



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=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

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.



Report to the Green Bay Plan Commission

MEETING DATE

July 28, 2025

PREPARED BY

AGENDA ITEM # D.I

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

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 28, 2025

PREPARED BY

AGENDA ITEM # E.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 (RI) 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)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 28, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.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 (RI) 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)

BACKGROUND

Reason for Request: To permit the construction of 3 attached single-family townhouse units within an (RI) Low-Density Residential Zoning District.

Surrounding Zoning and Land Uses:

Subject: Low-Density Residential (RI) | Vacant Lot

North: Neighborhood Commercial (NC) | Arts Center, Single Family Home

South: Low-Density Residential (RI) | Northwest Journey Clinic

East: Neighborhood Commercial (NC) | Single Family Residential, Office

West: Low-Density Residential (RI), Office-Residential (OR) | Two and Three Family Homes

Comprehensive Plan: The 2022 Smart Growth Plan designates the subject area as Medium Intensity Retail Office Housing (MIROH). The proposed use of the subject property is compatible with and is not contradictory to the applicable recommended policy and the future land use map.

Report: The subject property is located at 115 S Van Buren Street.

The proposal calls for a three-unit 2-story townhouse building on the 13,982 square foot parcel. The townhouses will contain three bedrooms, 2.5 bathrooms, and 2 stall attached rear-loaded garages. Auto access comes directly from the north-south alley in the rear of the property with three individual front "people" entries coming from Van Buren Street. The proposed building meets bulk requirements for site plan design within Chapter 44 of the Green Bay Municipal Code.

The neighborhood context is a mix of typically narrow lot single or two-family homes to the south, transitioning to more intense uses to the north and the East Walnut corridor. The zoning districts directly north permit townhomes as a permitted use.

The Zoning Ordinance Section 44-83(e) establishes seven standards for the Plan Commission to consider when reviewing a conditional use permit:

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. The conditional use shall have adequate parking facilities as specified in Article XVIII.
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.

In the review of the requirements above in Section 44-83(e) and the standards found in Section 30-63, staff believes the applicant has demonstrated compliance. The proposed CUP does not conflict with the current and future land uses as reflected in the City's Comprehensive Plan.

In review of consideration number 3, the front of the building has individual entries to the proposed townhomes but lack fenestration elements which are present throughout the rest of the neighborhood. The majority of homes on the block have either a covered porch, an enclosed porch, or awnings over the front doors. These design features give an element of cover from snow and rain events and creates a welcoming entryway which is easily identifiable, accessible, and attractive from the street, enhancing the homes' appeal. Staff believes the overall concept of townhomes is a good fit with the neighborhood, but recommend a condition to be made that an awning or covered porch element be included to the three front doors. Additionally, the site plan does not outright call for a sidewalk connecting the front entryway to the public sidewalk along Van Buren, but staff recommends a condition requiring connectivity.

Alder Proffitt, Navarino Neighborhood Association and adjacent property owners within 200 feet of the site have been notified of the request. As of the drafting of this report, staff have received no objections and three calls requesting information regarding this request.

RECOMMENDATION

Approval of the request, subject to:

1. An awning or covered porch must be included with the design of the front entryways of the individual entrances.
2. An individual sidewalk must be included connecting the front entryway and the public sidewalk along S Van Buren Street.

FISCAL IMPACT

ATTACHMENTS

1. 25-17 Application
2. ZP 25-17 Property Map
3. 25-17 Plans Rotated



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: 115 S. Van Buren Street

Parcel Number(s): 14-309

Petitioner(s): David Erickson Date: 06/16/2025

Email: david@nwggreenbay.org Phone Number: 92-448-3075

Address: 437 S. Jackson Street City: Green Bay State: WI Zip: 54301

Property Owner: City of Green Bay, Redevelopment Authority Phone Number: 920-448-3000

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

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

I, David Erickson, 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: _____

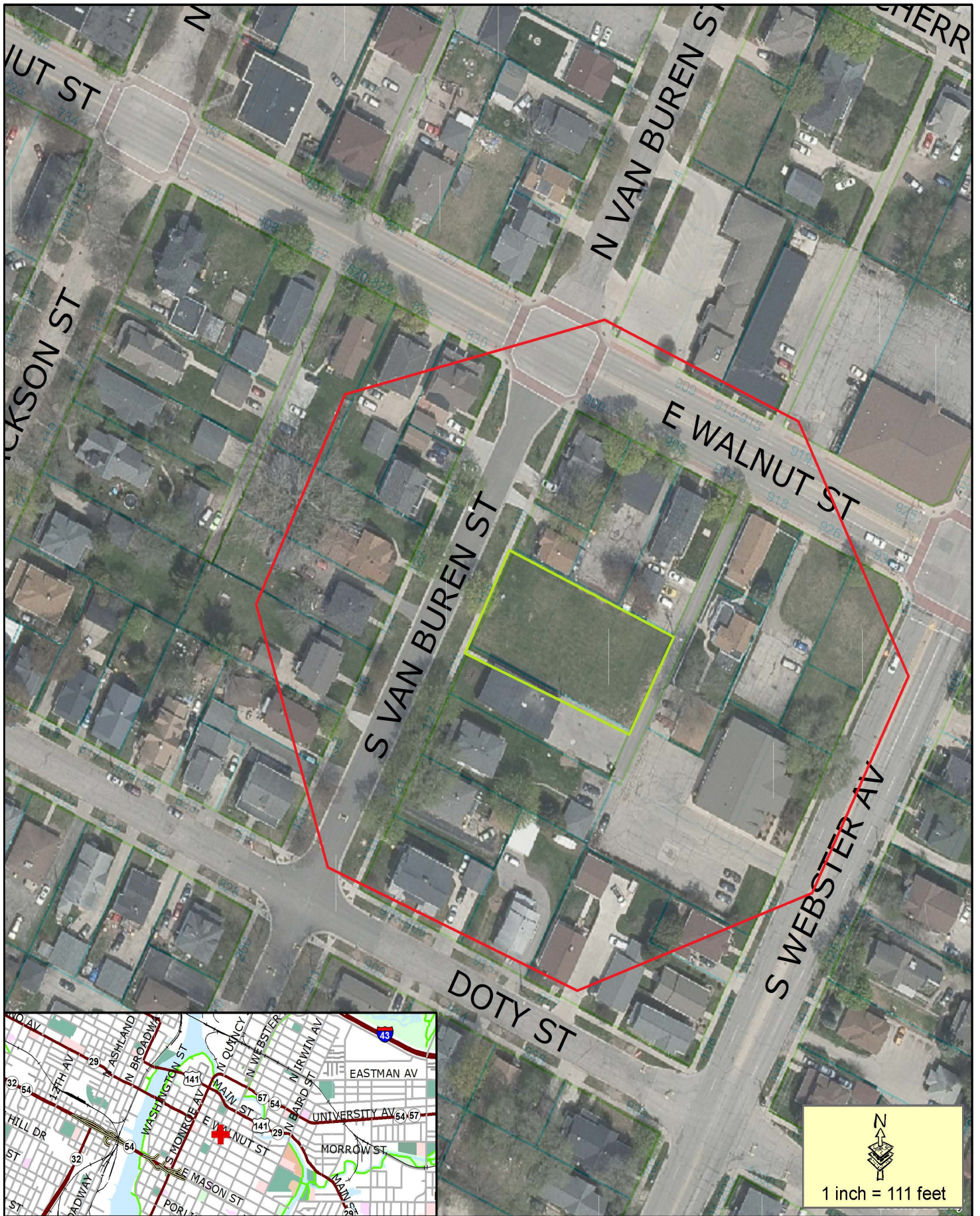
Petitioner Signature(s): David N. Erickson

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.: _____



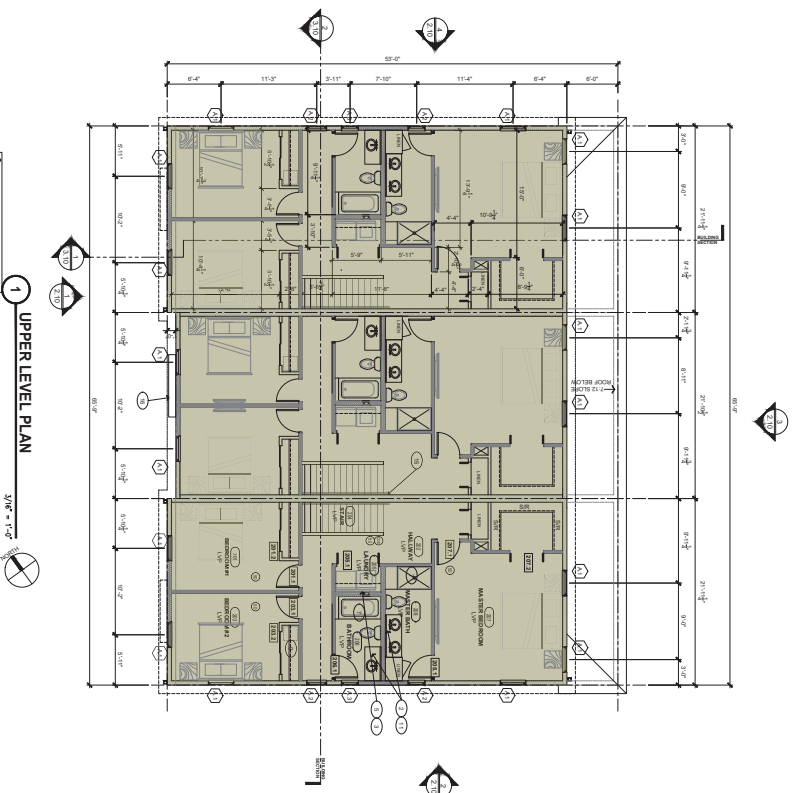
- Proposed CUP
- 200' Property Owner Notice

Zoning Petition (ZP 25-17)
Conditional Use Permit (CUP)
Request for Townhomes
115 S Van Buren Street

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

1.00

SHEET NUMBER

[illegible]

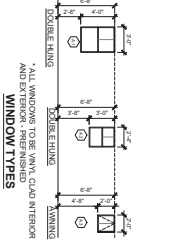
WINDOW	WINDOW SIZE	WINDOW TYPE
	5'-0" x 4'-0"	DOUBLE HUNG
	2'-4" x 3'-0"	DOUBLE HUNG
	2'-0" x 2'-0"	MINIMUM

GENERAL WINDOW NOTES:

1. WINDOW SHALL BE DOUBLE-HUNG.
2. WINDOW TOP SHALL NOT BE HIGHER THAN 4'6" A.F.
3. WINDOW SHALL HAVE 1/2" MIN. UNIFORM GLASS DIMENSION OF 24" HIGH & 20" WIDE.
4. THE FINISH TOP OF THE WINDOW SHALL BE 1/2" A.P. AT THE GROUND FLOOR.

GENERAL WINDOW REQUIREMENTS:

ONE EACH OF THIS WINDOW MUST BE PROVIDED FOR EACH ROOM. THE WINDOW SHALL COVER VENTILATING AND BUILDING CODES.



A. EXTERIOR DOOR
 FINISH ORNAMENT TYPE A
 COLOR AND LIGHT

B. INTERIOR DOORS
 FINISH ORNAMENT TYPE B
 COLOR AND LIGHT

C. OVERHEAD DOOR
 FINISH ORNAMENT TYPE C
 COLOR AND LIGHT

DOOR TYPES

DOOR SCHEDULE		DOOR TYPE
106/1	2'-0" x 6'-6"	A
100/2	2'-0" x 7'-0"	C
101/1	2'-0" x 6'-6"	B
101/2	2'-0" x 6'-6"	B
102/1	2'-0" x 6'-6"	A
102/2	2'-0" x 6'-6"	A
104/1	2'-0" x 6'-6"	B
105/1	2'-0" x 6'-6"	A
201/1	2'-0" x 6'-6"	B
201/2	2'-0" x 6'-6"	B
203/1	2'-0" x 6'-6"	B
203/2	2'-0" x 6'-6"	B
205/1	2'-0" x 6'-6"	B
205/2	2'-0" x 6'-6"	B
207/1	2'-0" x 6'-6"	B
207/2	2'-0" x 6'-6"	B
209/1	2'-0" x 6'-6"	B
209/2	2'-0" x 6'-6"	B
206/1	2'-0" x 6'-6"	B
206/2	2'-0" x 6'-6"	B

KEY NOTES

ⓧ REFERENCED BY THIS SYMBO. NOTE: NOT ALL NOTES APPLY TO THIS SHEET.

* PER UNIT

18. LINE OF BALCONY ABOVE.
19. WATER HEATER, TYPED.
20. LINE OF SECOND FLOOR WALL ABOVE. RE:
ELEVATION.

2. LEAKAGE OF CONCRETE INTO JOINTS AND
WEAVE A DRAIN HOLE TO TOP OF SLAB OVER
JOINT.
3. BRIDGE DECKS ARE NOT TO BE
BUILT ON VENTS TO OUTSIDE.
4. DRAINAGE VENT TO OUTSIDE.
5. HEATING/COOLING LINE ON PAVED BY HAND
AND NOT BY MACHINE.
6. WATER/DRAIN CONNECTION.
7. LINE OF SECOND FLOOR WALL ABOVE
ACQUITY TIE-SPACERS.
8. ACQUITY TIE-SPACERS AT 2' ON
FLOOR SLAB.
9. 2" MINIMUM CONCRETE COVER
OVER ALL REINFORCING.
10. 5" COVER/OUT WITH 4" IS OK FOR
GRADE.
11. CONCRETE.
12. CONCRETE.
13. CONCRETE DISCREPANCY TO PROPERTY LINE
AND NOT TO DRIVEWAY.
14. LINE OF CONCRETE/SLAB TO 4" TO FLOORING
AND NOT TO DRIVEWAY.
15. LINE OF CONCRETE/SLAB TO DRIVEWAYS.
WOOD FINISHED PAUL.

115 S. Van Buren TOWNHOMES
3bed /2.5 ba /2 car
3 Units v.7
Green Bay, WI 54301
Parcel 14-309

NOT FOR CONSTRUCTION

ISSUE DATE: 4/16/25
ISSUED FOR: REVIEW
REVISION LOG

NEIGHBORHOODS: GREEN BAY

115 S. VAN BUREN
GREEN BAY, WI
PROJECT NAME
UPPER LEVEL PLAN
SHEET NAME
PROJECT NUMBER: -
DRAWN BY: DE CHECKED BY: TO
SCALE: AS NOTED
1.20
SHEET NUMBER



Report to the Green Bay Plan Commission

MEETING DATE

July 28, 2025

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.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).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 28, 2025

PREPARED BY

David Buck, Staff

AGENDA ITEM # E.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)

BACKGROUND

Reason for Request: To amend Zoning Ordinance 28-24, changing permitted land-use on the east side of future Hinkle Street to allow the development of a 68-unit multiple-family apartment community.

Subject Parcel Zoning and Land Use: Subject property is zoned Planned Unit Development (PUD) and involves a variety of uses, including commercial, townhomes, single-family homes, and parklands.

Surrounding Zoning and Land Uses:

North: General Commercial (C1) | Restaurants & Services along W. Mason Street Frontage Road

South: Low-Density Residential (R1) & Public Institutional (PI) | Parkland & Undeveloped land

East: General Commercial (C1) | Business, Medical Office, & Undeveloped Land

West: General Commercial (C1), Highway Commercial (C2), Low-Density Residential (R1), Planned Unit Development (PUD) | Retail, Automotive, Single-, Two- and Multi-Family Dwellings

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Commercial and High Intensity Retail, Office or Housing. This Planned Unit Development (PUD) amendment is consistent with this designation.

Report: In 2024, the City approved the Southwest Woods Subdivision PUD (ZO 03-24) that included the extension of Hinkle Street from W. Mason Street to Hobart Drive. The PUD calls for commercial, residential (single-family and townhomes), and parkland uses. Later that year, ZO 03-24 was amended to change boundaries and provide exceptions to code related to commercial area driveway locations (ZO 28-24). The request before you would be the second amendment to the original PUD and is proposed to allow the development of an apartment community consisting of two 30-unit apartment buildings and one 8-unit apartment building, along with accessory parking and potentially a community room.

Zoning Ordinance 28-24 included an area identified as “Future Development Area”. This area is located on the east side of future Hinkle Street, immediately south of 2365 W Mason (Chili’s and retail strip mall parcel) and north of Beaver Dam Park. When the original Planned Development was brought forward, the development goals for this area was unknown. The following language was included to give guidance for future planning:

“Future development area of approximately 4.5 acres along the east side of Hinkle Street directly across from the single-family subdivision. It is currently unknown what type of development will be proposed for this area, so it shall be treated as a low-density detached single-family subdivision. However, it is expected that the PUD will need to be amended to facilitate future development.”

The applicant is currently seeking an amendment to facilitate development but has not completely finalized their plans. However, they have included a conceptual site plan and conceptual elevations on the 30-unit building(s), so the Planned Unit Development is written with standards that will effectuate a street-oriented multiple-family development scheme allowing up to 70 dwelling units but also includes the option for single-family attached townhomes as a permitted land use. Lot area, residential density, building height and impervious surface coverage will be required to meet the standards of the Municipal Code standard associated with the Varied Density Residential (R3) District.

Setbacks for the development are proposed to be reduced to accomplish the desired neighborhood character and provide flexibility in site design. The front yard setback is proposed to be reduced from the required 15 feet to 12 feet to allow a street-oriented presence for the development while still being outside a utility easement. Any surface parking facing the street shall include a low-level decorative street treatment such as a decorative wrought iron fence, masonry wall, hedge row, etc. that is similar and coordinated in style with the commercial development north along future Hinkle Street. Additionally, as the site is isolated with commercial rear yards to the north and a navigable waterway and only future park area to the south, rear yard setbacks are proposed to be reduced from 25 feet to 15 feet and the required 25-foot buffer side yard setbacks reduced to 10 feet. To remove the ability to place accessory structures like garages and refuse enclosures in prominent street-facing locations, the accessory structure's minimum front yard setback shall be 100 feet and regulated so they shall not be permitted between the street-fronting principal structures and the public right-of-way.

Since the building designs have not been finalized and the objective of the neighborhood plan is to have all development be present and interactive with the future Hinkle Street, a new section of the PUD has been created with multiple-family residential design standards. These include, among others:

- Any structures façade that fronts and/or visible from the right-of-way shall have a functional and operational front entrance which is covered
- Ground-level patios are not permitted on any façade facing the public right-of-way.
- Façades facing and visible from the public right-of-way shall have a minimum of 20% of their area dedicated to windows and doors.
- Façade lengths shall not be greater than 40 feet without articulation.
- Exterior building façades shall be a minimum of 70% brick, cementitious panels/siding, architectural metal, wood or wood composite and doors/windows.

