet Drive.
 3. Side yard setback: Minimum 10 feet

4. Rear yard setback: Minimum 10 feet
5. Maximum height: 16 feet
6. Maximum side wall height: 10 feet
7. Allowed maximum of 2 Portable restrooms. Over 2, requires a Temporary Use Permit per Ch. 44, Article V, Div. 7, Sec. 44-469.

F. Architectural Design.

1. Primary residential building, accessory garage, and ADA restroom shall meet standards set forth in Article XIX, Division 3: Site Plan Review, Building and Site Design Guidelines.
2. High tunnels and greenhouses must follow building code must be maintained without tears and tatters. Structure shall meet qualifications specified by International Building Code (IBC) Chapter 31.
3. Retail farmstand. Building materials shall consist of structure designed with durable materials such as wood, masonry, or metal. Plastic is not a permitted material for construction of said farmstand. Structure shall meet qualifications for anchorage specified in IBC. The retail farmstand does not require walls to enclose the structure. The retail farmstand does not require a roof.

G. Lighting. Lighting shall be regulated by Chapter 44, Article V, Division 8, Green Bay Municipal Code.

H. Signage. All signs on the subject property shall conform to the standards as set forth within Chapter 30 of the Green Bay Municipal Code for the Neighborhood Commercial District (NC) with the additional standards:

1. Signage shall not be illuminated.

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

1. Residential use: At least two parking spaces are required, with at least one stall located in an enclosed garage.
2. Educational use: 2 spaces per 3 employees who do not reside in the residence on the largest shift plus 1 space per 7 attendees based on capacity.
3. Farmstand Retail – 1 paved parking space.
4. Agricultural use may share parking with required space for other uses.
5. Off-street parking facilities and driveways leading to such parking facilities, and all other areas upon which motor vehicles may traverse or be parked shall be graded and surfaced with a dust-free all-weather hard surface material capable of carrying a wheel load of 4,000 pounds.

Acceptable surfacing materials include asphalt, concrete, brick, cement pavers, permeable pavement as defined in Section 44-249, or similar material approved by the City and installed and maintained per industry standards. The driveway may contain a grass or permeable center, provided that the areas on which the vehicle's wheels touch are a minimum of 12 to 18 inches in width for a one-way drive only.

6. A 22' wide paved driveway is required for two-way traffic. A 14' wide paved driveway is required for one-way traffic. Said one way drive must include at least one point of ingress from the public right of way and a separate point of egress to the public right of way. Curb and gutter not required along driveway or in parking area(s).
7. The existing drive and parking facilities may be used with parking permitted on grass surface on the property for up to 365 days from the date of Council approval. Parking improvements must be made to meet standards established listed in Section 2 (H.) 1-6 or accessory uses listed in this Planned Unit Development must cease operations until standards established in Section 2 (H.) 1. – 6. are completed.

J. Refuse and Mechanical Equipment. All refuse areas are to be enclosed impervious to sight. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code. No refuse material containers shall be permitted between the front of a building and right of way. Any composting or vegetative debris shall not be located within 115 feet of the right of way. Animal waste and feces shall not be stockpiled. Farm equipment such as tractors, trailers, combines, or similarly functioning equipment shall be enclosed when not in imminent use

K. Landscaping and Transitional Yards. Landscaping within the PUD area shall meet the standards set forth within the Green Bay Zoning Code, Article XIX of the Green Bay Municipal Code for one-family residential homes with the following additional standards:

1. Parking areas exempt from landscape standards and buffer standards if parking is created a minimum of 150 feet from front yard right of way and 5 feet from the side and rear lot lines.

L. Compliance with all the regulations of the Green Bay Municipal Code not covered under the PUD. If not covered as part of this PUD, the base zoning for the parcel shall be considered R1. Prior to the issuance of any building permits, stormwater management plans, meeting the standards established by the City's Department of Public Works, shall be submitted to and approved by the City.

