



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JULY 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, July 28, 2025, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

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

E. Regular Business.

- I. (ZP 25-17) Public hearing on a request for a Conditional Use Permit for the purpose of creating single-family attached dwelling, townhouses within the (R1) Low-Density Residential Zoning District at 115 S Van Buren Street, submitted by David Erickson of Neighborworks Green Bay; Green Bay Redevelopment Authority, property owner. (Ald. A. Proffit, District

- 7)
2. (ZP 25-17) Consideration with possible action on a request for a Conditional Use Permit for the purpose of creating single-family attached dwelling, townhouses within the (R1) Low-Density Residential Zoning District at 115 S Van Buren Street, submitted by David Erickson of Neighborworks Green Bay; Green Bay Redevelopment Authority, property owner. (Ald. A. Proffit, District 7)
 3. (ZP 25-18) Public Hearing on a request to Amend Zoning Ordinance 03-24, a Planned Unit Development, to permit multiple-family residential development on the east side of Hinkle Street (extended) at 0 Ninth Street / Parcel 6H-1089. Petition submitted by GB Real Estate Investments, LLC on behalf of property owner GB HMC West Mason, LLC (Ald. M. Eck, District 11).
 4. (ZP 25-18) Consideration with possible action on a request to Amend Zoning Ordinance 03-24, a Planned Unit Development, to permit multiple-family residential development on the east side of Hinkle Street (extended) at 0 Ninth Street / Parcel 6H-1089. Petition submitted by GB Real Estate Investments, LLC on behalf of property owner GB HMC West Mason, LLC. (Ald. M. Eck, District 11)
 5. (ZP 25-19) Public Hearing on a request for a Planned Unit Development to permit the development of a 146 single-family lot subdivision including a clubhouse and amenity area at 2892 Nicolet Drive, 2958 Nicolet Drive, and 0 Durham Rd (Parcel 22-144), submitted by Jason Mroz of Apple Tree, on behalf of Terra Nullius, LLC, property owner. (Ald. J. Grant, District 1)
 6. (ZP 25-19) Consideration with possible action on a request for a Planned Unit Development to permit the development of a 146 single-family lot subdivision including a clubhouse and amenity area at 2892 Nicolet Drive, 2958 Nicolet Drive, and 0 Durham Rd (Parcel 22-144), submitted by Jason Mroz of Apple Tree, on behalf of Terra Nullius, LLC, property owner. (Ald. J. Grant, District 1)
 7. (CP 25-05) Consideration with possible action on a request to create a preliminary plat with 146 lots and 9 outlots (Nicolet Heights) that includes public dedications at 2892 Nicolet Drive (Parcel 22-135), 2958 Nicolet Drive (Parcel 22-134), and 0 Durham Road (Parcel 22-144), submitted by Jason Mroz of Apple Tree on behalf of Terra Nullius, LLC, property owner. (Ald. J. Grant, District 1)
 8. (ED 25-01) Consideration with possible action on a request to discontinue a 12' utility easement at the 1300 Block Guns Rd (Parcel 23-243-1-3), 0 Vernon Taylor Dr (Parcel 23-243-1-2 & 23-243-1-1) and 0 Grand Blvd (Parcel 23-243-1), submitted by the City of Green Bay Parks, Recreation and Forestry Department on behalf of Redevelopment Authority of the City of Green Bay, property owner. (Ald. B. Morgan, District 3)
 9. (ED 25-02) Consideration with possible action on a request to discontinue a 40' sanitary sewer easement at the 1300 Block Guns Rd (Parcel 23-243-1-3) and 0 Vernon Taylor Dr (Parcel 23-243-1-2) submitted by the City of Green Bay Parks, Recreation and Forestry Department on behalf of the Redevelopment Authority of the City of Green Bay, property owner. (Ald. B. Morgan, District 3)
 10. (PP 25-02) Consideration with possible action on a request to accept new storm sewer

easements for Parcels 23-243-1 and 23-243-1-3, submitted by the City of Green Bay Parks, Recreation, and Forestry Department, on behalf of the Redevelopment Authority of the City of Green Bay, property owner. (Ald. B. Morgan, District 3)

F. Informational.

1. Director's report.
2. Next Meeting: August 11, 2025

G. Adjournment.

1. Adjournment of the Monday, July 28, 2025, meeting of the Green Bay Plan Commission.

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