Access to the development area is limited to one drive immediately across from the future Southwest Vie Court. This will essentially create a four-way intersection known to be much safer than an offset intersection. Public sidewalks shall be extended on Hinkle Street to access any residential building entrances located along Hinkle Street and interior sidewalk and pedestrian connections from the residential buildings to the public sidewalk on Hinkle Street shall be provided. Also, should a trail/path system be established in Beaver Dam Park, this development shall be required to connect to said trail/path.

Attached to the staff report is the draft PUD that contains specific details on uses, lot areas/widths, setbacks, building height, impervious surface coverage, stormwater management, signage, parking, lighting, landscaping, and access/circulation. The regulations are specifically drafted to afford the ability of a developer to be innovative in development planning while containing regulation to mitigate potential negative effects. Also included in the packet are the applicants' conceptual site plan and conceptual building elevation for the 30-unit building. It is important to note that these plans are for conceptual reference only and that the development needs only meet the regulations contained in the PUD and the Municipal Code.

Staff are self-assured that the regulations, as drafted, will maintain the intent of the overall vision for the

Southwest Woods neighborhood, and we are confident the developer will hold the principles of the neighborhood's objectives as it was their concept when originally developed and that they have a positive track record completing townhome or multiple-family residential in-fill projects with a mix of single-family, two-family, parkland and commercial uses.

Alderson Eck, the MacArthur Heights Neighborhood Association and property owners within 400 ft. have been notified of the meeting based on Plan Commission policy. The petitioner met with Alderson Eck multiple times and attended a MacArthur Heights Neighborhood Association meeting on July 23. Staff has not received any inquiries about the requested amendment at the time of the report drafting.

RECOMMENDATION

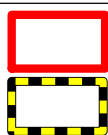
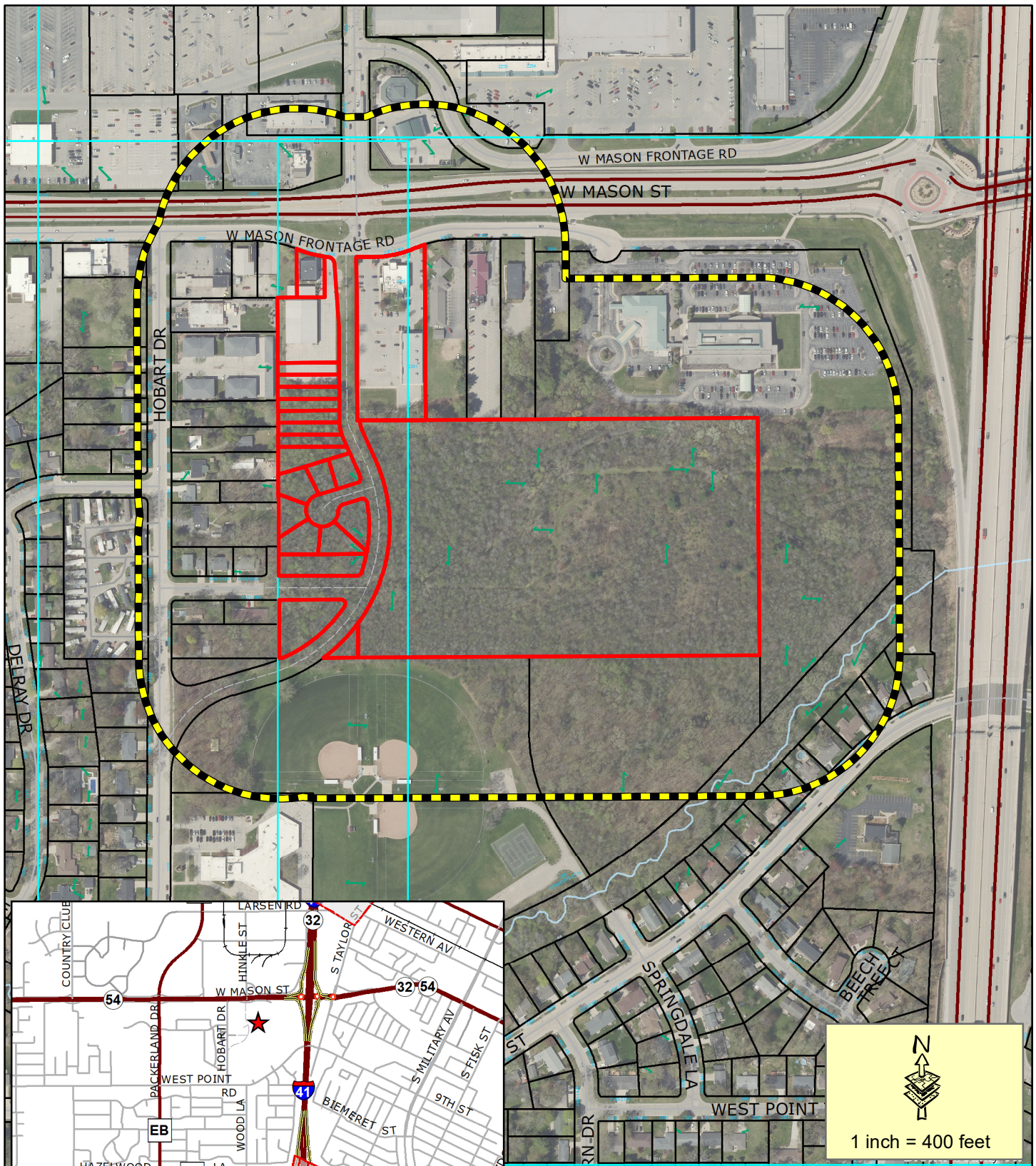
Approval of the request, subject to the following condition(s):

1. Adoption of the draft PUD.

FISCAL IMPACT

ATTACHMENTS

1. ZP 25-18 Location map
2. ZP 25-18 App for PUD Amend - 7.2.25
3. ZP 25-18 App Narrative
4. Draft ZO 15-25 SW Woods PUD Amend No.2_7.23.25



Subject Area

400' 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 DB.

**Zoning Petition (ZP 25-18)
Request to Amend Zoning
Ordinance 03-24 on the east side
of Hinkle Street (extended) at 0
Ninth Street / Parcel 6H-1089**





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: 0 Ninth Street

Parcel Number(s): 6H-1089

Petitioner(s): GB Real Estate Investments, LLC

Date: July 2, 2025

Email: gb@gb-re.com

Phone Number: (813) 500-0296

Address: 300 N. Van Buren Street

City: Green Bay

State: WI

Zip: 54301

Property Owner: GB HMC West Mason, LLC

Phone Number: (813) 500-0296

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, Garritt R. Bader, 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)
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- ☐ 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: July 2, 2025

Petitioner Signature(s): _____

Checklist of required attachments:

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

For office use only:

Review Fee: \$425.-

Receipt No.: 2767748-23

Zoning Petition No.: 25-18

July 2, 2025

This request is to amend the existing Zoning Ordinance No. 03-24 (ZP 23-38), the Planned Unit Development District for the *Southwest Woods* subdivision.

When the ZO was created in March 2024, not all elements of the various development areas of the subdivision were known at the time, specifically the area identified as the “Future Development Area.” Section 2(A)(5) of the ZO states,

“the Future Development Area...is currently unknown....so...it is expected that the PUD will need to be amended to facilitate the future development.”

Different development scenarios have been explored since the ZO was approved, and through this process it is now believed that the uses for the “Future Development Area” should be expanded to include residential development as allowed in the R-3 zoning category.

These specific provisions within Section 2 are being requested to be amended:

- Sub-section C.7: Add all uses within the R-3 zoning category as permissible uses.
- Sub-section D.1.e: Lot Width and Area to be regulated by the R-3 zoning category.
- Sub-section D.2.e: Setbacks to be regulated by the R-3 zoning category, except that Front yard setback shall be 12 feet as already identified in Section 2.D.2.c.
- Sub-sections D.3 (Height); D.4 (Impervious Surface); F (Signage); and H (Parking): Add definitions that permissible design shall be regulated by the R-3 zoning category.

Accompanying the above-requested amendments are these features that are intended to be part of the development’s design should they likewise be viewed favorably by city staff:

- Landscaping and streetscaping treatments that match the private and public design being developed for the entire Hinkle extension corridor between Mason Street & Hobart Drive, including fencing, stamped-colored concrete, and hedges/berms. Of specific intent is the use of these features to screen the parking lot view from Hinkle Street.

GB Real Estate Investments, LLC
Licensed Wisconsin Brokerage
Garritt R. Bader
300 N. Van Buren Street, Green Bay, WI 54301
Phone: (813) 500-0296 • E-Mail: gb@gb-re.com
www.gb-re.com

- Interior sidewalk and pedestrian connections from the residential buildings to the public intersection at Hobart Drive & Southwest Vie Court.
- Reserved areas for future sidewalk/path connections to potential future Beaver Dam Park walkways or trails to-and-from the development.
- Buildings designed to be more “urban-like” rather than “suburban-like.” This includes “front-facing” treatment to Hinkle Street and design of rear patio areas as front ones with front doors rather than rear/sliding patio doors for units fronting Hinkle Street.

Please see the hard copies provided of the draft building site plan and elevations for context to this narrative.

Sincerely,

Garritt R. Bader
Member, GB HMC West Mason, LLC

ZONING ORDINANCE NO. 15-25

**AN ORDINANCE AMENDING ZONING ORDINANCE 28-24
THE SOUTHWEST WOODS SUBDIVISION
PLANNED UNIT DEVELOPMENT DISTRICT
(ZP 25-18)**

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):

2405 W. Mason Street, Parcel number 6H-4459: Part of Lot 1, Southwest Woods, located in Lot 14, Section 29, Township 24 North, Range 20 East, City of Green Bay, Brown County, Wisconsin more fully described as follows:

Beginning at the southwest corner of said Lot 1; thence N00°16'57"W, 190.26 feet on the west line of said Lot 1; thence N89°26'03"E, 137.58 feet; thence N00°16'57"W, 119.36 feet to the south right of way of West Mason Frontage Road; thence 10.84 feet on the arc of a 325.00 foot radius curve to the left, having a long chord which bears S83°16'41.5"E, 10.83 feet on said south right of way; thence 27.92 feet on the arc of a 20.00 foot radius curve to the right, having a long chord which bears S44°14'36.5"E, 25.71 feet on said south right of way to the west right of way of Hinkle Street; thence S04°15'13"E, 184.96 feet on said west right of way; thence S00°16'57"E, 105.95 feet on said west right of way to the southeast corner of said Lot 1; thence S89°43'03"W, 178.99 feet on the south line of said Lot 1 to the Point of Beginning.

Said parcel contains 37,522 Square Feet (0.861 Acres) of land more or less.

0 W. Mason Street, Parcel number 6H-1109-2: Outlot 1, Certified Survey Map No. 9023, Document No. 2851838; said map being part of Lot 14, Section 29, Township 24 North, Range 20 East, City of Green Bay, West side of Fox River, Brown County, Wisconsin. Area contains 104,429 square feet / 2.397 acres more or less.

0 Ninth Street, Parcel number 6H-1089: Part of Lots 7 and 8, Section 28, Township 24 North, Range 20 East, Except Streets and Part of Vacated Street described in Jacket 10917, Image 37 and Except 27539 Image 44, City of Green Bay, West side of Fox River, Brown County, Wisconsin.

Commencing at the Southwest corner of Section 28, Township 24 North, Range 20 East; thence North 0°28'07" West, 1319.89 feet along the West line of said Section 28, to the point of beginning; thence North 1° 09'07" West, 692.59 feet along said West line; thence North 88° 42'50" East, 1169.26 feet along the North line of Lot 7; thence South 1° 16'50" East, 893.50 feet to the North line of Beaver Dam Creek Conservancy Area; thence South

41° 38'48" West, 205.37 feet along said Conservancy; thence 462.67 feet along the arc of a 1659.12 foot radius curve to the right whose long chord bears South 49° 44'04" West, 461.17 feet along said Conservancy; thence North 34° 00'47" West, 179.59 feet; thence 289.27 feet along the arc of a 495.00 foot radius curve to the right whose long chord bears North 17° 14'27" West, 285.18 feet; thence North 0° 28'07" West, 214.66 feet; thence South 88° 52'53" West, 500.00 feet to the point of beginning. Area contains 722,094 square feet / 16.577 acres more or less.

0 Ninth Street, Parcel number 6H-1091: That part of Lots 9 and 10, Section 28 Township 24 North, Range 20 East, Lying Northerly of Beaver Dam Creek Conservancy Area, EXCEPT Volume 781 of Records Page 471 and EXCEPT Jacket 27639 Image 44, City of Green Bay, West of Fox River, Brown County, Wisconsin.

Commencing at the Southwest corner of Section 28, Township 24 North, Range 20 East; thence North 0°28'07" West, 1319.89 feet along the West line of said Section 28, to the point of beginning; thence North 1° 09'07" West, 692.59 feet along said West line; thence North 88° 42'50" East, 1169.26 feet along the North line of Lot 7; thence South 1° 16'50" East, 893.50 feet to the North line of Beaver Dam Creek Conservancy Area; thence South 41° 38'48" West, 205.37 feet along said Conservancy; thence 462.67 feet along the arc of a 1659.12 foot radius curve to the right whose long chord bears South 49° 44'04" West, 461.17 feet along said Conservancy; thence North 34° 00'47" West, 179.59 feet; thence 289.27 feet along the arc of a 495.00 foot radius curve to the right whose long chord bears North 17° 14'27" West, 285.18 feet; thence North 0° 28'07" West, 214.66 feet; thence South 88° 52'53" West, 500.00 feet to the point of beginning. area contains 307,315 square feet / 7.055 acres more or less.

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 Planned Unit Development (PUD) is being utilized to permit the development of an innovative new low-density residential subdivision that includes a mix of small lot single-family home lots and a group of two-family townhomes housing types. The PUD also includes a significant expansion of Beaver Dam Park. This project will incorporate six primary elements:
1. Commercial redevelopment opportunity consisting of lot reconfiguration on the existing commercial property at 2405 W Mason St. helping to facilitate a shift from the existing light industrial uses to commercial use.
 2. Townhome development block consisting of four two-unit multi-story townhomes directly accessing Hinkle Street, as extended.
 3. A small lot single-family subdivision consisting of seven single-family parcels situated around a new cul-de-sac (Southwest Vie Ct) that connects to Hinkle Street, as extended.
 4. Park expansion of Beaver Dam Park through the dedication of approximately 20 acres of land area to the west of Hinkle Street, as

extended and north and east of the existing Beaver Dam Park.

5. Future development area of approximately 4.5 acres along the east side of Hinkle Street directly across from the single-family subdivision. ~~It is currently unknown what type of development will be proposed for this area so it shall be treated as a low-density detached single-family subdivision are however it is expected that the PUD will need to be amended to facilitate the future development.~~ Street oriented multiple-family residential development area permitting to a maximum of 70 units.

6. Single or two-family area with access off of Hinkle Street, as extended.

B. DEVELOPMENT AREAS. The approximately 27.5 acres of the project area can be broken into a public community asset site, commercial redevelopment site, three residential development areas, and future development area as illustrated in Exhibit B – Development Areas. Each development area will have distinct permitted uses and other land-use/dimensional regulations as outlined within this PUD.

C. LAND-USE. The principal and accessory land uses which may be established and/or maintained on the subject property are as follows:

1. Commercial Redevelopment Site. Permitted and conditional uses within the commercial redevelopment site as identified in Exhibit B – Development Areas are those identified within Green Bay Municipal Code, Chapter 44, Article VIII – Commercial Districts as a General Commercial (C-1) District.
2. Townhome development block. The following uses shall be permitted within the townhome development block as identified in Exhibit B – Development Areas:
 - a. Single-family attached dwellings, townhouses.
 - b. Two-Family dwellings, semi-detached.
 - c. Live-work units.
 - d. Short-term rentals.
 - e. Community living arrangements serving 4-8 persons.
 - f. Family daycare homes, serving 8 or fewer children.
3. Single-family subdivision. The following uses shall be permitted within single-family subdivision as identified in Exhibit B – Development Areas:
 - a. Single-family detached dwellings.
 - b. Live-work unit.
 - c. Short-term rentals.
 - d. Community living arrangements serving 4-8 persons.
 - e. Family daycare home, serving 8 or fewer children.

4. Beaver Dam Park Expansion. Permitted and conditional uses within the park expansion area are those identified within Green Bay Municipal Code, Chapter 44, Article X – Public Institutional District (PI) as identified in Exhibit B – Development Areas.
5. ~~Future Development Area~~ **Multiple-Family Residential Area**. The following uses shall be permitted within the **Multiple -family** area ~~set aside for future development~~ as identified in Exhibit B – Development Areas:
 - a. ~~Single-family detached dwellings~~ **Multiple-family residential apartment or condominium building(s)**.
 - b. ~~Live-work unit~~ **Single-family attached dwellings, townhouses**.
 - c. Short-term rentals.
 - d. Community living arrangements serving 4-8 persons.
 - e. ~~Family daycare home, serving 8 or fewer children.~~
6. Single or Two-Family Area. The following uses shall be permitted within single or two-family area as identified in Exhibit B-Development Areas:
 - a. Single-family detached dwellings.
 - b. Two-Family dwellings, duplex.
 - c. Two-Family dwellings, semi-detached.
 - d. Short-term rentals.
 - e. Community living arrangements serving 4-8 persons.
 - f. Family daycare homes, servicing 8 or fewer children.

D. **DIMENSIONAL AND AREA REQUIREMENTS**. Dimensional and area requirements shall meet the following regulations:

1. Lot Width and Area. The minimum lot width and lot area shall be regulated by use.
 - a. Commercial uses: minimum lot width of 100 feet with minimum lot area of 10,000 square feet.
 - b. Single or two-family, attached dwellings/townhomes: minimum lot width of 35 feet per unit with minimum lot area of 6,000 square feet per unit.
 - i. Exception for proposed Lot 8, which is permitted to have a minimum frontage of 20 feet.
 - c. Single-family dwellings, detached: minimum lot width of 43 feet with minimum lot area of 5,700 square feet.
 - d. Two-family dwellings - duplex: minimum lot width of 45 feet with minimum lot area of 5,000 square feet.
 - e. Two-family dwellings - semi-detached: minimum lot width of 30 feet per unit with minimum lot area of 4,000 square feet per unit.
 - f. Park Expansion: minimum lot width of 80 feet with minimum lot area of 10,000 square feet.