SECTION 3. The provisions of this ordinance, including, without limitation, the granting of a conditional-use permit and all obligations, conditions, restrictions, and

limitations related thereto shall run with and be jointly and severally binding upon the fee simple owner and the beneficial owner of all or any portion of the subject property. All obligations, requirements, and rights of the owner shall run with the land and shall automatically be assigned to be binding upon and inure to the benefit of its successors and assigns, including, but not limited to, any entity acquiring any financial interest in the subject property and/or any subsequent owner and/or beneficial owner of all or any portion of the subject property.

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

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

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

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

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

Dated at Green Bay, Wisconsin, this _____ day of _____, 2025.

APPROVED:

Eric Genrich, Mayor

ATTEST:

Celestine Jeffreys, City Clerk

dm:
Exhibit A: Location Map

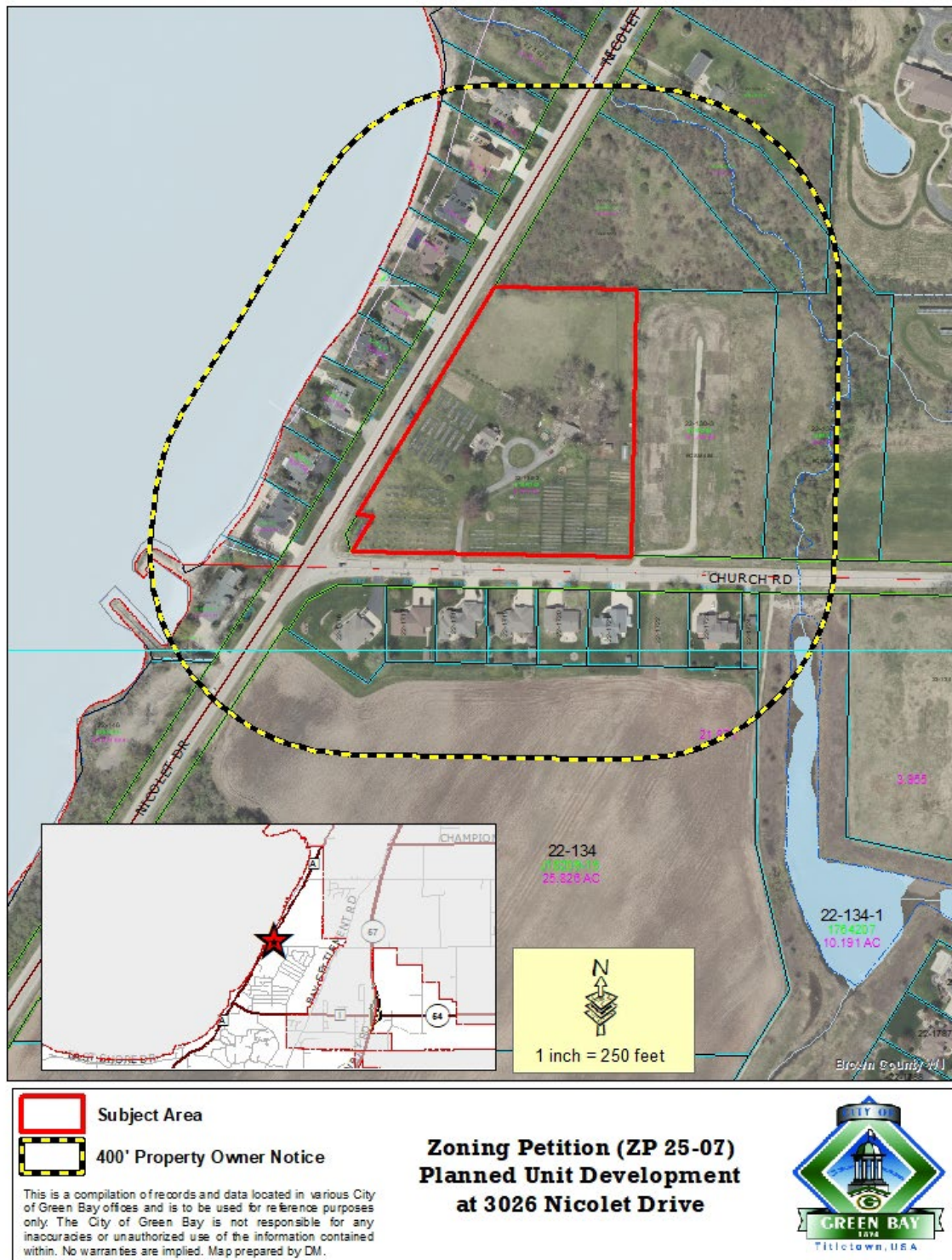


Exhibit A



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: 3026 Nicolet Dr.
Parcel Number(s): 22 -130 -2
Petitioner(s): Mark ~~and Sarah~~ Valentine Date: 3-3-25
Email: marknvalentine@gmail.com Phone Number: 920-737-0404
Address: 3026 Nicolet Dr. City: Green Bay State: WI Zip: 54311
Property Owner: Mark ~~and Sarah~~ Valentine Phone Number: 920-737-0404

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, Mark Valentine, 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: Mark Valentine Date: 3-3-25
Petitioner Signature(s): Mark Valentine

Checklist of required attachments:

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

For office use only:
Review Fee: \$425 Receipt No.: 276034-0001 Zoning Petition No.: 7P25-02

Valentine Gardens PUD Narrative

Property Owners: Mark and Sarah Valentine

Parcel #: 22-130-2

Legal Description: 5.176 AC M/L THAT PRT OF GOVT LOT 1 SEC 14 T24N R21E AS DESC IN 818 R 342 EX J09822-44

[PUD MAP](#) & [PUD OUTLINE](#)

We are seeking to create a Planned Unit Development for our 5-acre property in the City of Green Bay, in order to use our property to grow our small-scale organic farm business, Valentine Gardens. Our vision is to create a community space to access healthy, local food and learn about sustainable living. We have partnered with UWGB, Red Smith School, Holy Cross School, the Sisters of St. Francis, St. John the Baptist, the Girl Scouts, the Freedom House, homeschool groups, Natural Resource Conservation Services, Ukwakhwa Farm in Oneida, Wisconsin Farmers Union, Xerses Society, SLO Food Cooperative, and NWTC in different capacities to provide produce and educational opportunities in our community. We hope to eventually establish a non-profit to create even more opportunities to build on the work we've done. Residential zoning has limited our ability to build structures that will make our urban farm more functional and therefore we are hoping a PUD would allow us to continue to build on the important work that we are doing.

We have recently been awarded a cost-share to purchase and put up a high tunnel structure (30'x72') through the NRCS, which will create spaces to extend growing season for warm-weather crops. High tunnels are a great way for growers to protect plants from cold and from pests. It will allow us to provide more local food for our community.

Additional structures that we may want to build in the future on our property include a farmstand, an all-season greenhouse, additional high tunnels, an attached garage with a loft, and a barn. A small farmstand shed along our driveway allows us to sell produce to community members. Having the farmstand a little bit up the driveway helps cars get off the road and avoids traffic issues. An all-season heated greenhouse would allow us to have a temperature-controlled space for starting plants. We have included additional high tunnels in the plan as a possible expansion of the original high tunnel requested. Many small farms that we follow have multiple high tunnels for growing different crops. Currently, our property has an unattached garage, that we are using effectively as a barn to house equipment and (approved) animals. We would love to someday build an attached garage onto our home. Above the garage, we would like to create a gathering space to offer workshops. This building could also house a commercial kitchen space to produce value-added products from the farm. Tiny homes have been included on the northeast side of the property to provide temporary housing for seasonal farm workers/interns. The last possible structural addition would be a larger barn to house livestock and equipment. This building could also have a gathering space for classes.