- g. ~~Future development Area~~ **Multiple-Family Residential Area:** Lot width and area shall be regulated as set forth ~~in this PUD as the detached single family dwelling use in Section 2.D.1.c, above~~ **within Green Bay Municipal Code, Chapter 44, Article VI – Varied Density Residential District (R3).**

2. Setbacks. Setbacks are established by Development Area and uses, as depicted in Exhibit B - Development Areas.

a. Commercial Redevelopment Site

- (1) Front yard setback (along W Mason St and Hinkle St extended): There shall be no minimum setback required for yards fronting the public right-of-way however each frontage that does not provide a minimum of 10 feet of setback shall provide aesthetic treatment the entire length of the street frontage as regulated in subsection 2.I of this ordinance.
- (2) Rear yard setback (west property line): Minimum rear yard setback is fifteen (15) feet.
- (3) Side yard setback, (south property line): There shall be no minimum setback required for the south side yard however the entire length of the south property line will include a minimum of a 6-foot-tall solid fence or wall made of masonry, vinyl, painted wood or other material deemed appropriate by the Zoning Administrator.
- (4) Accessory structures: Accessory structures shall not be permitted between the principal structure's façade and any public right-of-way.

b. Townhome Development Block

- (1) Front yard setback: Minimum setback required for yards fronting the public right-of-way is 25 feet.
- (2) Rear yard setback: Minimum rear yard setback is 25 feet.
- (3) Side yard setback: Minimum side yard setback is 5 feet.
 - i. Side yard setbacks shall apply only to the ends of single-family attached dwellings.
 - ii. There shall be provided a “no-build” and “access easement” within the 5-foot setback to provide for the maintenance of the structures.
- (4) Accessory structures: Accessory structures shall not be permitted between the principal structures façade and the public right-of-way. Minimum rear and side yard setbacks is 2.5 feet.

c. Single-Family Subdivision

- (1) Front yard setback: Minimum setback required for yards fronting the public right-of-way is 12 feet.
- (2) Rear yard setback: Minimum rear yard setback is 10 feet. Additionally, lots with double frontage on Southwest Vie Ct and Hinkle Street shall provide buffer/screening element the entire

length of their lots individual Hinkle street frontage as regulated in subsection 2.I of this ordinance.

- (3) Side yard setback: Minimum side yard setback is 6 feet.
 - i. There shall be provided a “no-build” and “access easement” within the 5-foot setback to provide for the maintenance of the structures.
- (4) Setbacks for accessory structures: Accessory structures shall not be permitted between the principal structure’s façade and the public right-of-way. Minimum rear yard setback is 4 feet and minimum side yard setbacks is 2.5 feet.
- d. Beaver Dam Park Expansion. Setbacks within the park expansion area are those identified within Green Bay Municipal Code, Chapter 44, Article X – Public Institutional District (PI).
- e. ~~Future Development Area~~ **Multiple-Family Residential Area.**
~~Setbacks within the future development area are regulated as set forth in this PUD as the detached single-family dwelling use in Section 2.D.2.c, above.~~
 - (1) Front yard (west) setback: Minimum setback required for yards fronting the public right-of-way is 12 feet.**
 - (2) Rear yard (east) setback: Minimum rear yard setback is 15 feet.**
 - (3) Side yard (north and south) setback: Minimum side yard setbacks are 10 feet.**
 - (4) Accessory structures: Accessory structures minimum front yard setback shall be 100 feet and shall not be permitted between the street fronting principal structures and the public right-of-way. Minimum rear and side yard setbacks are 10 feet.**
- f. Single or Two-Family Area.
 - (1) Front yard setback: Minimum setback required for yards fronting the public right-of-way is 12 feet.
 - i. Bellwood Lane right-of-way shall be considered a side yard, not a front yard.
 - (2) Rear yard setback: Minimum rear yard setback is 10 feet.
 - (3) Side yard setback: Minimum side yard setback is 6 feet.
 - i. Setback from Bellwood Lane right-of-way is a minimum of 6 feet.
- 3. Height. Maximum building heights shall be regulated by use.
 - a. Structures associated with commercial uses: maximum height is 40 feet or 3 stories, whichever is less.
 - b. Single-family dwellings, two-family dwellings - duplexes, two-family dwellings, semi-detached: maximum height is 35 feet or 2.5 stories, whichever is less.
 - c. Single or two-family, attached dwellings/townhomes: maximum height is 40 feet or 3 stories, whichever is less.

- d. Structures associated with park uses: maximum height is 40 feet or 3 stories, whichever is less.
- e. Multiple-Family Structures: maximum height is 45 feet or 4 stories, whichever is less.
- 4. Multiple-Family Residential Design.
 - a. Street oriented multiple-family residential façade design. Any structures façade that fronts and/or visible from the right of way shall have a functional and operational front entrance.
 - b. Four-sided design. All sides of the building(s) shall include materials and design characteristics similar to and compatible with those on the front.
 - (1) Ground level patios are not permitted on any façade facing the public right-of-way.
 - (2) Upper floor decks and balconies shall be cantilevered (without visible supports), stacked (supported by vertical columns) or hung (supported by chains from above).
 - c. Façade Articulation and Fenestration. Principal buildings shall be designed to provide interest and variety. Flat, unadorned walls shall be avoided.
 - (1) Front Façade Fenestration. Building facades facing and visible from the public right-of-way shall have a minimum amount of windows and a functional doorway as regulated below:
 - i. Area of windows and doors shall comprise no less than 20% of the façade fronting the public right-of-way.
 - ii. Windows and doors shall include trim.
 - iii. All building entrances shall include a nonfabric canopy or other roofing element over the entryway in sufficient size to protect the person entering the structure from inclement weather.
 - (2) Façade lengths shall not be greater than 40 feet without articulation including but not limited to
 - i. Division of façade through the use of architectural elements such as entrances, arcades, windows, balconies, awnings, etc.
 - ii. Recesses or projections of the main façade plane.
 - iii. Vertical division using different materials and textures.
 - d. Exterior Materials. Building materials shall be durable and appropriate for the residential district as well as being regulated as follows:
 - (1) Exterior building façades fronting the right-of-way shall be a minimum of 70% of the following materials and all other façades shall be a minimum of 50% of the following materials:
 - i. Brick or brick veneer
 - ii. Cementitious panels/siding
 - iii. Architectural/decorative metal panels

- iv. Wood or wood composite
- v. Windows and doors
- vi. Other similar materials, as deemed appropriate by the zoning Administrator

e. Mechanical equipment and exterior building systems. Mechanical and exterior building systems should be integrated into the overall building design

(1) roof mounted equipment shall be screened and positioned in a way that it is not visible from the right-of-way

(2) wall mounted equipment shall not be permitted on the front or right-of-way side of a building.

- 4-5.** Impervious Surface. Maximum impervious surface coverage shall be regulated by use.
- a. Commercial redevelopment area: maximum impervious surface including all buildings, drives, walks, etc. is 80% of lot area.
 - b. Single-family dwellings, two-family dwellings - duplexes, two-family dwellings, semi-detached: maximum impervious surface including all buildings, drives, walks, etc. is 60% of lot area.
 - c. Single or two-family, attached dwellings/townhomes: maximum impervious surface including all buildings, drives, walks, etc. is 70% of lot area.
 - d. Park expansion area: maximum impervious surface including all buildings, drives, walks, etc. is 50% of lot area.
 - e. **Multiple-Family Residential Area: maximum impervious surface including all buildings, drives, walks, etc. is 70% of lot area.**

E. STORM WATER MANAGEMENT AND GRADING PLAN. A storm water management and grading plan meeting the standards established by the Department of Public Works, Brown County, and the State of Wisconsin shall be submitted to and approved by the City prior to the issuance of building permits.

- 1. The storm water management and grading plan shall be comprehensive and take into account expected build-out of the entire PUD area as depicted on Exhibit A – Location Map.
 - a. With approval of the Department of Public Works, this requirement may be adjusted to address only storm water management needs of the specific Development Area for which development is proposed, as depicted on Exhibit B – Development Areas.
- 2. Stormwater management facilities should function not only as a utility but also as an integral site amenity.
 - a. Green infrastructure and sustainable stormwater management practices are encouraged to be utilized throughout the site.

- b. Traditional stormwater facilities shall be designed with landscaping providing human-scale interest and incorporating native plant species where possible.
- F. SIGNAGE. Signage throughout the PUD area shall be regulated as follows:
 - 1. Signage for Commercial Redevelopment site shall be regulated as the General Commercial (C1) District per the Green Bay Municipal Code, Chapter 30, Article II.
 - 2. Signage for single-family dwellings, detached and Single or two-family, attached dwellings/townhomes shall be regulated as the R-1 Low Density District per the Green Bay Municipal Code, Chapter 30, Article II.
 - 3. Signage for the park expansion area shall be regulated as the Public Institutional (PI) District per the Green Bay Municipal Code, Chapter 30, Article II
 - 4. **Signage for Multiple-Family Residential Area shall be regulated as for Residential Districts per the Green Bay Municipal Code, Chapter 30, Article II.**
- G. REFUSE AND MECHANICALS. Screening of refuse material containers and mechanical equipment throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article XIX, Division 3, Section 44-1917.
- H. ACCESS AND PARKING. Parking requirements shall be regulated by use:
 - 1. Commercial Redevelopment: regulated by specific use per the Green Bay Municipal Code, Chapter 44, Article XVIII.
 - b. One driveway approach measured along the property line shall be a minimum distance of 80 feet from the intersection of W. Mason Street Frontage Road and future Hinkle Street along the western right-of-way of future Hinkle Street.
 - c. Minimum distance between two-way driveway entrances off future Hinkle Street extension at 2405 W. Mason Street Frontage Road (Parcel 6H-4459) shall be no less than 180 feet from center to center.
 - 2. Single-family dwellings, detached and single or two-family, attached dwellings/townhomes: two (2) spaces per dwelling unit, of which one (1) space per unit must be an enclosed (garage) space.
 - 3. Park expansion area: To be determined by Zoning Administrator based on a parking study.
 - 4. **Multiple-Family Residential Area: regulated per the Green Bay Municipal Code, Chapter 44, Article XVIII.**
 - a. **One driveway approach directly across from Future Southwest Vie Court as depicted on Exhibit B.**
 - b. **Public sidewalk shall be extended on Hinkle Street to access any residential building entrances located along Hinkel Street.**

- c. Interior sidewalk and pedestrian connections from the residential buildings to the public sidewalk on Hinkle Street shall be provided.
 - d. Should a trail/path system be established in Beaver Dam Park, this development area shall connect to said trail/path.
- H. LIGHTING. Lighting throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article V, Division 8.
- I. LANDSCAPING. Landscaping throughout the PUD area shall meet the standards as set forth within the Green Bay Municipal Code, Chapter 44, Article XIX, Division 5 with the following additions:
 - 1. Detached single-family dwelling lots that are fronted on both Southwest Vie Ct and Hinkle St shall include buffer/screening in the form of a berm of no less than 3 feet high with vegetation that will grow to a minimum of 5 feet in height and be 90% impervious to site when matured. Said buffer/screening shall be maintained in perpetuity. Fences shall not be permitted adjacent the Hinkle Street right-of-way.
 - 2. In ~~lieu of setbacks and in~~ an effort to establish a street frontage separation and aesthetic pleasing commercial and multiple-family environment, the Commercial Redevelopment Site and Multiple-Family Residential Area frontages shall include a low-level decorative street treatment along ~~all~~ street frontages containing surface parking such as a decorative wrought iron fence, masonry wall, hedge row, etc. that are similar and coordinated in style and found to be acceptable to the Zoning Administrator.
- J. ACCESS AND CIRCULATION. Access and circulation for automobile and pedestrian traffic shall be established in substantial conformity with Exhibit C – Circulation Plan.
 - 1. Roadway area identified as “Southwest Vie Court” shall be dedicated to the public and shall include trail system or carriage walk (walk immediately adjacent the roadway surface) that provides access to each home site.
 - 2. Roadway areas identified as “Hinkle Street” shall be dedicated to the public as street right-of-way and shall include sidewalk connection on at least one side of the roadway and connect the West Mason Street Frontage Road to Hinkle Street.

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:

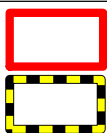
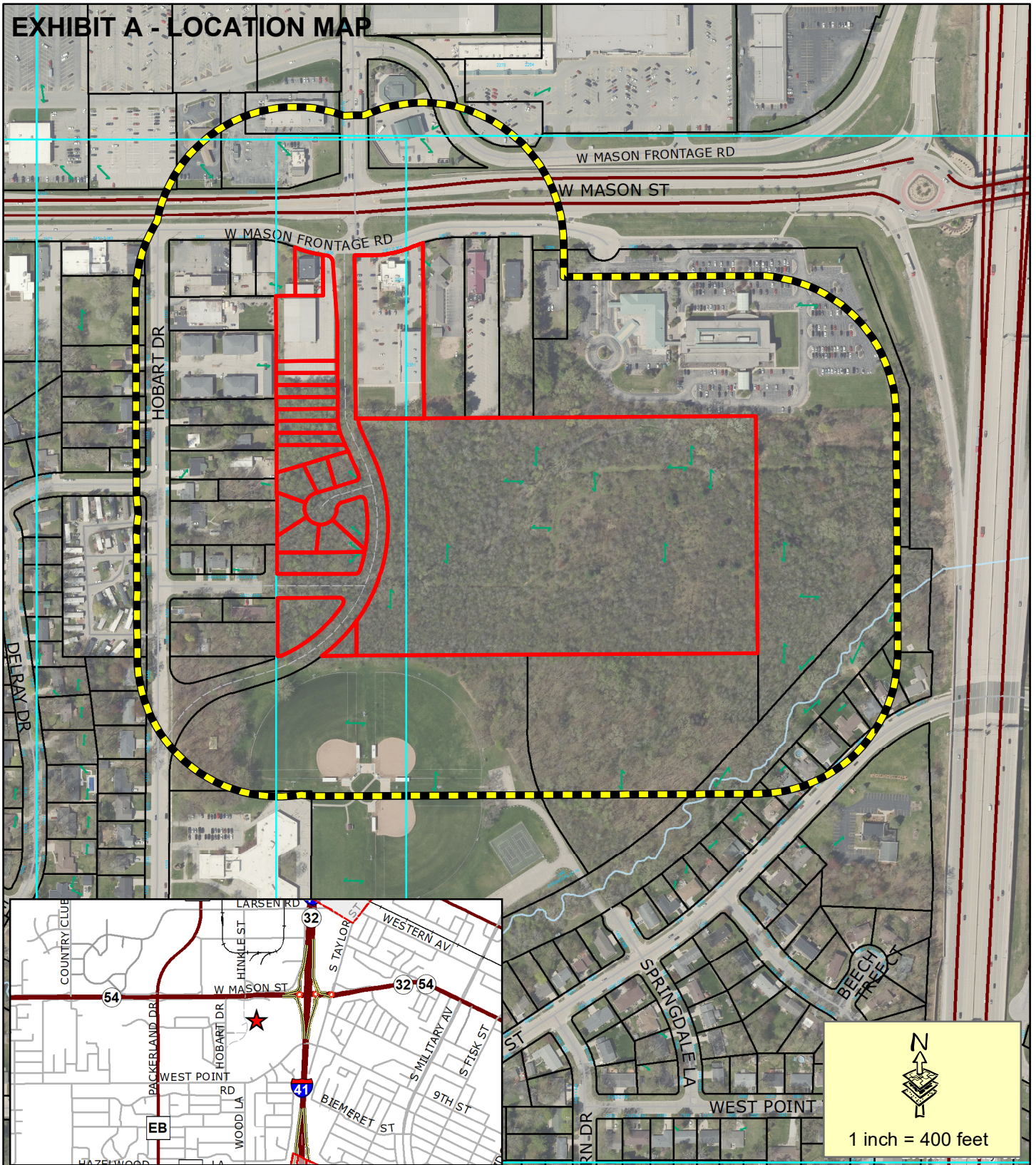
Attachments:

Exhibit A - Location Map

Exhibit B - Development Areas

Exhibit C – Circulation Plan

EXHIBIT A - LOCATION MAP



Subject Area

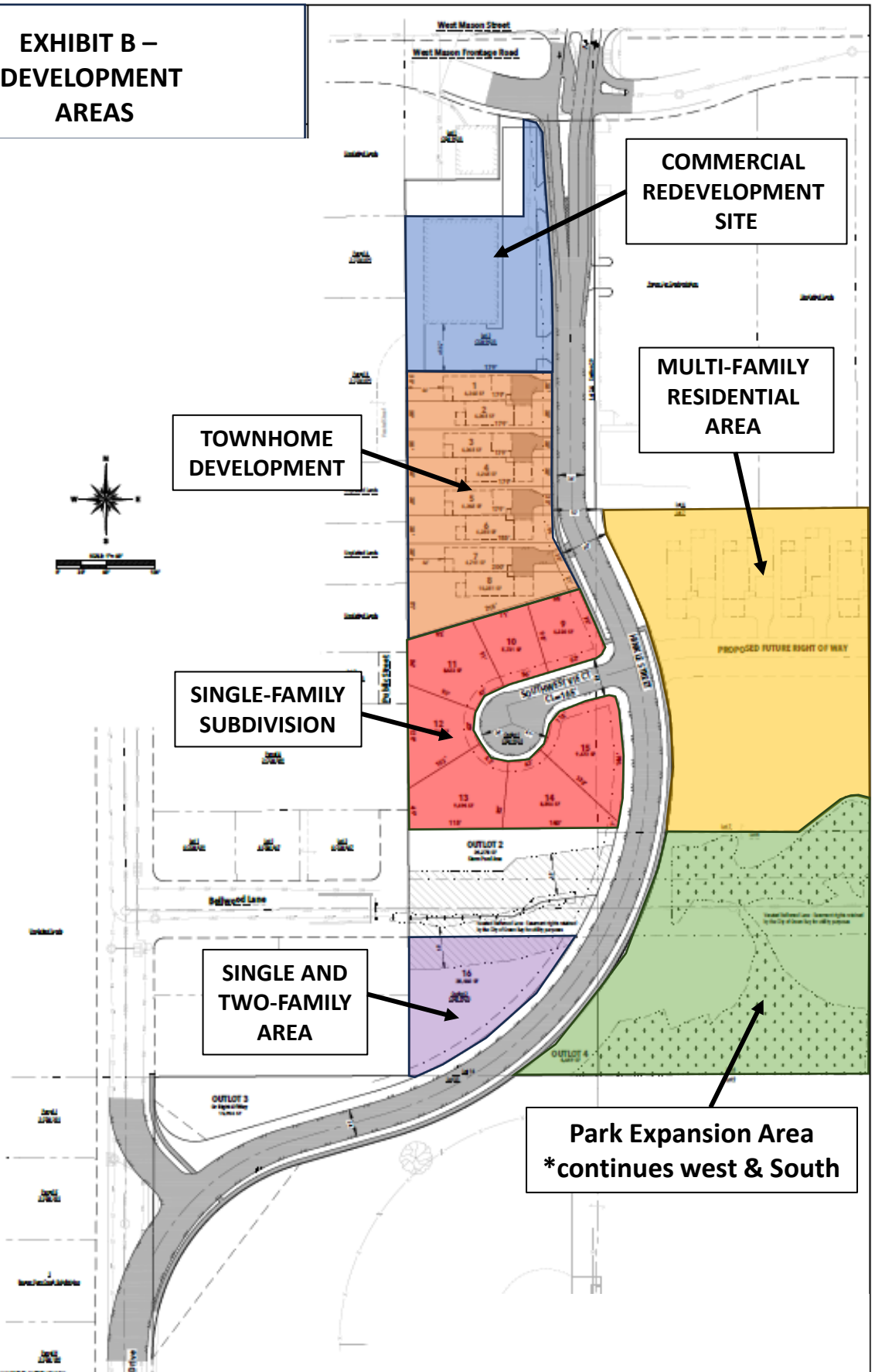
400' Property Owner Notice

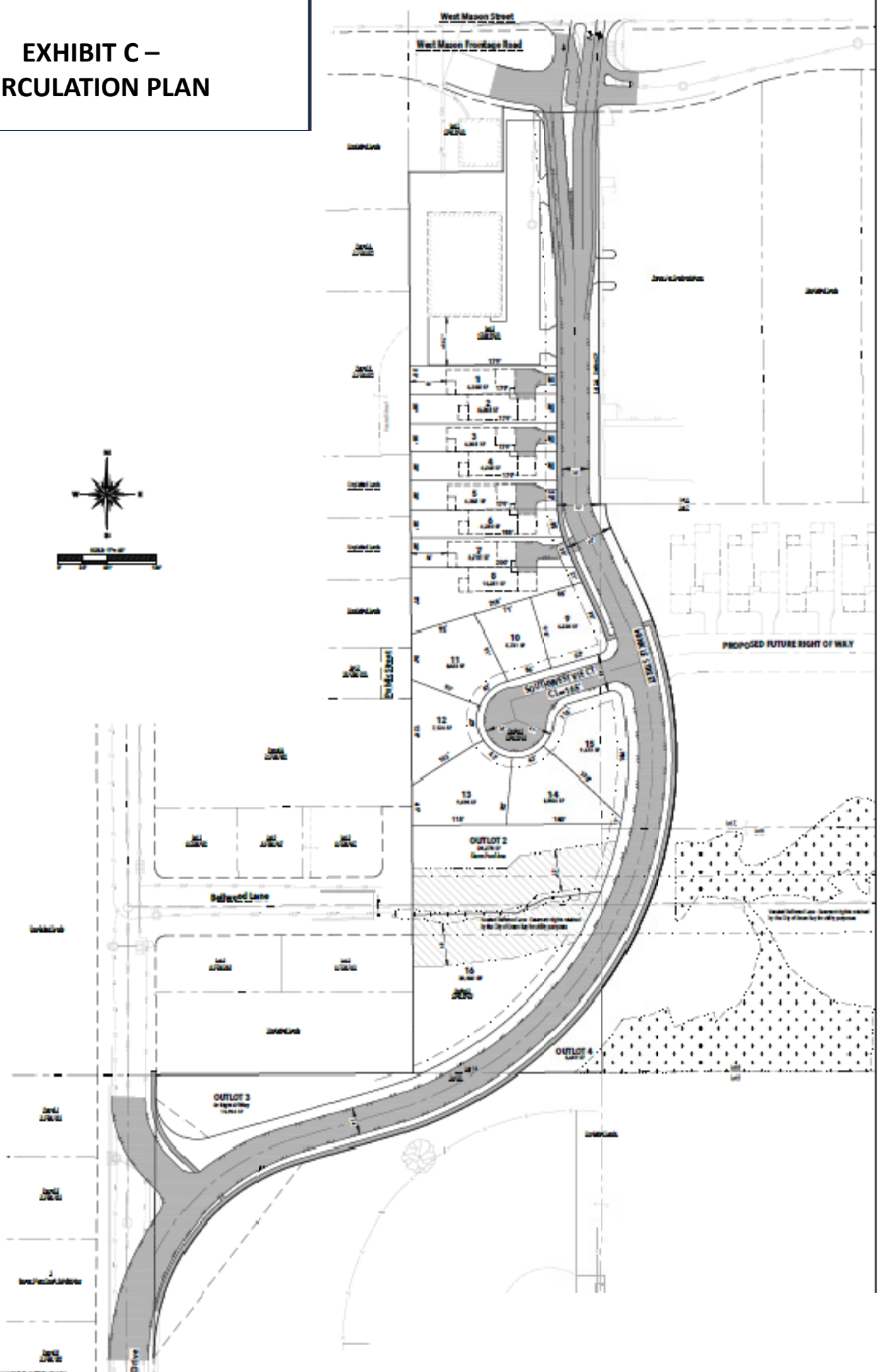
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by DB.

**Zoning Petition (ZP 25-18)
Request to Amend Zoning
Ordinance 03-24 on the east side
of Hinkle Street (extended) at 0
Ninth Street / Parcel 6H-1089**



EXHIBIT B – DEVELOPMENT AREAS







Report to the Green Bay Plan Commission

MEETING DATE

July 28, 2025

PREPARED BY

AGENDA ITEM # E.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)

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

July 28, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.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)

BACKGROUND

Reason for Request: To permit the development of a single-family residential community

Subject Parcel Zoning and Land Use: Subject property is zoned Low-Density Residential (RI) and is undeveloped green space.

Surrounding Zoning and Land Uses:

North: Planned Unit Development (PUD) & Low-Density Residential (RI) | Valentine Farm and Undeveloped Green Space/Farmland

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

West: Right-of-Way & Public Institutional (PI) | Nicolet Drive & Joliet Park

East: Low-Density Residential (RI) | Single-Family Homes

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Low Density Residential. This PUD is in keeping with this designation.

Report: This PUD proposal is for three properties located near the intersection of Nicolet Drive and Church Road. The parcels are 2958 Nicolet Drive (Parcel #22-134), 2892 Nicolet Drive (Parcel #22-135), and 0 Durham Road (Parcel #22-144). To note, a portion of 2958 Nicolet Drive located along Church Road will be removed from this parcel during land division and will be developed on its own and is not part of this PUD request. Total acreage is approximately 50 acres.

This development, known as Nicolet Heights, proposes 146 single-family, detached homes, one private clubhouse, a variety of green spaces, and trail access to Barina Trail, which connects Church Road to Durham Road and Red Smith School and Park. While most of the development falls within general guidelines of the Low-Density Residential (RI) zoning district, there are a few exceptions:

1. A minimum lot width of 50' is proposed, instead of the 75' requirement in the RI district. This will not impact the area of the lots, as the 7,500 square foot minimum is still required. Most proposed lots are around 60' in width, but a small amount have the reduced width due to street curvature.
2. A reduction in minimum side yard setback from 6' in RI to 5' in this PUD.
3. Allowance of double-fronting lots along Nicolet Drive. A 20' buffer area is required along Nicolet Drive, and no fences are permitted immediately adjacent to the right-of-way. The buffer area has landscape requirements, further detailed in the draft PUD (attached).
4. A minimum of five different home designs are required within the PUD area to assure architectural

differences between the homes. Proposed examples are shown in Exhibit C.

Staff supports the reduction in lot width for a variety of reasons. This type of lot is not readily available on the northeast side of the City, so this will introduce a slightly different housing product than what is already available while still maintaining the predominant land use of single-family homes. Additionally, reduced lot widths allow for the cost of the street to be divided between more lots and helps create a sense of community. The side yard set back reduction is minimal compared to code and will still provide at least 10-feet between homes. The buffer area allows the creation of the double-fronting lots while still maintaining a neighborhood feel by restricting access onto Nicolet Drive and limiting visibility of rear yards along Nicolet Drive. It also helps to further establish which right-of-way is the front and which is the rear yard.

There are provisions specific to access, circulation, and parking that are unique to this development. The developer has proposed some right-of-way, traffic-calming improvements that coincide with the overall vision of reducing potential traffic speeds and connecting green spaces within this development. Two neighborhood traffic circles and two mid-block crossings are proposed and shown in Exhibit B. There are also various “pocket” green spaces throughout the development. The mid-block crossings will connect required sidewalks to trail access outlots, which will connect to the Barina Trail.

In addition to the on-road improvements, the PUD would also allow for three neighborhood identification signs to be placed within right-of-way. A monument-style neighborhood identification sign would be placed in the boulevard entry to the development, along with two pillar-style neighborhood identification signs along Baywater Avenue and Travertine Court. The applicant requested four pillar-style signs (two at each road location), but staff feels four may be too intense as they will be adjacent to existing homes. One at each location will serve the purpose of identifying the entrance of Nicolet Heights.

A neighborhood meeting was held, with approximately 50 people in attendance. There were no objections expressed at this meeting. Ald. Grant and property owners within 400-feet have been notified of the request. As of the drafting of this report, we have received one objection and one request for more information.

RECOMMENDATION

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

1. This PUD Ordinance shall not take effect until the Pre-Final Subdivision Plat (CP 25-05) for Nicolet Heights is approved by the City.

FISCAL IMPACT

ATTACHMENTS

1. DRAFT Z.O. 14-25, PUD, Nicolet Heights
2. ZP 25-19 Exhibit A, Location Map
3. ZP 25-19 Exhibit B, Layout and Plans
4. ZP 25-19 Exhibit C, House Options
5. ZP 25-19 PUD Application

ZONING ORDINANCE NO. 14-25

**AN ORDINANCE ZONING CERTAIN LAND LOCATED AT
2958 NICOLET DRIVE (PARCEL #22-134), 2892 NICOLET DRIVE
(PARCEL #22-135), AND 0 DURHAM ROAD (PARCEL #22-144)
AS A PLANNED UNIT DEVELOPMENT DISTRICT
(ZP 25-19)**

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:

Land being Part of Government Lot 2 and Lot 3, and Part of the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 24 North, Range 21 East, City of Green Bay, Brown County, Wisconsin, containing 2,205,115 Square Feet (50.6225 Acres) of land described as follows:

Commencing at the East 1/4 Corner of Section 14, Township 24 North, Range 21 East; thence, N88°53'29"W, along the north line of Government Lot 2 of said section 14, 714.08 feet; thence, S01°06'31"W, along the extension of the east line of Lot 34 of R.J. Vander Kelen's Shorewood Heights First Addition and along said east line, 185.00 feet to the Southeast Corner of said Lot 34, also being the Point Of Beginning of the Parcel being Described; thence, S01°06'31"W, 343.18 feet; thence, S13°09'17"E, 299.78 feet; thence, S31°02'19"W, 972.53 feet; thence, S58°57'41"E, 225.00 feet to the Northwest corner of Lot 92 of R.J. Vander Kelen's Shorewood Heights Fifth Addition; thence, S31°02'19"W, along the west line of Lots 92-97 of said Fifth Addition, 512.60 feet to the Northeast Corner of Lot 28 of Classic View Estates; thence, N88°53'09"W, along the north line of said Classic View Estates, 842.08 feet to the Southeast Corner of Lot 15 of R.J. Vander Kelen's Shorewood Heights; thence, N24°37'46"E, along the east line of Lot 15-21 of said R.J. Vander Kelen's Shorewood Heights, 770.26 feet to the Northeast Corner of Lot 21 of said R.J. Vander Kelen's Shorewood Heights; thence, N58°58'07"W, along the north line of Lots 21-23 of said R.J. Vander Kelen's Shorewood Heights, 463.70 feet to the east line of Lot 25 of said R.J. Vander Kelen's Shorewood Heights; thence, N27°46'17"E, along said east line of said Lot 25, 56.26 feet to the Northeast Corner of said Lot 25; thence, N61°07'38"W, along the north line of said Lot 25, 203.50 feet to the east Right-of-Way Line of CTH "A" and to a point of curvature; thence along said Right-of-Way Line and the arc of a curve turning to the right with an arc length of 309.00 feet, with a radius of 3787.58 feet, with a central angle of 04°40'27", which has a chord that bears N31°01'20"E, 308.91 feet; thence, N33°21'34"E, along said Right-of-Way Line, 880.92 feet to an intersecting point of said Right-of-Way Line and the extension of the Southwesterly Line of Lot 26 of R.J. Vander Kelen's Shorewood Heights First Addition; thence, S56°40'59"E, along said extension line and along the said line of said Lot 26, 200.05 feet to the south most corner of said Lot 26; thence, N37°10'46"E, along the

Southeasterly Line of said Lot 26, 54.65 feet to the Southwest Corner of Lot 27 of R.J. Vander Kelen's Shorewood Heights First Addition; thence, S88°53'29"E, along the south line of Lots 27-34 of said R.J. Vander Kelen's Shorewood Heights First Addition, 737.97 feet to the Point Of Beginning of the Parcel being Described. Described parcel is subject to easements and restriction of record.

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 allow for innovative development practices, allowing for more green space within this development and better access to a future public trail. 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, Parcels 22-144, 22-135, and a portion of 22-134. This PUD shall not be executed until the Pre-Final of the Nicolet Heights Plat (CP 25-05) is approved. 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 shall be compliant with uses listed below. A PUD amendment is required for any additional uses.
 - 1. 146 Single-family dwelling, detached
 - 2. One (1) clubhouse shall be allowed within this development, located generally at the intersection of Eagle Boulevard and Overlook Circle.
 - a. Amenities typically associated with a clubhouse shall be allowed, including but not limited to fitness center, pools, etc.
 - 3. Accessory land uses shall be regulated under the Low-Density Residential (R1) Zoning district.
 - 4. Green space as shown in Exhibit B.
- D. Prohibited Uses. Any land use not listed in Section C is considered a prohibited use within this PUD.
- 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 Low-Density Residential (R1) zoning district with the following exceptions:
 - 1. Minimum Lot Width: 50'
 - 2. Side Yard Setback: 5', including accessory structures
 - 3. Double-Fronting lots are allowed along Nicolet Drive
 - a. 20' Buffer Area is required for double-fronting lots
 - b. Buffer Area shall be located along Nicolet Drive

- c. Buffer Area shall include buffer/screening in the form of a berm of no less than three (3) feet high with vegetation that will grow to a minimum of five (5) feet in height and be 90% impervious to site when matured. Said buffer/screening shall be installed and maintained in perpetuity by the property owner.
 - d. Fences shall not be permitted along the Nicolet Drive right-of-way.
- F. Architectural Design Standards. All building elevations shall substantially comply or be similar to those depicted in Exhibit C as well as any standards associated with the base zoning as determined in Section M of this ordinance.
 - 1. A minimum of five (5) different housing models shall be used within this development. Conceptual front elevations are depicted in Exhibit C.
- 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:
 - 1. Parking shall be allowed between the street and the building for the clubhouse.
 - 2. Neighborhood traffic circles may be installed at both intersections of Baywater Avenue with Overlook Circle, as detailed in Exhibit B.
 - 3. Midblock crossings shall be installed along Baywater Avenue and Overlook Circle at their intersections with the trail access outlots, as detailed in Exhibit B.
 - 4. Trail access outlots shall be divided into two sections: Section 1 shall be 30' in width with a five (5) foot path and will be dedicated to the public. Section 2 shall have a 15' buffer on both sides of Section 1 and be maintained by the Home Owners Association. A total of 60' shall be part of the trail access outlot areas and shall generally conform with Exhibit B.
- 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 Low-Density Residential (R1) zoning district with the following exceptions:
 - 1. Three (3) neighborhood identity signs are allowed within the right-of-way in the PUD area.
 - a. One (1) shall be located on Eagle Boulevard. This sign shall be 5' tall by 11' wide with a sign area of 6.5 square feet. It must not be in the vision triangle or otherwise impede vision of motorists.
 - b. One (1) shall be located on Baywater Avenue. This sign shall be 5' tall by 3'1" wide with sign area of 2 square feet. It must not be in the vision triangle or otherwise impede vision of motorists.

- c. One (1) shall be located on Travertine Court. This sign shall be 5' tall by 3'1" wide with sign area of 2 square feet. It must not be in the vision triangle or otherwise impede vision of motorists.
2. These signs shall generally conform with Exhibit B.
- 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. Pocket green spaces shall be included throughout the PUD area, as shown in Exhibit B. Anything located within these areas must comply with vision triangle clearance standards.
 2. Double-Fronting lot requirements as detailed in Section 2.E(3) of this code shall apply.
- 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 shall be considered Low-Density Residential (R1) 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

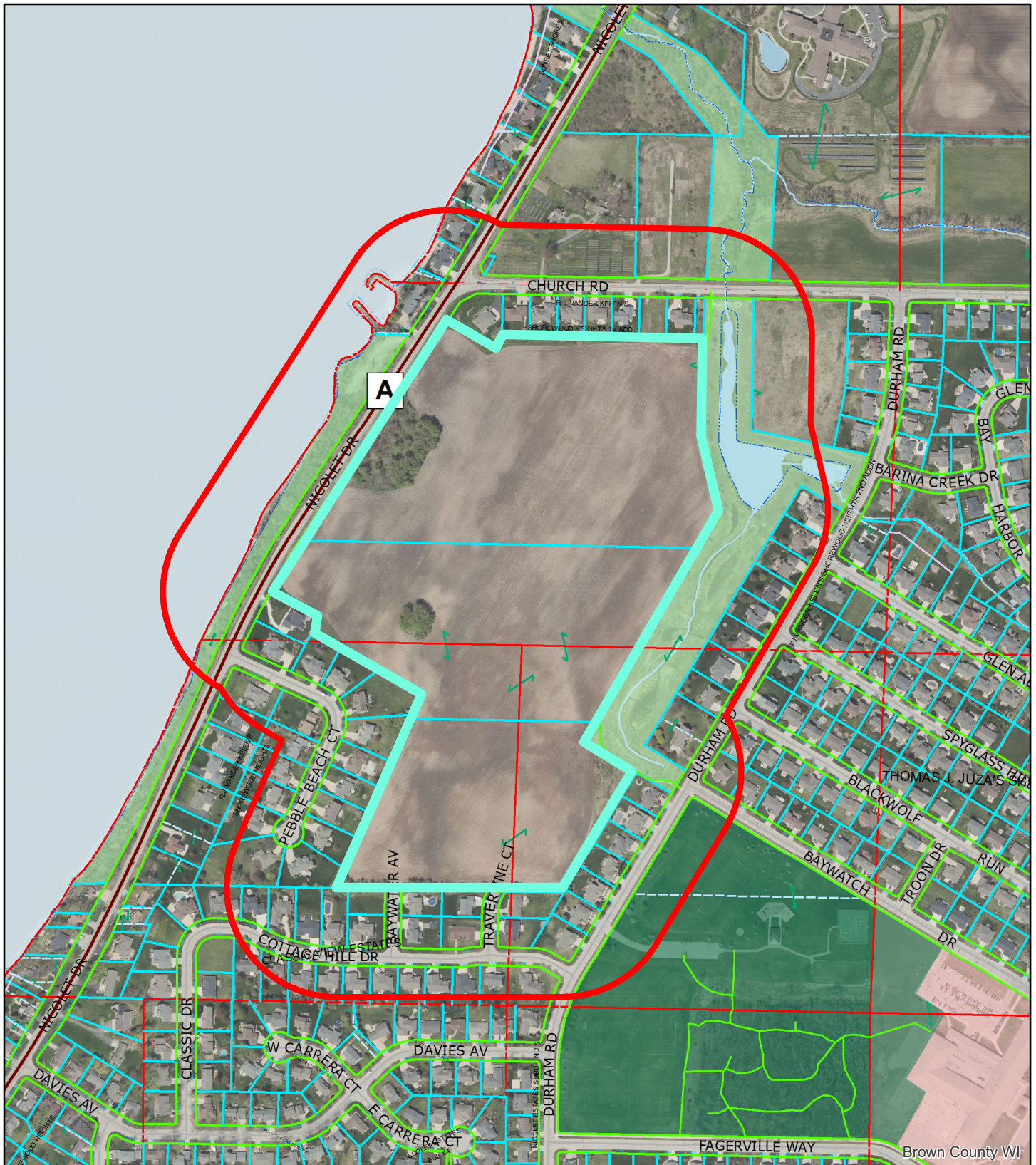
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Attachments:

Exhibit A – Location Map

Exhibit B – Layout and Plans

Exhibit C – House Options



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 14 Jul 2025 X:\Planning\Basemaps\template_8.5x11.mxd

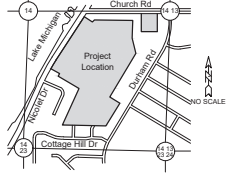
(ZP 25-19) Planned Unit Development for Single-Family Development

0 140 280 560 Feet N

- 2958 & 2892 Nicolet Drive
0 Durham Road
- 400' Notification Area

LOCATION MAP

SE 1/4 SEC 14, T 24 N, R 21 E,
CITY OF GREEN BAY
BROWN COUNTY, WI



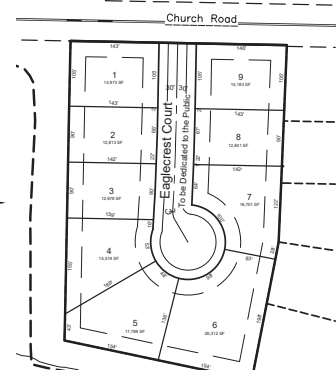
Disclaimer:
1. This instrument is intended for conceptual review purposes ONLY. If this map is used for any other purpose other than its such intent without full approval of the City of Green Bay and/or Brown County, Davel Engineering & Environmental, Inc. shall not be held responsible. Users of this map assumes all risks associated with such use and releases Davel Engineering & Environmental, Inc. from any and all liabilities and damages resulting from said use, if any.

SUPPLEMENTARY DATA
Total Area = 2,205,083 SF 50.6217 acres
R/W Area = 389,230 SF 8.9355 acres
Net Area = 1,815,853 SF 41.6862 acres
Number of Lots = 148 and 5 Outlots
Average lot size = 11,169 SF
Typical lot dimension = 60' x 140'
Lineal feet of street = 6,579 LF
Existing zoning = R1
Proposed zoning = HDA
Approving Authorities
City of Green Bay
Objecting Authorities
Department of Administration

NOTES
• Utility and Drainage Easements will be shown on Final Plat

SUPPLEMENTARY DATA
Total Area = 172,314 SF 3.9558 acres
R/W Area = 27,509 SF 0.6314 acres
Net Area = 144,805 SF 3.3243 acres
Number of Lots = 9
Average lot size = 16,090 SF
Typical lot dimension = 90' x 143'
Lineal feet of street = 327 LF
Existing zoning = R1
Proposed zoning = R1
Approving Authorities
City of Green Bay
Objecting Authorities
Department of Administration

NOTES
• Utility and Drainage Easements will be shown on Final Plat



Apr 11, 2025 - 01:05 PM J:\Projects\6745\Concept5.dwg\DWG\3D\Concept5.dwg Printed by: john

Nicolet Heights
City of Green Bay, Brown County, WI
For: Apple Tree, LLC

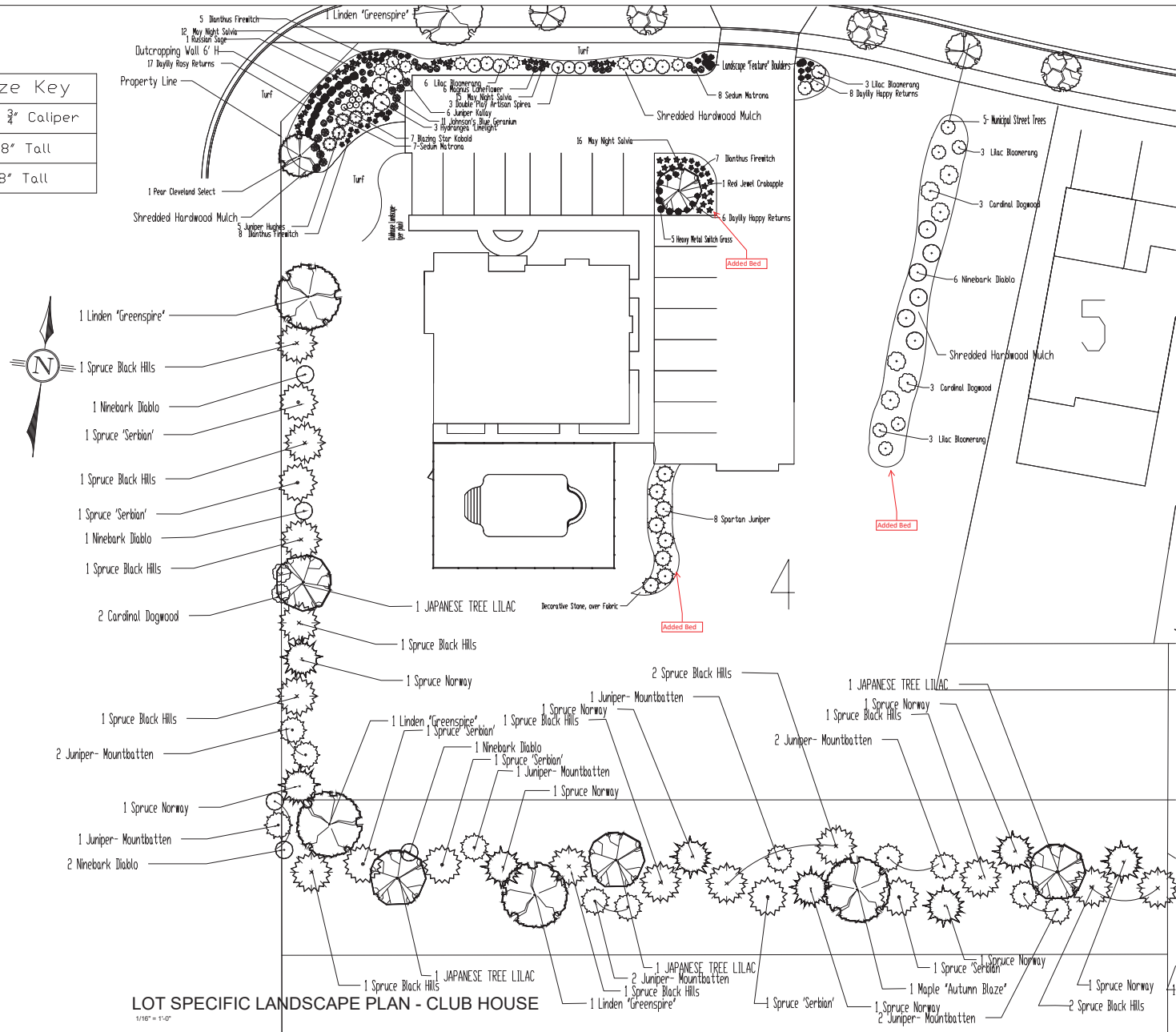
CONCEPT



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-441-0804
www.davel.pro

Drawn by: john
Checked by: john
Date: 04/11/2025
File: Concept5.dwg
Title: Nicolet Heights
Project: Nicolet Heights

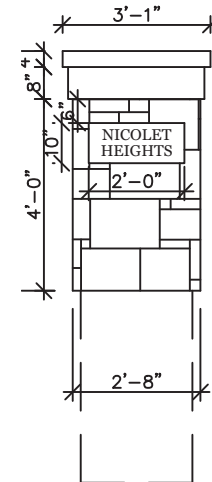
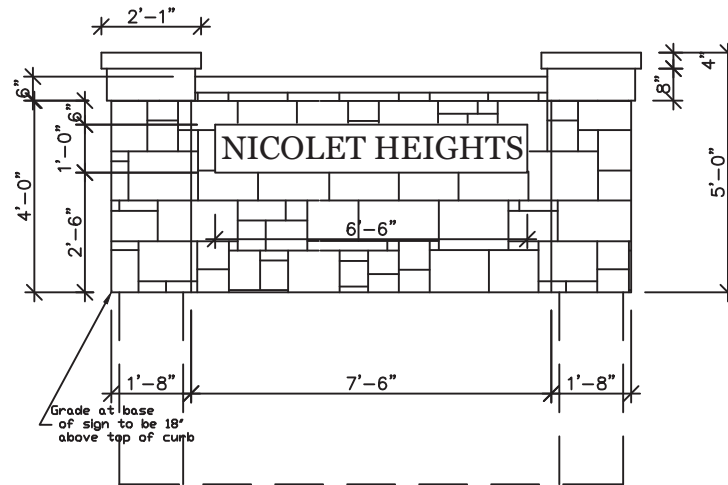
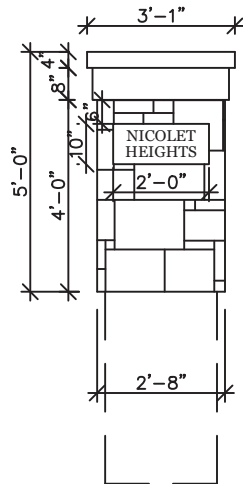
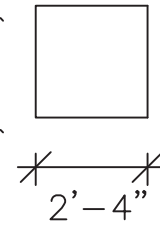
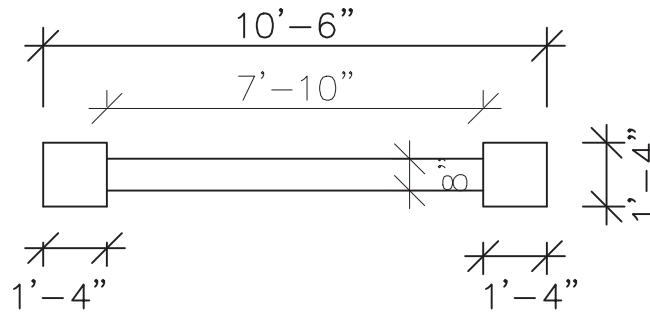
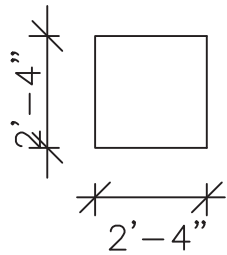
Landscape Size Key	
Deciduous Trees	1 3/4" Caliper
Coniferous Trees	48" Tall
Shurbs	18" Tall



11.

Nicolet Heights Entrance Signs Detail

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



11.

LOCATION MAP

SE 1/4 SEC 14, T 24 N, R 21 E.
CITY OF GREEN BAY
BROWN COUNTY, WI



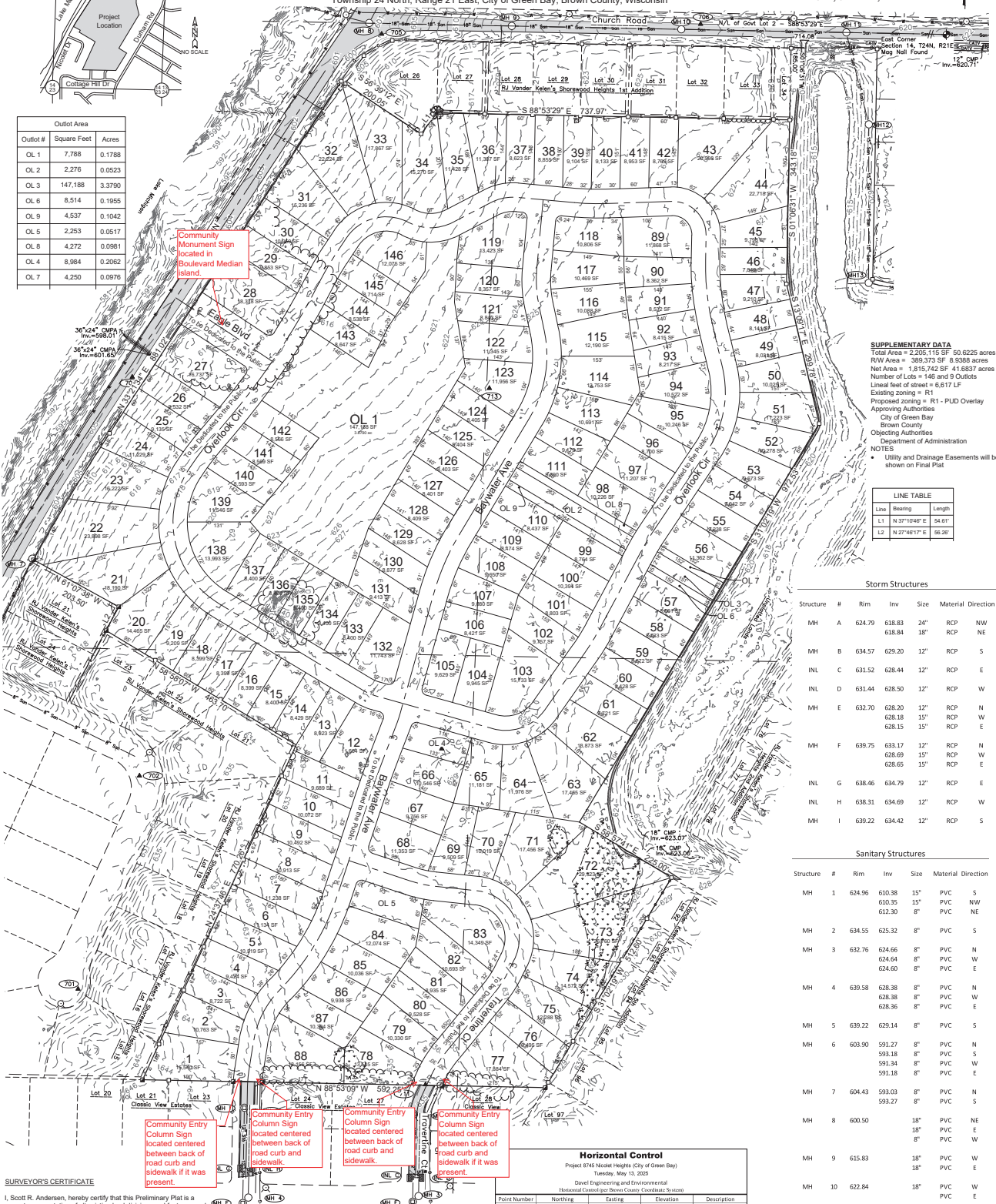
Outlet #	Square Feet	Acres
OL 1	7,788	0.1788
OL 2	2,276	0.0523
OL 3	147,188	3.3790
OL 6	8,514	0.1955
OL 9	4,537	0.1042
OL 5	2,253	0.0517
OL 8	4,272	0.0981
OL 4	8,984	0.2062
OL 7	4,250	0.0976

Preliminary Plat of Nicolet Heights

Part of Government Lot 2 and Lot 3, and Part of the Southeast 1/4 of the Southeast 1/4 of Section 14,
Township 24 North, Range 21 East, City of Green Bay, Brown County, Wisconsin



Bearings are referenced to the North line of the
Government Lot 2, Section 14, T24N, R21E,
assumed to bear S88°53'29"E, base on the
Brown County Coordinate System.



SUPPLEMENTARY DATA
Total Area = 2,205.115 SF = 0.0225 acres
RW Area = 399,373 SF = 8.9386 acres
Net Area = 1,815,742 SF = 41.6837 acres
Number of Lots = 146 and 9 Outlots
Linear feet of street = 6,617 LF
Existing zoning = R1
Proposed zoning = R1 - PUD Overlay
Approving Authorities
City of Green Bay
Brown County
Objecting Authorities
Department of Administration

NOTES
• Utility and Drainage Easements will be shown on Final Plat

LINE TABLE		
Line	Bearing	Length
L1	N 37°10'48" E	54.61'
L2	N 27°46'17" E	56.30'

Storm Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH A	624.79	618.83	24"	18"	RCP	NW
MH B	634.57	629.20	12"	18"	RCP	SE
MH C	631.52	628.44	12"	18"	RCP	E
MH D	631.44	628.50	12"	18"	RCP	W
MH E	632.70	628.20	12"	18"	RCP	N
MH F	632.18	628.15	15"	18"	RCP	W
MH G	639.75	633.17	12"	18"	RCP	N
MH H	638.46	634.79	12"	18"	RCP	E
MH I	638.31	634.69	12"	18"	RCP	W
MH J	639.22	634.42	12"	18"	RCP	S

Sanitary Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH 1	624.96	610.38	15"	18"	PVC	S
MH 2	634.55	625.32	8"	18"	PVC	SE
MH 3	632.76	624.66	8"	18"	PVC	N
MH 4	639.58	628.38	8"	18"	PVC	W
MH 5	639.22	629.14	8"	18"	PVC	S
MH 6	603.90	591.27	8"	18"	PVC	N
MH 7	604.43	593.03	8"	18"	PVC	S
MH 8	600.50	583.27	8"	18"	PVC	NE
MH 9	615.83	593.18	8"	18"	PVC	E
MH 10	622.84	593.18	8"	18"	PVC	W
MH 11	619.20	609.49	15"	18"	PVC	SE
MH 12	619.02	608.98	15"	18"	PVC	N
MH 13	619.21	609.49	15"	18"	PVC	S
MH 14	622.61	609.91	15"	18"	PVC	W
MH 15	623.13	609.97	15"	18"	PVC	SE

Horizontal Control

Project: Nicolet Heights City of Green Bay
Tuesday, May 13, 2025

Davel Engineering and Environmental
National Control for Brown County, Wisconsin

Point Number	Northing	Easting	Elevation	Description
701	579304.52	125895.40	632.49	CPT MAG NAIL
702	579750.27	126023.79	626.54	CPT MAG NAIL
703	579987.20	125681.04	603.13	CPT MAG NAIL
704	580584.34	126008.76	604.70	CPT MAG NAIL
705	581301.51	126530.38	601.14	CPT MAG NAIL
706	581322.29	127187.33	622.43	CPT MAG NAIL
707	581276.39	128154.14	626.26	CPT MAG NAIL
708	580504.84	127915.09	624.60	CPT MAG NAIL
709	579688.87	127424.73	627.85	CPT MAG NAIL
710	579178.89	127117.97	629.92	CPT MAG NAIL
711	579104.55	126622.07	635.33	CPT MAG NAIL
712	579806.95	126655.96	628.98	CPT HUB
713	580569.65	126795.51	625.18	CPT HUB

SURVEYOR'S CERTIFICATE

I, Scott R. Andersen, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the city/village/county.