Water access is very important for farmers. Historically there was a well on the property for farm use, but as the neighborhood transitioned to City water and the property was not being farmed at the time, the well was phased out. We added a seasonal water line several years ago, to have greater water access in our vegetable garden. We would love to add a new well to the property in the future to not be reliant on City water for watering crops. Not only would a well be more cost-effective, the well water would be healthier for plants. We have included a farm pond in our future plans. The pond could be used for recreational swimming, native habitat, irrigation and raising fish. We currently are permitted and raising chickens, goats & bees, but would be interested in possibly raising small flocks of ducks and turkeys, up to 4 pigs, up to 4 alpacas, or up to 4 small breed cows in the future. (Up to 4 listed for the number requested in case we want a breeding pair and they have 1-2 babies).

Native plantings are an important part of our sustainability plan. Converting grass to short grass prairie creates habitat, pollen sources, and food for local birds and insects. The Rusy Patched bumblebee, an endangered pollinator, is still found in limited areas of Northeast Wisconsin and relies on plants that we have planted throughout our property and hope to expand, including the ditches that the city currently mows and maintains. We would eventually like to plant these areas in native plants and maintain them to create beauty and habitat as an example for our community.

Finally, a large part of our farm business goal includes hosting classes and events to teach our community about farming and sustainable living. We have included permeable parking as part of the big-picture plan. Permeable parking space allows water to filter through rather than runoff. Farm events would focus on farm camps for both kids and adults, workshops and trainings, field trips for schools or scout groups, farm-to-table dinners and possibly concerts or small weddings in the future. As part of our sustainability efforts, we would love to utilize renewable energy on the farm. Free-standing solar panels or a wind turbine would be options for capturing renewable energy to supply our power needs.

Structures:

- Farmstand 8x14'
 - Offer walk up/drive up sales of produce and products on honor system
 - Gravel turnaround driveway in front of farmstand
- Permanent Greenhouse (size)
 - Heated in colder months to enable year-round growing
 - Used as a classroom/teaching space
 - Opportunities for aquaponic systems
- High Tunnels (up to 3) 72x30'
 - <https://www.farmtek.com/prod/108193h5fru.html>
 - Creates spaces to extend growing seasons for warm weather crops



-
- Tiny Homes 18x24'
 - Temporary residences for farm help/interns



- Attached garage and loft
 - <https://www.familyhomeplans.com/plan-60081>
 - Space to park vehicles
 - Space to offer classes
 - Commercial kitchen to prep food for retail sales
 - Commercial cooler/freezer to offer perishable foods for sale
 - bedroom/apartment space to host helpers and volunteers
 - Upper living area 1128 ft2, Garage area 1267 ft2



-
- Barn 40x60'
 - <https://www.timberlyne.com/packages/leo-loft-living>
 - Structure to house animals and farm equipment
 - Space to hold workshops on animal husbandry
 - Space to host workers and volunteers



○

Pond

- Recreational swimming
- Wildlife habitat
- Raising fish
- irrigation

Well

- Avoid using city water for irrigation
- Better water quality for crops

Parking for 20 cars

- Permeable surface to avoid runoff
- 60'x107' = 6420 ft²

Events:

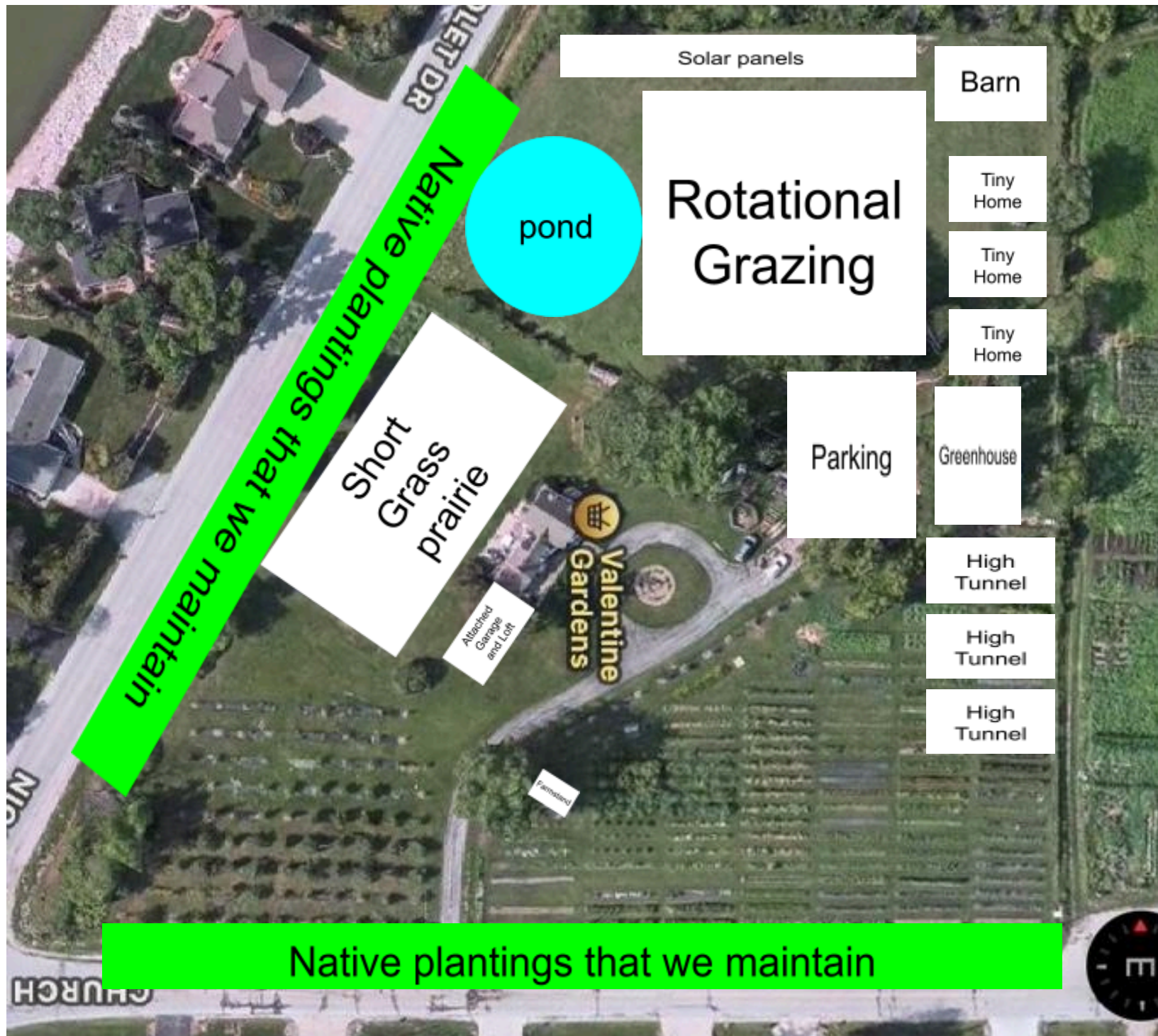
- Farm camps for kids and adults
- Workshops and trainings
- Host field trips from local schools and groups year round
- Pick your own events and opportunities
- Farm to table dinners
- Concerts
- Weddings?

Animals:

- Goats
- Pigs
- Hens, turkeys, ducks
- Cows (Small breed)
- Alpaca

Renewable Energy:

- Solar panels
- Wind turbine



Solar panels

Barn

Tiny Home

Tiny Home

Tiny Home

Greenhouse

High Tunnel

High Tunnel

High Tunnel

Parking

pond

Short
Grass
prairie

Attached
Garage
and Loft

Valentine
Gardens

Native plantings that we maintain

Native plantings that we maintain

PUBLIC COMMENTS

Dear Mr. LeRoy and Ms. Mooney:

I write to express my support for the plan being presented by Valentine Gardens' at the City Planning Commission on April 28th, as I will be unable to attend in person. As a neighbor in nearby Schmitt Park, I've had the opportunity to tour the property multiple times and observe the thoughtful ways in which the Valentines have cared for the land and the community. In particular, I am heartened by the ways they provide a model for increasing food security within a city environment, and opportunities for Green Bay Area youth to learn about ecology and sustainable food production. Therefore, I urge you to support the plan they will be presenting at April 28th's City Planning Commission meeting.

Thank you for your consideration,
Nicole Bickham
661 Laverne Dr, Green Bay 54311

Dear Mr. LeRoy and Ms. Mooney,

I'm writing as a community member in strong support of Valentine Gardens and their Planned Unit Development application.

My family and I have enjoyed so many meaningful experiences at Valentine Gardens—from attending children's farm camps and adult workshops to regularly stopping by for fresh, garden-grown ingredients for our meals. Some of our favorite memories include watching a goat being milked, seeing the kids gather eggs straight from the chicken coop, and making fresh apple cider (which was *incredibly* delicious!).

Mark and Sarah Valentine have created something truly special with their farm—providing fresh produce, meaningful educational opportunities through their farm camps, and a welcoming space for neighbors to connect with the land and each other. Their vision for expanding the farm with a high tunnel and, eventually, additional community-minded structures (like a gathering space, barn, and permeable parking) reflects thoughtful stewardship and a deep commitment to sustainability and education.

Valentine Gardens adds tremendous value to our community—not only as a source of local food, but as a place of learning, inspiration, and connection. Supporting their proposal means supporting a vibrant, resilient, and engaged Green Bay.

I hope the city will see the clear benefits of this plan and help ensure the farm can continue to grow and serve our neighborhood.

Thank you for your time and consideration.

Warm regards,
Amy Schaetz (and family - Timm, Jackson, Hudson, Owen & Claire)
4651 Point Comfort Ln, Green Bay, WI 54311
920-664-8808

Good morning,

I am just dropping a line in support of the Valentine Garden's plan for improvement in the Red Smith Neighborhood. Mark and Sarah have a charming little treasure that is great for our community. Between the quaint farm stand, an amazing garden with animals, and all the great camps and events that connect people with the outside world, their presence in the neighborhood is an amazing asset. My daughter is signed up for "farm camp" at Valentine's Gardens this year and is so excited to partake in all the activities, from planting and harvesting to beekeeping and goat yoga! The Valentines do a great job of keeping their space clean and organized, are constantly making upgrades to their facilities, and any future developments would be certainly done with tact and good intention. Do not let a few cranky neighbors sway your decision on something that is great for our suburban neighborhood. In a world of mass development, it is a treat to have a space dedicated to the environment and all the positive benefits of it.

Thank you for your time,

Elliot Heath
Church Road
Good Morning,

Dear City Planners,

I am writing on behalf of our family to express our strong support for Valentine Gardens, a true treasure in our community.

We began supporting Valentine Gardens by purchasing their locally grown food and high-quality products. Knowing that our food comes from a place that prioritizes sustainable land stewardship and ethical farming practices means a great deal to us. The quality and integrity of what we buy from Valentine Gardens far surpass what is available in a typical grocery store.

As someone who works in education, I see firsthand the growing disconnect between children—and even adults—and the origins of their food. Valentine Gardens plays a vital role in bridging that gap. Their summer farm camps provide children with hands-on experiences in growing food, caring for animals and bees, and gaining a deeper appreciation for local farming. These camps don't just teach—they inspire. Children leave with valuable knowledge and a greater respect for the hard work behind the food they eat. Parents, too, learn through the experiences their children bring home, especially during the final farm market day.

Our youngest daughter attended farm camp and still remembers it as a highlight of her summer. She has Rett syndrome, is nonverbal, and uses a wheelchair. Yet, thanks to thoughtful adaptations by her caregiver and the incredible team at Valentine Gardens, she was able to participate fully—engaging with peers, using her communication device, and learning in meaningful ways. That kind of inclusive, enriching experience is rare and invaluable, not only for our daughter, but for those "typically" developing children who were able to interact with Kira.