Scott R. Andersen, P.L.S. No. S-3169 Date

LEGEND

—CATV—	Underground Cable TV	Sanitary MH Tank / Base	CATV Pedestal	Index Contour - Existing
—Sew—	Sanitary Sewer (Pipe Size)	Sanitary MH Tank / Base	Sign	Intermediate Contour - Existing
—St—	Storm Sewer (Pipe Size)	Hydrant	Post / Guard Post	Deeded Wetlands
—E—	Underground Electric	Hydrant	Decorative Tree	Asphalt Pavement
—G—	Underground Gas	Hydrant	Coniferous Tree	Concrete Pavement
—W—	Water Main (Pipe Size)	Hydrant	Shrub / Hedge	Gravel
—F—	Fence - Wood	Hydrant	Soil Boring	Electric Pedestal
—T—	Trail	Hydrant	Electric Transformer	Telephone Pedestal
—L—	Light Pole / Signal	Hydrant	Electric Transformer	Telephone Pedestal
—C—	Culvert	Hydrant	Electric Transformer	Telephone Pedestal

Nicolet Heights

City of Green Bay, Brown County, WI

For: Apple Tree, LLC

PRELIMINARY PLAT

Jun 24, 2025 - 08:08 PM c:\Projects\8745app\dwg\Civil\30\8745SPlot.dwg Printed by: scott



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952

Ph: 920-991-1866

www.davel.pro

Our Current Homes



CAMDEN | 1,691 SF
2-3 Bedroom* | 2-3 Bath* | Sunroom
2+ Car Garage



**DAYTON | 1,846 SF &
DAYTON PLUS | 2,011 SF**
2-3 Bedroom* | 2-3 Bath* | Sunroom
2+ Car Garage



SEDONA | 2,148 SF
2-3 Bedroom* | 2-3 Bath*
Sitting Area/Breakfast Area | 2+ Car Garage
Optional Sunroom



TUSTIN | 2,427 SF
2-4 Bedroom* | 2-3 Bath* | Sitting Room
Study/3rd Bedroom | 2+ Car Garage
Optional Sunroom



WESTON | 2,648 SF
2-4 Bedroom* | 2-3 Bath* | Sunroom
Study | Office/Library | 2+ Car Garage

*An additional bedroom is an option on the first floor of some plans and an additional bedroom and bathroom are also available in optional finished space in the lower level of basement homes. Images and landscaping shown are for illustration purposes only and actual construction plans will vary. All dimensions and SQ FT listed are approximate.

© Apple Tree, LLC 2024



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: 2958 NICOLET DR, 2892 NICOLET DR, 0 DURHAM RD

Parcel Number(s): 22-144, 22-135, 22-134

Petitioner(s): Jason Mroz

Date: 7/2/2025

Email: jason@appletree-homes.com

Phone Number: 920-858-3029

Address: _____ City: _____ State: _____ Zip: _____

Property Owner: Terra Nullius, LLC / Robert Vanderkelen Phone Number: 920-737-0415

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, Jason Mroz, respectfully request that the City of Green Bay take the following action:

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

Owner Signature: Signature to Follow

Date: 7/2/2025

Petitioner Signature(s): [Signature]

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.: _____

PETITIONER'S SUBMITTAL CHECKLIST

Project Title: **Nicolet Heights**

ZIP# 54311

Submittal Guidelines:

This is a general checklist. Other items pertaining to your case may be necessary. Staff will go over the list with you at initial meeting and determine needed items, The Plan Commission or Common Council may request additional information.

- All plans and drawings should be scaled at a standard measure.
- Each drawing, shall include the following basic information:
 - a. Project name
 - b. Drawing Title and Sheet Number if applicable
 - c. Scale, both in numerals and graphic
 - d. North arrow
 - e. Date and latest revision date, if any
 - f. Name of person(s) preparing the drawing, professional registration or affiliation, address and phone number
 - g. Name, address, and phone number of the property owner and/or applicant

required submitted

X **1. APPLICATION WITH LEGAL DESCRIPTION & PROOF OF OWNERSHIP**
Signature from property owner on Request for Action Form (to follow next week) deemed sufficient per David Buck
See 1. Below for Legal Description

X **2. APPLICATION FEE**
 Conditional Use Permit/Amendment: \$375.00 Review Fee, including single lot duplexes
 Zoning Map or Text Amendment: \$375.00 Review Fee
 Planned Unit Developments: \$425.00 Review Fee

X **3. PROJECT SUMMARY**
The Developer plans to construct a residential community consisting of 146 single-family homes in two approximately equal sized phases (phasing plan to follow), all governed by a Homeowners Association (HOA). The neighborhood will feature a private clubhouse for residents, including a fitness center and a heated outdoor pool. The HOA will also manage lawn care and snow removal services.
Home designs will be very similar to those at Willow Glen in Bellevue and Apple Ridge in Appleton, with updated siding colors and stonework to enhance curb appeal.
Site design includes a large, centrally located pond, which will serve enhance aesthetics of the community and be a component of the stormwater management plan. A steeply sloped rock wall will be constructed behind the pond to facilitate the rise in elevation from the west to center area of the site. Multiple landscaped areas and traffic calming features have been incorporated to further enhance the site.
Nicolet Heights will include on-site sales and administrative offices from inception through fully developed condition and final home closing. A construction trailer will be situated within designated community green spaces or on unsold lots to support ongoing construction operations.

 4. LEGAL CURRENT YEAR PLAT OF SURVEY
➤ Legal Description of the site
➤ Acreage
➤ Drawing of the site boundaries with metes and bounds indicated
➤ Property lines

- Easements
- Lot lines and area calculations
- Adjacent road right-of-ways

See 4. Below for Legal Description

5. SITE PLAN

Submitted by Engineer

6. BUILDING ELEVATIONS

Current house exteriors are below. Exterior siding and stone colors will be updated for Nicolet Heights to 5 or 6 new siding colors and 1-2 new stone colors.

See 6. Below for Building Elevations

7. FLOOR PLANS

Available Upon Request

8. LANDSCAPE PLAN

The front and side landscaping plan for the clubhouse at Nicolet Heights will be very similar to that at Willow Glen in Bellevue – see Willow Glen Clubhouse landscaping plan attached for reference. Rear landscape plan will be different to reflect the difference in sites/views. Landscape plans for Nicolet Heights have not been created yet, but landscaped locations will include all or part of some/many of the locations noted below, and shown in green on the attached Landscape Location Plan attached below (please note that some lot numbers have changed from the Landscape Location Plan to the Preliminary Plat. Plant materials will be generally similar to those on the Landscape Plan for the Clubhouse at Willow Glen.

OL6, OL7, OL8, OL9, Green space north of lot 68, which is now OL4, Green area on the east side of lot 95, which is now lot 103, Green space between Lot 103 & Lot 104, which is now lots 94/95; Green area in NE corner of Lot 110, which is now lot 119, Green area on east side of lots 113/114, which is now lots 114/115, Green space SE of Lot 123, now lot 132, Green area between Lot 129 & Lot 130, now lots 138/139, Green area in NE corner of Lot 137, now lot 146, Green space N of Lot 144, now OL5, Green area in entrance median on Eagle Blvd, Green space around clubhouse, Green space at roundabout at intersection of Overlook Circle & Baywater Avenue, Green space at roundabout at intersection of Baywater Avenue & Overlook Circle, and all three sign locations: entrance median at Eagle Blvd, column signs on both sides of Baywater Ave and Travertine Ct.

See 8. Below for Landscaping Plan

9. TRAFFIC PLAN/PARKING PLAN

See 9. Below for Parking plan for clubhouse shown on Clubhouse Landscape/Parking Plan

10. LIGHTING PLAN

Deemed not needed by David Buck

11. DETAILED SIGN ELEVATIONS

See attached sign plan

See 11. Below for Sign Elevations and Locations

12. PRELIMINARY ENGINEERING PLAN

Submitted by Engineer

13. CONSTRUCTION SCHEDULE

Upon final plat/project approval, sitework would tentatively commence within days. Home construction to begin after completion of Phase 1 utilities and asphalt, approximately 3–5 months after start of sitework.

14. LOT DIVISION(S)

See Plat submitted by Engineer

15. STATEMENT OF AUTHORITY FOR LIMITED LIABILITY COMPANIES (LLCs)

If the property owner is a limited liability company (LLC), the city requires the submission of State of Wisconsin Department of Financial Institutions Form 501. Form 501 clarifies that the applicant has the authority to act on behalf of the LLC.



Report to the Green Bay Plan Commission

MEETING DATE

July 28, 2025

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.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)

BACKGROUND

Reason for Request: To create a 146-lot and 9-outlot preliminary plat that includes the dedication of lands to the public for the development of 146 single-family homes and a clubhouse known as Nicolet Heights. This preliminary plat includes roadway and trail dedication.

Subject Parcel Zoning and Land Use: Subject properties are zoned Low-Density Residential (RI) but a Planned Unit Development (PUD) application has been received. The subject parcels are undeveloped/vacant.

Surrounding Zoning and Land Uses:

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

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

East: Low-Density Residential (RI) | Single-Family Residential, Conservancy

West: Public Institutional (PI), Low-Density Residential (RI) | Park, Single-Family Residential

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Low Density Residential. The preliminary plat meets this designation.

Report: The Nicolet Heights Subdivision includes the development of 146 lots and 9 outlots. The development will have 146 single-family homes, a clubhouse, road dedications, and parkland dedication for a trail extension to Barina Parkway. The previous item (ZP 25-19) is a request to change the zoning to Planned Unit Development (PUD) District. The PUD will allow items such as smaller lot widths and double-frontage lots. Certified Survey Maps (CSM) and Final Plats that include dedication to the public, including street and parkland dedications, require approval by City Council as such approval shall constitute acceptance of the dedication.

The Nicolet Heights Preliminary Plat is being forwarded to the Plan Commission for review and action. Once the preliminary plat is approved by the Plan Commission, a pre-final plat will be submitted to the City by the applicant. The pre-final plat will then come before the Plan Commission and City Council for final approval and road acceptance.

Planning staff has forwarded the preliminary plat to the land division review team for review. All comments received have been forwarded to the surveyor.

RECOMMENDATION

Approval of the request is subject to the following conditions:

1. The Nicolet Heights Preliminary Plat review comments from July 18, 2025, shall be addressed on the Nicolet Heights Pre-Final Plat.
2. ZO 14-25 (Planned Unit Development for Parcels 22-135, 22-134, and 22-144) is approved by City Council.

FISCAL IMPACT

ATTACHMENTS

1. CP 25-05 Application
2. CP 25-05 Nicolet Heights Preliminary Plat
3. CP 25-05 071825 Nicolet Heights Review Comments



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
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Location of Property: 2958 NICOLET DR, 2892 NICOLET DR, 0 DURHAM RD

Parcel Number(s): 22-144, 22-135, 22-134

Petitioner(s): Jason Mroz

Date: 7/2/2025

Email: jason@appletrac-homes.com

Phone Number: 920-858-3029

Address: _____ City: _____ State: _____ Zip: _____

Property Owner: Terra Willis, LLC / Robert Vanderklok Phone Number: 920-737-0415

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, Jason Mroz, respectfully request that the City of Green Bay take the following action:

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Owner Signature: Signature to Follow

Date: 7/2/2025

Petitioner Signature(s): [Signature]

Checklist of required attachments:

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- Applicant Narrative Describing Project
- All Other Pertinent Information

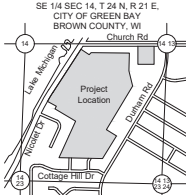
For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____

Bearings are referenced to the North line of the Government Lot 2, Section 14, T24N, R21E, assumed to bear S88°53'29"E, base on the Brown County Coordinate System.



Outlot Area		
Outlot #	Square Feet	Acres
OL 1	7,788	0.1788
OL 2	2,276	0.0523
OL 3	147,188	3.3790
OL 6	8,514	0.1955
OL 9	4,537	0.1042
OL 5	2,253	0.0517
OL 8	4,272	0.0981
OL 4	8,984	0.2062
OL 7	4,250	0.0976



SUPPLEMENTARY DATA
Total Score = 2,225,445.95

Total Area = 2,205,115 SF 50.6225 acres
R/W Area = 389,373 SF 8.9388 acres
Net Area = 1,815,742 SF 41.6837 acres
Number of Lots = 146 and 9 Outlots
Lineal feet of street = 6,617 LF
Existing zoning = R1
Proposed zoning = R1 - PUD Overlay
Approving Authorities
City of Green Bay
Brown County
Objecting Authorities
Department of Administration

NOTES

shown on Final Plat

LINE TABLE		
Line	Bearing	Length
L1	N 37°10'46" E	54.61'
L2	N 27°46'17" E	56.26'

Storm Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH	A	624.79	618.83 618.84	24" 18"	RCP RCP	NW NE
MH	B	634.57	629.20	12"	RCP	S
INL	C	631.52	628.44	12"	RCP	E
INL	D	631.44	628.50	12"	RCP	W
MH	E	632.70	628.20 628.18 628.15	12" 15" 15"	RCP RCP RCP	N W E
MH	F	639.75	633.17 628.69 628.65	12" 15" 15"	RCP RCP RCP	N W E
INL	G	638.46	634.79	12"	RCP	E
INL	H	638.31	634.69	12"	RCP	W
MH	I	639.22	634.42	12"	RCP	S

Sanitary Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH	1	624.96	610.38	15"	PVC	S
			610.35	15"	PVC	NW
			612.30	8"	PVC	NE
MH	2	634.55	625.32	8"	PVC	S
MH	3	632.76	624.66	8"	PVC	N
			624.64	8"	PVC	W
			624.60	8"	PVC	E
MH	4	639.58	628.38	8"	PVC	N
			628.38	8"	PVC	W
			628.36	8"	PVC	E
MH	5	639.22	629.14	8"	PVC	S
MH	6	603.90	591.27	8"	PVC	N
			593.18	8"	PVC	S
			591.34	8"	PVC	W
			591.18	8"	PVC	E
MH	7	604.43	593.03	8"	PVC	N
			593.27	8"	PVC	S
MH	8	600.50	18"	PVC	NE	
			18"	PVC	E	
			18"	PVC	W	
MH	9	615.83	18"	PVC	W	
			18"	PVC	E	
MH	10	622.84	18"	PVC	W	
				PVC	E	
MH	11	619.20		PVC	W	
				15"	PVC	SE
MH	12	619.02	608.98	15"	PVC	N
			609.02	15"	PVC	S
MH	13	619.21	609.49	15"	PVC	N
			609.57	8"	PVC	W
			609.51	15"	PVC	E
MH	14	622.61	609.91	15"	PVC	W
			609.97	15"	PVC	SE
MH	15	623.13		15"	PVC	E
					PVC	W

Horizontal Control

Project 8745 Nicolet Heights (City of Green Bay)
Tuesday, May 13, 2025

Davel Engineering and Environmental
Horizontal Control Line Brown County Coordinate 1

Northings	Easting	Elevations
-----------	---------	------------

Point Number	Heading	Easting	Elevation	Description
701	579304.22	125865.40	632.49	CPT MAG NAIL
702	579502.27	126023.79	626.54	CPT MAG NAIL
703	579687.29	125681.04	683.13	CPT MAG NAIL
704	580584.34	126008.76	684.70	CPT MAG NAIL
705	581301.51	126520.38	681.14	CPT MAG NAIL
706	581122.29	127197.33	622.43	CPT MAG NAIL
707	581276.39	128154.14	626.26	CPT MAG NAIL
708	580504.84	127915.09	624.80	CPT MAG NAIL
709	579688.87	127424.73	627.85	CPT MAG NAIL
710	579178.89	127117.97	629.92	CPT MAG NAIL
711	579054.56	126622.07	685.33	CPT MAG NAIL
712	579808.95	126055.96	688.98	OPT HUB
713	579102.56	126755.51	625.18	OPT HUB

SURVEYOR'S CERTIFICATE

I, Scott R. Andersen, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the city/village/county.

Scott R. Andersen, P.L.S. No. S-3169

LEGEND

CATV	Underground Cable TV	Sanitary Man / Tank / Base	CATV Preduct	Index Contour - Existing
Gas	Utility Gas Line	Clean Out / Full Box	Gas Regulator	Index Contour - Existing
Sewer	Sanitary Sewer (Pipe Size)	Manhole	Gas Post / Guard Post	Delimited Wetland
Storm	Storm Sewer (Pipe Size)	Hydrant	Deciduous Tree	Asphalt Pavement
Electric	Underground Electric	Water Main / Fire Hydrant	Coniferous Tree	Concrete Pavement
Water	Underground Gas Line	Utility Meter	Brush / Hedge	Gravel
Fence	Water Main (Pipe Size)	Utility Pole	Soil Elevation	Electric Pedestal
Fence	Water Main (Pipe Size)	Guy Wire / Signal	Electric Transformer	Telephone Pedestal
Fence	Water Main (Pipe Size)	Guy Wire	Exp Stop Barrier	

Nicolet Heights
City of Green Bay, Brown County, WI
For: Apple Tree, LLC

PRELIMINARY PLAT



**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
www.davel.pro

Jun 24, 2025 - 08:08 PM J:\Projects\8745app\dwg\Civil 3D\8745Plat.dwg Printed by: scott



City of Green Bay
Department of Community and Economic Development

July 18, 2025

Scott Andersen
Davel Engineering & Environmental, Inc.
1164 Province Terrace
Menasha, WI 54952

Re: Conditional Preliminary Plat Approval- Nicolet Heights

Dear Mr. Andersen:

Please be informed that Green Bay Plan Commission staff has recommended conditional approval of the Preliminary Plat for Nicolet Heights, located at 2892 Nicolet Drive (Parcel 22-135), 2958 Nicolet Drive (Parcel 22-134), and 0 Durham Road (Parcel 22-144). Approval is subject to the following:

1. Comply with all standards and easements as required by Chapter 36, Subdivision & Platting, Green Bay Municipal Code.
2. City of Green Bay Planning Department Comments
 - a. Remove all building setback lines.
 - b. Outlot 1 should be a lot since it will contain a building.
 - c. The minimum lot width in the R-1 Low Density Residential zoning district is 75'. The majority of the lots in the development do not comply with this requirement. An application for a Planned Unit Development (PUD) has been submitted to allow narrower lots. Once the PUD is approved with the reduction in lot width, the plat can be approved.
 - d. Add the name and address of the property owner and the address of the developer.
 - e. Add the following statement:
"City of Green Bay zoning and building approvals are required prior to commencing construction of buildings, structures, drives, or parking areas, and may also be required prior to commencing grading, excavation, filling, or other land disturbing activity."
 - f. Add a City of Green Bay Planting Screen Easement of at least 20' between Lots 22-32 and Nicolet Drive per Sec. 36-461.
 - g. Add access restriction to Nicolet Drive on Lots 22-32.
 - h. Outlots 2 and 3 should be identified as "Dedicated to the Public for Pedestrian Access" since these will be trails connecting to Barina Parkway.
 - i. Because the plat involves public dedications, the preliminary plat will be forwarded to Plan Commission for action at their July 28, 2025 meeting. The pre-final plat will be reviewed and approved by City Council.
3. City of Green Bay Department of Public Works Comments:
 - a. See attached comment sheet.
4. Brown County Comments:
 - a. Provide an ESA restrictive covenant: "Lots 71-75 contain an environmentally sensitive area (ESA) as defined in the 2040 Brown County Urban Service Area Water Quality Plan. The ESA

includes delineated wetlands, all land within 10-30 feet of less susceptible wetlands, all land within 50 feet of moderately susceptible wetlands, all land within 75 feet of highly-sensitive wetlands. Development and land disturbing activities are restricted in the ESA unless amendments are approved by the Brown County Planning Commission and the Wisconsin Department of Natural Resources.”