Valentine Gardens is not just a farm—it is a vital educational and community resource. The work they are doing reflects a deep love for the land and a commitment to future generations.

We believe it is crucial to support those who are actively preserving and caring for our environment and our food systems. For all these reasons, I respectfully urge you to approve the Planned Unit Development for Valentine Gardens.

Thank you for your time and consideration.

Patty Mevis

I am writing on behalf of Valentine Garden's request for a PUD approval to allow them to operate a neighborhood farmette within the City limits. They run a beautiful operation providing farm fresh eggs, fruits and vegetables to the surrounding neighborhood as well as the City of Green Bay. We get our eggs and organic vegetables from them weekly during their operating months.

Urban agriculture is a thing of the future. Providing fruits and fresh vegetables and other staples to our area is a bonus to this neighborhood and we feel fortunate that Valentine Gardens is located so close to us. In addition to growing food for the community and making it accessible on a daily basis, they provide outstanding educational opportunities for adults and children who want to experience a "taste" of farming. It is a pleasure to drive past their property and view the fruit trees, garden operations and chickens.

Their operation is neat and clean. They are friendly and sharing. I can't imagine better neighbors than these. Please grant them the PUD they need to stay in operation. If you have any questions, please do not hesitate to call me at 651-270-3196. It's an out of state cell number but I live on Fagerville Way and have for the past 10 years.

Thank you for your consideration.

Karen Matze
3470 Fagerville Way
Green Bay, WI 54311

To the Honorable City Planners:

I am writing to express my enthusiastic support for proposed plans to enhance Valentine Gardens. As a community member who has personally benefited from this space—I've sent my son to camp there and regularly shop at the farm stand—I can attest to the positive impact it has had on our lives and the broader community.

The proposed additions—adding a high tunnel and other structures, future plans for a classroom and gathering space, a proper barn, permeable parking, and a more diverse array of animals—are thoughtful and deeply aligned with the spirit of Valentine Gardens. These improvements would allow the gardens to grow as a hub of education, sustainability, and connection.

The addition of a classroom would create year-round opportunities for learning, workshops, and community gatherings. A well-equipped barn would ensure better care for the animals and expand programming possibilities. Permeable parking reflects the garden's commitment to environmental responsibility, and the guest tiny houses would provide immersive opportunities for volunteers, educators, and visitors.

Diversifying the animals would add to the educational richness and overall vitality of the space, offering new experiences for children and families like mine.

Valentine Gardens is already a special place. This opportunity would allow it to deepen its roots and grow into an even more vital community resource. I strongly encourage the board to support this proposal.

Sincerely,

Catlyn Broekman

4030 Nicolet Drive

Green Bay, WI 54311

920.562.7398

Dear City Planners,

I wanted to personally reach out to share my concern for Valentine Gardens. Their work is very important to our family and our community. They have provided us with clean produce, eggs, and more and have been the most pleasant to work with. When our son gets older, we want to be able to send him to Valentine Gardens camps and events to help educate in the food and agriculture industry.

We highly value the environmental benefits of their conservational efforts and any support the city can provide will be so greatly appreciated. Thank you for your time and please support this amazing family and their small business. There are so many in our community that rely on this little farm.

Meghan, Derek, and Callum Klegin

Dear Ms. Mooney,

I am writing to ask you to do all you can to support urban agriculture in Green Bay. I often use Valentine Gardens for local, organic vegetables. As an educator, I also love their farm camps they offer to children and adults, teaching others how to grow and eat their own foods. This is so important because kids just aren't learning this stuff anymore! They are offering education and healthy local food to our community --something people are looking for in Green Bay.

I understand a zoning requirement would require them to make improvements they cannot afford. Are there alternative plans that can be considered? If there is anything you can do to allow them to continue selling and educating our local community from their farm location, my family would so appreciate it!

I appreciate all you do for the city of Green Bay. Thank you!