- b. Identify the ESA limits on the map with surveyed and scaled measurements.
- c. See attached Cursory Review Form.

5. Wisconsin Public Service Comments:

- a. WPSC would like to see an easement created as part of this land division. Please see attached markup showing the location for the desired easement.

If the developer of this property intends to have WPSC extend facilities within the Utility Easement(s) shown on the land division, the attached Utility Easement Provision needs to be included as part of the final recorded survey document. Attached is the Utility Easement Provision for inclusion on the land division. The inclusion of the Utility Easement Provision is not a requirement for recording of the survey document, however WPSC will not utilize the newly platted Utility Easement(s) unless the Utility Easement Provision is included as part of the final recorded survey document. If the Utility Easement Provision is not included as part of the final recorded survey document, WPSC will require a separate easement document from the owner(s) at the time of application for service, potentially causing delays.

Wisconsin Public Service Corporation is providing this list of other utility companies to be named on the Utility Easement Provision as a courtesy and is not guaranteeing the accuracy of the list provided and encourages developers to contact the other utility companies to confirm service locations and correct legal entity to be listed on the land division.

Below are the other utility companies that operate within this taxing district per our internal records:

Wisconsin Bell Inc.. d/b/a AT&T Wisconsin, a Wisconsin Corporation
Paetec USA Telecom Services
Brown County C-Lec, LLC
US Exchange/RVP Fiber
Charter Communications Operating, LLC

This preliminary plat has been conditionally approved as of the date of this letter and is subject to the above-mentioned conditions. All comments and conditions of approval must be addressed and/or corrected before any final plat approval can occur. If an acceptable final plat is not submitted for review within thirty-six (36) months of the date of this approval letter, this preliminary plat will be considered expired per Green Bay Municipal Code 36-176.

Sincerely,
Dena Mooney
Planner I

DAM:
Attachments
cc: File CP 25-05
Ald. Grant
Jason Mroz, Apple Tree Homes

CITY OF GREEN BAY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

100 N. Jefferson Street, Room 300
 Green Bay, WI 54301
 Tel (920) 448-3100
 Fax (920) 448-3102

**SUBDIVISION AND
 CERTIFIED SURVEY MAP
 CHECKLIST & COMMENTS**

Approved By: VAJ
 Date: 7/15/25

Date Received: 6/26/2025		Nicolet Heights Preliminary Plat (CP 25-05)	
☒ Preliminary Plat		☐ Pre-Final Plat	☒ C.S.M.
SANITARY AND STORM SEWER		COMMENTS:	
1	Sanitary Sewer Service Available? ☒ Yes ☐ No ☒ Can be made available	1. Sanitary sewer is available in Baywater and Travertine Ct., but would need to be extended for the development. 2. Sanitary and storm easements may be required. 3. Interior lot grading and drainage bond required. 4. Stormwater management plan would be required. Fee in lieu of may apply if a portion of the site drains to the City's stormwater pond. This would be reviewed at the site plan stage.	
2	Sewer Easement(s) Required? ☒ Yes ☐ No		
3	Backyard Drainage Required? ☒ Yes ☐ No Amount of Drainage Bond = \$25,000		
4	Stormwater Management Plan Required? ☒ Yes ☐ No ☒ Fee in lieu of		
Reviewed By: VAJ		Date: 7/10/25	
STREET GRADES		COMMENTS:	
5	Contours Required? ☒ Yes ☐ No Grading Required? ☒ Yes ☐ No Amount of Bond = \$50,000	1. Min Vertical Curve Lengths shall be 50' 2. Sidewalk required at a minimum of 1 side of each roadway. Both sides preferred. - At a minimum: sidewalks shall be installed along the South side of Eagle Blvd. Sidewalks shall be installed along the East Side of Overlook Circle between Eagle Blvd and Baywater Ave. Sidewalks shall be installed along the East side of Baywater Ave. Sidewalks shall be installed along the West side of Overlook Circle east of Baywater Ave. Sidewalks shall be installed along the North and East side of Travertine Court from Baywater Avenue to 2826 Travertine Court. 3. Roadway clear width shall be a minimum 30 ft. for local streets. 4. Street names shall be revised. Eagle Boulevard may not use Boulevard suffix but may use Row or Lane. Overlook Circle shall be renamed (may use different suffix, Circle, Crescent, Way, or Lane), splitting the road into 3 segments with different names: 1 segment from property line between Lots 21 & 22 to property line between Lots 43 & 44. 1 segment from property line between Lots 43 & 44 to property line between Lots 63 & 64. 1 segment from property line between Lots 63 & 64 to property line between Lots 21 & 22.	
HORIZONTAL ALIGNMENT			
R/W Widths ☒ OK ☐ See Comments			
Curves ☐ OK ☒ See Comments			
Intersections ☒ OK ☒ See Comments			
6	Meet alignment of streets in adjoining plats ☒ OK ☐ See Comments		
Street Names ☐ OK ☒ See Comments			
Sidewalks Note Required? ☒ Yes ☐ No			
Reviewed By: CY		Date: 7-17-2025	
DO LOTS AND STREETS HAVE IMPROVEMENTS?		COMMENTS:	
7	Sanitary Laterals ☐ Yes ☒ No		
	Storm Laterals ☐ Yes ☒ No		
	Pavement ☐ Yes ☒ No		
	Curb & Gutter ☐ Yes ☒ No		

Reviewed By: MMA	Date: 7/16/25	
8 UTILITY EASEMENTS/STREET LIGHTS		
COMMENTS: (19) 9,000 LED Streetlights needed. See (8745Plat-1 of 1 -TSS Lighting)		
Reviewed By: TSS	Date: 7/10/2025	
ADDITIONAL COMMENTS:		

TSS Lighting

● = Street light



Reviewed By: RLD, Date: 7/11/2025.

CURSORY REVIEW FORM FOR CITY REVIEWS

Surveyor: Scott Andersen

Municipality: City of Green Bay

Plat Name: Nicolet Heights

1/4-1/4/Lot/Gov't Lot, Sec/Tn/Rg or other land system: Part of Gov't Lots 2 & 3, Part of SE-SE Sec 14-24-21

PARCEL #'s: 22-134, 22-135, 22-144

TID District No TID #: N/A Proposed property line cross a TID boundary: N/A

☐ **(IF CHECKED) THIS MAP MUST BE RESUBMITTED TO THE PROPERTY LISTING DEPT. BEFORE IT CAN BE REVIEWED.**

X Name(s) of Owners of Record are not listed or incorrect

X The overall boundary does not close

___ The overall boundary does not match the title (eg. underlying title for r/w?)

X The survey does not agree with our parcel mapping

X The survey does not agree with the county's PLSS protraction

X Government corner information is incorrect/missing

___ Caption is missing necessary information or incorrect

X Certificate(s) missing or necessary information is incorrect

___ Document number(s) missing or incorrect

X Dedication notes intent not clear

___ The map is not a permanent nonfading black image

___ Click or tap here to enter text.

BOUNDARY CLOSURE CHECK

X All boundaries shall close to a tolerance of 1 part in 20,000, and no closures shall be greater than 0.03 feet.

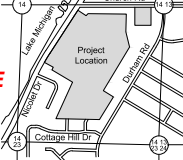
Boundary: 1/22', Distance: 284 ft

Comments: **NEED TO LIST OWNERS OF RECORD ON THE FINAL PLAT. CHECK THE OVERALL BOUNDARY. IT APPEARS TO BE MISSING A CURVE SEGMENT AND HAS AN INCORRECT DISTANCE ON THE SOUTH LINE. CURRENTLY IT DOES NOT CLOSE. NEED TO TIE TO 2 GOVERNMENT CORNERS. BE SURE TO REMOVE "TO BE" FOR DEDICATED TO PUBLIC CALL ON THE FINAL PLAT. BE SURE TO ADD THE NECESSARY CERTIFICATES.**

NEED TO TIE TO 2 GOVERNMENT CORNERS

LOCATION MAP

SE 14 SEC 14, T 24 N, R 21 E
CITY OF GREEN BAY
BROWN COUNTY, WI



BE SURE TO REMOVE "TO BE" FROM THE DEDICATED TO THE PUBLIC CALL

MISSING CURVE SEGMENT IN OVERALL BOUNDARY

Preliminary Plat of Nicolet Heights

Part of Government Lot 2 and Lot 3, and Part of the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 24 North, Range 21 East, City of Green Bay, Brown County, Wisconsin

100 0 100 200 300

Bearings are referenced to the North line of the Government Lot 2, Section 14, T24N, R21E, assumed to bear S88°53'29"E, based on the Brown County Coordinate System.

Outlet Area		
Outlet #	Square Feet	Acres
OL 1	7,788	0.1788
OL 2	2,276	0.0523
OL 3	147,188	3.3790
OL 6	8,514	0.1955
OL 9	4,537	0.1042
OL 5	2,253	0.0517
OL 8	4,272	0.0981
OL 4	8,984	0.2062
OL 7	4,250	0.0976

SUPPLEMENTARY DATA
Total Area = 2,205,115 SF 50.8225 acres
RW Area = 389,373 SF 8.9386 acres
Net Area = 1,815,742 SF 41.8837 acres
Number of Lots = 146 and 9 Outlots
Linear feet of street = 6,617 LF
Existing zoning = R1
Proposed zoning = R1 - PUD Overlay
Approving Authorities
City of Green Bay
Brown County
Objecting Authorities
Department of Administration

NOTES
• Utility and Drainage Easements will be shown on Final Plat

LINE TABLE		
Line	Bearing	Length
L1	N 37°16'40" E	54.61'
L2	N 27°46'17" E	56.38'

Storm Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH A	624.79	618.83	24"	18"	RCP	NW
MH B	634.57	629.20	12"	18"	RCP	SE
MH C	631.52	628.44	12"	18"	RCP	E
MH D	631.44	628.50	12"	18"	RCP	W
MH E	632.70	628.20	12"	18"	RCP	N
MH F	639.75	633.17	12"	18"	RCP	N
MH G	638.46	634.79	12"	18"	RCP	E
MH H	638.31	634.69	12"	18"	RCP	W
MH I	639.22	634.42	12"	18"	RCP	S

Sanitary Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH 1	624.96	610.38	15"	18"	PVC	S
MH 2	634.55	625.32	8"	18"	PVC	S
MH 3	632.76	624.66	8"	18"	PVC	N
MH 4	639.58	628.38	8"	18"	PVC	N
MH 5	639.22	629.14	8"	18"	PVC	S
MH 6	603.90	591.27	8"	18"	PVC	N
MH 7	604.43	593.03	8"	18"	PVC	N
MH 8	600.50	587.27	8"	18"	PVC	NE
MH 9	615.83	587.27	8"	18"	PVC	W
MH 10	622.84	587.27	8"	18"	PVC	W
MH 11	619.20	587.27	8"	18"	PVC	SE
MH 12	619.02	608.98	15"	18"	PVC	N
MH 13	619.21	609.49	15"	18"	PVC	N
MH 14	622.61	609.91	15"	18"	PVC	W
MH 15	623.13	609.97	15"	18"	PVC	SE

SURVEYOR'S CERTIFICATE

I, Scott R. Andersen, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the city/village/county.

Scott R. Andersen, P.L.S. No. S-3169 Date

LEGEND

—CATV— CATV	Underground Cable TV	Sanitary MH / Tank / Base	Sanitary MH / Tank / Base
—San— San	Sanitary Sewer (Pipe Size)	Sanitary Sewer (Pipe Size)	Sanitary Sewer (Pipe Size)
—St— St	Storm Sewer (Pipe Size)	Storm Sewer (Pipe Size)	Storm Sewer (Pipe Size)
—E— E	Underground Electric	Underground Electric	Underground Electric
—G— G	Underground Gas	Underground Gas	Underground Gas
—W— W	Water Main (Pipe Size)	Water Main (Pipe Size)	Water Main (Pipe Size)
—F— F	Fence - Wood	Fence - Wood	Fence - Wood
—T— T	Trail	Trail	Trail
—C— C	Culvert	Culvert	Culvert
—H— H	Hydrant	Hydrant	Hydrant
—U— U	Utility Valve	Utility Valve	Utility Valve
—L— L	Light Pole / Signal	Light Pole / Signal	Light Pole / Signal
—B— B	Bench Mark	Bench Mark	Bench Mark
—S— S	Spot Elevation	Spot Elevation	Spot Elevation
—R— R	Right of Way	Right of Way	Right of Way
—D— D	Deeded Wetlands	Deeded Wetlands	Deeded Wetlands
—A— A	Asphalt Pavement	Asphalt Pavement	Asphalt Pavement
—C— C	Concrete Pavement	Concrete Pavement	Concrete Pavement
—G— G	Gravel	Gravel	Gravel
—E— E	Electric Pedestal	Electric Pedestal	Electric Pedestal
—T— T	Telephone Pedestal	Telephone Pedestal	Telephone Pedestal

Horizontal Control

Project: Nicolet Heights City of Green Bay

Survey Date: May 13, 2025

Surveyed By: Davel Engineering and Environmental

Horizontal Control: Brown County Coordinate System

Point Number	Northing	Easting	Elevation	Description
701	579304.52	125895.40	632.49	CPT MAG NAIL
702	579750.27	126023.79	626.54	CPT MAG NAIL
703	579987.29	125681.04	603.13	CPT MAG NAIL
704	580584.34	126008.76	604.70	CPT MAG NAIL
705	581301.51	126330.38	601.14	CPT MAG NAIL
706	581322.28	127187.33	622.43	CPT MAG NAIL
707	581276.39	128154.14	626.26	CPT MAG NAIL
708	580504.84	127915.09	624.60	CPT MAG NAIL
709	579688.87	127424.73	627.85	CPT MAG NAIL
710	579178.89	127117.97	629.92	CPT MAG NAIL
711	579106.95	126622.07	635.33	CPT MAG NAIL
712	579806.95	126655.96	628.98	CPT HUB
713	580569.65	126755.51	625.18	CPT HUB

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Nicolet Heights
City of Green Bay, Brown County, WI
For Apple Tree, LLC

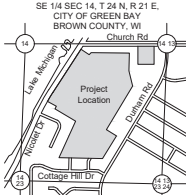
PRELIMINARY PLAT



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
www.davel.pro

TERRA NULLIUS, LLC?

Bearings are referenced to the North line of the Government Lot 2, Section 14, T24N, R21E, assumed to bear S88°53'29"E, base on the Brown County Coordinate System.



Outlot Area		
Outlot #	Square Feet	Acres
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OL 5	2,253	0.0517
OL 8	4,272	0.0981
OL 4	8,984	0.2062
OL 7	4,250	0.0976

12' Wide Utility Easement along ROW of Nicolet Drive

12' Wide Utility
Easement along
ROW of Overlook
Circle

SUPPLEMENTARY DATA
Total Area = 2,205,115 SF 50.6225 acres
R/W Area = 389,373 SF 8.9388 acres
Net Area = 1,815,742 SF 41.6837 acres
Number of Lots = 146 and 9 Outlots
Lineal feet of street = 6,617 LF
Existing zoning = R1
Proposed zoning = R1 - PUD Overlay
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City of Green Bay
Brown County
Objecting Authorities
Department of Administration

LINE TABLE		
Line	Bearing	Length
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L2	N 27°46'17" E	56.26'

Storm Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH	A	624.79	618.83 618.84	24" 18"	RCP	NW NE
MH	B	634.57	629.20	12"	RCP	S
INL	C	631.52	628.44	12"	RCP	E
INL	D	631.44	628.50	12"	RCP	W
MH	E	632.70	628.20 628.18 628.15	12" 15" 15"	RCP	N W E
MH	F	639.75	633.17 628.69 628.65	12" 15" 15"	RCP	N W E
INL	G	638.46	634.79	12"	RCP	E
INL	H	638.31	634.69	12"	RCP	W
MH	I	639.22	634.42	12"	RCP	S

Sanitary Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH	1	624.96	610.38	15"	PVC	S
			610.35	15"	PVC	NW
			612.30	8"	PVC	NE
MH	2	634.55	625.32	8"	PVC	S
MH	3	632.76	624.66	8"	PVC	N
			624.64	8"	PVC	W
			624.60	8"	PVC	E
MH	4	639.58	628.38	8"	PVC	N
			628.38	8"	PVC	W
			628.36	8"	PVC	E
MH	5	639.22	629.14	8"	PVC	S
MH	6	603.90	591.27	8"	PVC	N
			591.18	8"	PVC	S
			591.34	8"	PVC	W
MH	7	604.43	591.18	8"	PVC	E
			593.03	8"	PVC	N
			593.27	8"	PVC	S
MH	8	600.50	588.18	18"	PVC	NE
			588.18	18"	PVC	E
			588.18	18"	PVC	W
MH	9	615.83	600.18	18"	PVC	W
			600.18	18"	PVC	E
			600.18	18"	PVC	E
MH	10	622.84	608.18	18"	PVC	W
			608.18	18"	PVC	E
			608.18	18"	PVC	E
MH	11	619.20	605.15	15"	PVC	W
			605.15	15"	PVC	E
			605.15	15"	PVC	SE
MH	12	619.02	608.98	15"	PVC	N
			609.02	15"	PVC	S
			609.02	15"	PVC	S
MH	13	619.21	609.49	15"	PVC	N
			609.57	8"	PVC	W
			609.51	15"	PVC	E
MH	14	622.61	609.91	15"	PVC	W
			609.97	15"	PVC	SE
			609.97	15"	PVC	E
MH	15	623.13	609.15	15"	PVC	E
			609.15	15"	PVC	E
			609.15	15"	PVC	E

Horizontal Control

Project 8745 Nicolet Heights (City of Green Bay)
Tuesday, May 13, 2025

Civil Engineering and Environmental

	Easting	Elevation
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Point Number	Northings	Eastings	Elevations	Description
701	579350.52	125896.40	632.49	CPT MAG NAIL
702	579750.27	126023.79	626.54	CPT MAG NAIL
703	580150.49	125681.04	683.13	CPT MAG NAIL
704	580550.34	126008.76	684.70	CPT MAG NAIL
705	581301.51	126530.28	680.14	CPT MAG NAIL
706	581122.29	127197.33	622.43	CPT MAG NAIL
707	581276.39	128154.14	626.26	CPT MAG NAIL
708	580504.84	129155.08	624.80	CPT MAG NAIL
709	579688.87	127424.73	627.85	CPT MAG NAIL
710	579176.88	127117.57	629.92	CPT MAG NAIL
711	579104.55	126622.07	633.93	CPT MAG NAIL
712	579805.95	126555.96	628.98	CPT HUB
713	580650.65	126755.51	625.18	CPT HUB

SURVEYOR'S CERTIFICATE

I, Scott R. Andersen, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the city/village/county.