All the best,

Janet & Paul Vraney

Hello Jon and Dena,

This is Andy DiMezza, an advisory board member and incorporator of Rooted In Inc, a local food 501c3 based on Broadway Ave in Green Bay. <https://rootedininc.org>

I'm writing to offer my support for Valentine Gardens as they prepare for their PUD meeting. We have helped by directing volunteers their way as we grew vegetables at the community garden next to their farm. On top of their down right positive attitudes, the education and healthy local food options they bring to the community are paramount to fighting our obesity and health epidemics. Their style of farming also lends itself to fighting another population health issue, I have worked on with Neighborworks Green Bay, social isolation.

Zoning and flow of traffic and accessibility are important, however as someone who has run small businesses, including farms, I believe they will need more time and accommodations to meet accessible bathroom and updated driveway requirements of the PUD. Farms, though good for the community, have tight margins and need time to be able to plan for and implement large site development plans. Small hike grown businesses like Valentine Gardens are the backbone of our society and I'm hoping y'all are able to work with them to allow for operations to continue while they work on the financial plan to get necessary zoning improvements made.

 Andy DiMezza 

I'm writing as a Green Bay resident in support of Valentine Gardens for a zoning plan that creates special regulation for them to operate their 5 acre urban farm, provide agricultural and sustainable living education and sell local food to our community at a farmstand on their residential property in the City of Green Bay. I understand Valentine Gardens will go before the City Planning Commission with a Planned Unit Development (PUD) on Monday April 28th at 6pm and while I can not personally attend due to seeing clients in my small business at that time, I would like it known I am in support of them and this request for zoning.

Having seen similar gardens grow to their proposed plan in other communities I foresee this as a great benefit for our community. As a former homeschool educator this farm is a great field trip location for local students (traditional and homeschool), and as a mental health advocate having more fresh produce options will fill a need and create positive morale in the city.

Valentine Farms currently have been part of the community for a decade and doing education and farmstand sales and approving their PUD this would allow them to extend their season and provide education and food to the community year long. My aunt a former major for a small town in Iowa often talks about how projects like this improved their city for the citizens and to this day a garden like this continues to add immense value to the lives of the residents.

I hope you will approve Valentine Garden PUD Monday. Thank you for taking this consideration.

Amy Wiltgen
1519 N Bay Highlands Dr
Green Bay WI 54311
920-455-9684



Report to the Green Bay Plan Commission

MEETING DATE

April 28, 2025

PREPARED BY

AGENDA ITEM # F.I

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking 20250404

City of Green Bay Development Tracker (Large Scale) - April 2025

Commercial

12	Green Bay Plaza	ICAP Development	155 W. Mason	Commercial	DA approved. Development underway	Total # 0	Under 80% 0	\$4,000,000.00
13	S&S Buildings	Investment Creations	227 E Walnut, 101 & 109 N Adams	Mixed use law office, retail, market rate apartment	Development Agreement approved 3/4. Rehab work planned to start next quarter.	Total # 1	Under 80% 0	\$1,500,000.00
Industrial								
14	Pulliam Redevelopment	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	Negotiations continue	Total #	Under 80%	tbd
15	Green Bay Drop Forge Cleveland Hardware	Hoban Real Estate	1341 State Street	Industrial	Development Agreement approved 3/4. Construction underway.	Total # 0	Under 80% 0	\$10,500,000.00
16	Grandview - Smet	Smet	Erie at Arline	Includes 12,500 sf office / 93,750 sf industrial	Design underway for 20-acre site. PO extended to April	Total # 0	Under 80% 0	tbd
17	Grandview - Gerarden	Gerarden Fabrication	Erie at Arline	Furniture manufacturing, showroom, office	Design underway for 5-acre site. PO extended to April	Total # 0	Under 80% 0	tbd
Park/Public								
18	Shipyard Phase 2	City/RDA	100 W. Mason	Event lawn, dog park, urban beach, splash pad, playground, restrooms	Engineer selected. Construction planned to start in late 2025	Total # 0	Under 80% 0	\$0.00

	Units	Under 80%	Value
TOTALS	1,239	23	\$134,025,000.00

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