Scott R. Andersen, P.L.S. No. S-3169

LEGEND

CATV Sat Storm Sewer (Pipe Size) G Water Main (Pipe Size) Fence, Wind Treeline Culvert	Sanitary H/T Tank (Base) Clean Out / Pull Box Storm Manhole Hydrant Underground Electric Utility Valve Light Pole / Signal Guy Wire	CATV Regulator Gas Regulator Sign Post Dead End Confluence Tree Burn / Hedge Soil Boring Benchmark Exp Exit Elevation	Index Contour - Existing Intermediate Contour - Existing Delineated Wetland Asphalt Pavement Concrete Pavement Gravel Electric Pedestal Telephone
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Nicolet Heights
City of Green Bay, Brown County, WI
For: Apple Tree, LLC

PRELIMINARY PLAT



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
www.davel.pro

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

Terra Nullius, LLC Grantor, to

WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,

Wisconsin Bell Inc.. d/b/a AT&T Wisconsin, a Wisconsin Corporation, Paetec USA
Telecom Services, Brown County C-Lec, LLC, US Exchange/RVP Fiber, Charter
Communications Operating, LLC

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.



Report to the Green Bay Plan Commission

MEETING DATE

July 28, 2025

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.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)

BACKGROUND

Reason for Request: To discontinue unnecessary 12' utility easement.

Report: The applicant is requesting the discontinuance of a 12' utility easement located 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), more commonly known as the JBS development area. The easement to be discontinued was created on January 30, 2008, as part of a 2-lot Certified Survey Map (CSM 7758). On July 2, 2024, a new CSM (CSM 9773) was recorded that created an additional 12' utility easement along the newly dedicated right-of-way. The 12' utility easement that was created on CSM 7758 has not been used except along Guns Road, as noted by Wisconsin Public Service Corporation. Removing the unnecessary easements will also open up more developable area on the new parcels created on CSM 9773.

Ald. Morgan, the Village of Bellevue, adjoining property owners, and the agencies below, were informed of the request. Agencies were informed that if they failed to respond or indicate the locations of facilities, it will be assumed that none are present. No objections were received from property owners.

Agency Responses Regarding Utility Easement Discontinuance – JBS Development Area

- **Department of Public Works:** No Response
- **Wisconsin Public Service:** Objects to the vacation along Guns Road due to overhead poles and wires within the easement.
- **AT&T:** No Response
- **Green Bay Water Utility:** No Response
- **Time Warner Cable:** No Response
- **Department of Parks, Recreation, & Forestry:** No Response
- **American Transmission Company:** No Objection
- **Mobilitie:** No Response
- **NEW Water:** No Objection
- **Charter:** No Response

RECOMMENDATION

Approval of the request with the condition that a 12' utility easement to remain along Guns Road.

FISCAL IMPACT

ATTACHMENTS

1. ED 25-01 Application
2. ED 25-01 Map
3. ED 25-01 CSM 7758 Easement Detail
4. ED 25-01 CSM 9773
5. ED 25-01 Existing 12' Utility Easement Release Map Amended



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: JBS Development off of Guns Road

Parcel Number(s): 23-243-1-2, 23-243-1-3, 23-243-1, 23-243-1-1

Petitioner(s): Dan Ditscheit Date: 7-3-25

Email: Dan.Ditscheit@greenbaywi.gov Phone Number: (920) 448-3381

Address: 100 North Jefferson Street, Room 510 City: Green Bay State: WI Zip: 54304

Property Owner: Redevelopment Authority 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, Dan Ditscheit, Green Bay Parks Director, 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: 7/3/25

Petitioner Signature(s): 

Checklist of required attachments:

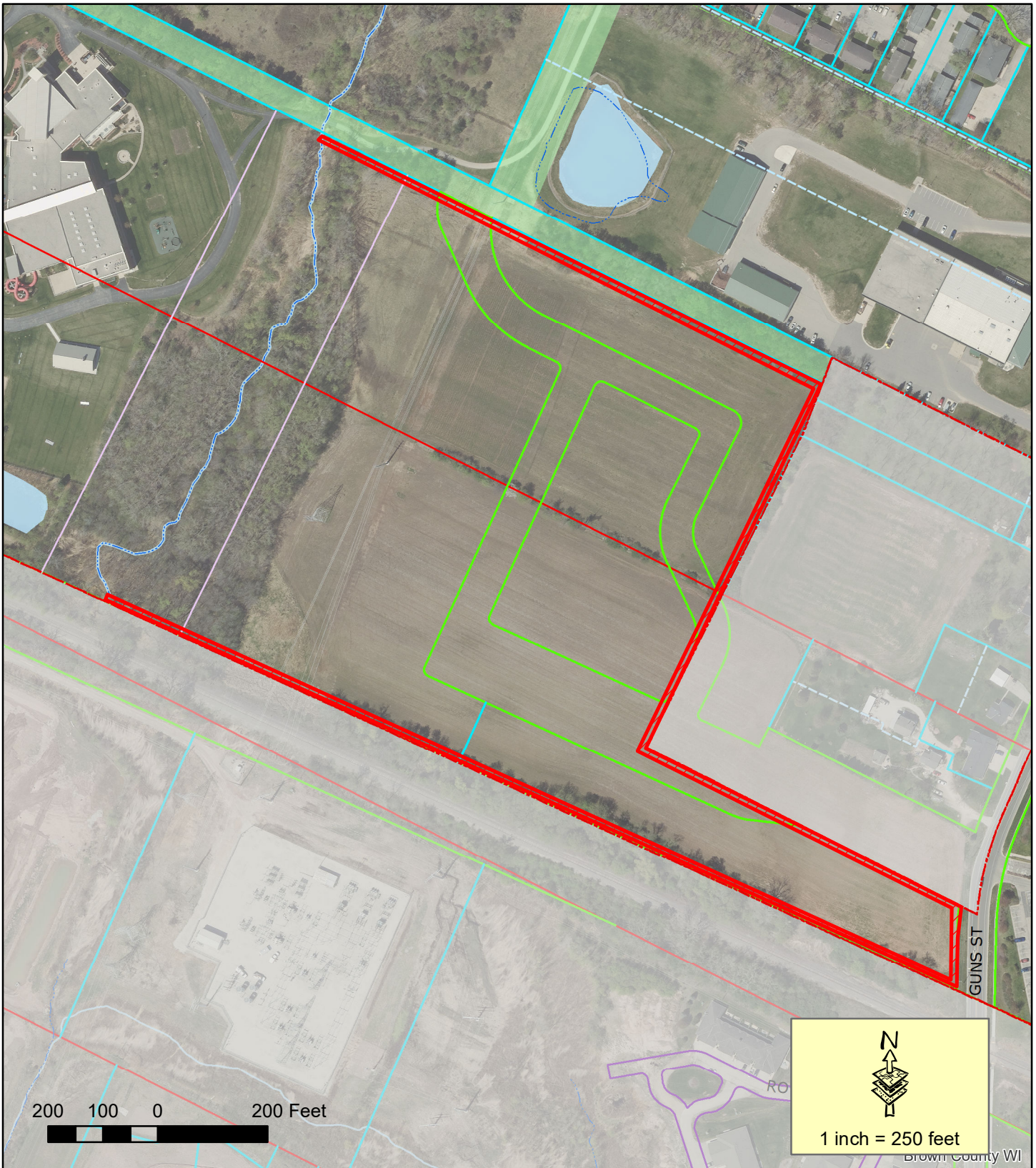
- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____



**Proposed 12' Utility Easement
Discontinuance**

**Utility Easement Discontinuance
(ED 25-01)**

**1300 Block Guns Rd,
0 Vernon Taylor Dr, 0 Grand Blvd**

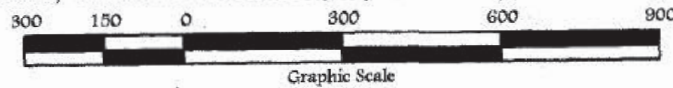
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by DM.



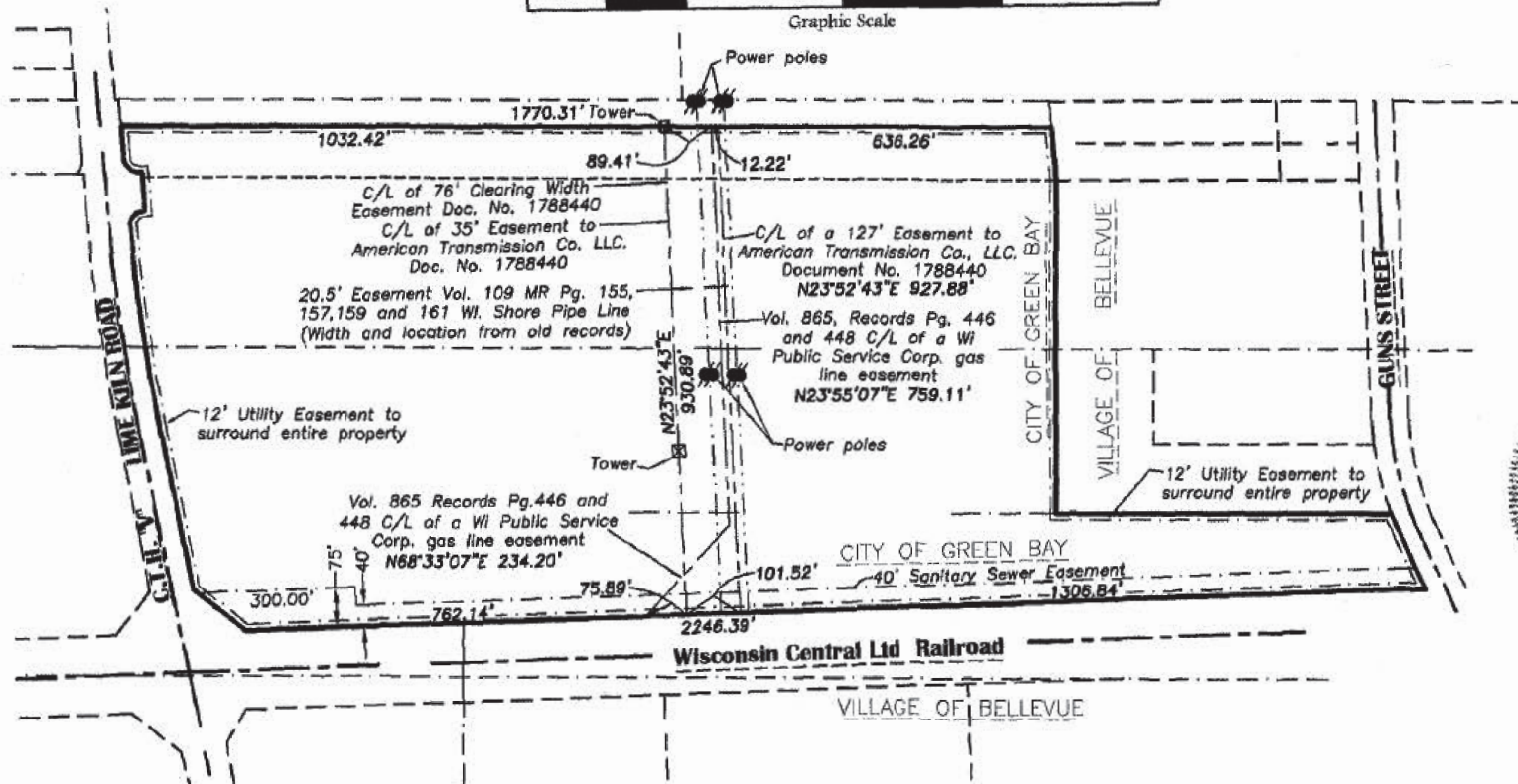
Easement Detail

CSM 7758

Part of the South 1/2 of Private Claim 9 and part of Lots 1 and 2 of the "Subdivision of Private Claims 10 & 11," East Side of the Fox River, City of Green Bay, Brown County, Wisconsin



Sheet Two of Four
Project No.: D-305
Drawing No.: L-7151



Note:
- Easement assignment to American
Transmission Company LLC, in
Document Number 1788440 replaces
J-14541, I-20.

NOTE:
According to FIRM (Flood Insurance Rate Maps) Community-Panel Number 550022 0020 E, dated June 1, 1984, subject Parcels III, IV, and V, fall in Zone C. (Area of minimal flooding)



VOL 53 PAGE 222

CERTIFIED SURVEY MAP

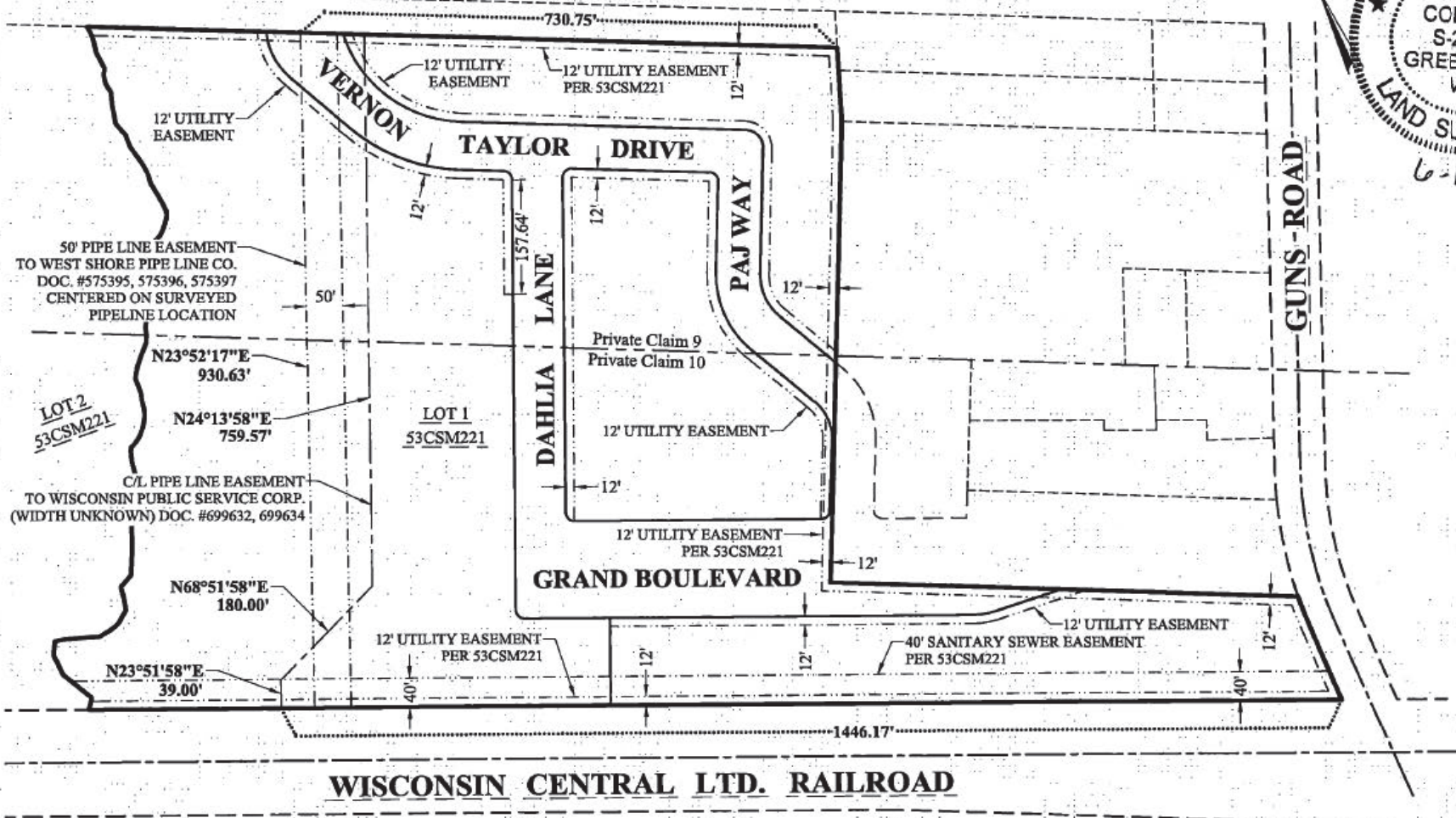
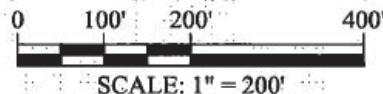
ALL OF LOT 1 OF VOLUME 53 OF CERTIFIED SURVEY MAPS PAGE 221, MAP NO. 7758, RECORDED AS DOCUMENT NO. 2350722, BEING PART OF PRIVATE CLAIMS 9 AND 10, EAST SIDE FOX RIVER, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

EASEMENT DETAIL

CSM 9773

NOTE:

The 12' utility easements as shown in Lot 1 of Volume 53 Certified Survey Maps Page 221, Map No. 7758, recorded as Document No. 2350722, are to be released by separate instrument and are not included in the Utility Easement Provision on Sheet 6 of 7 of this Certified Survey Map.



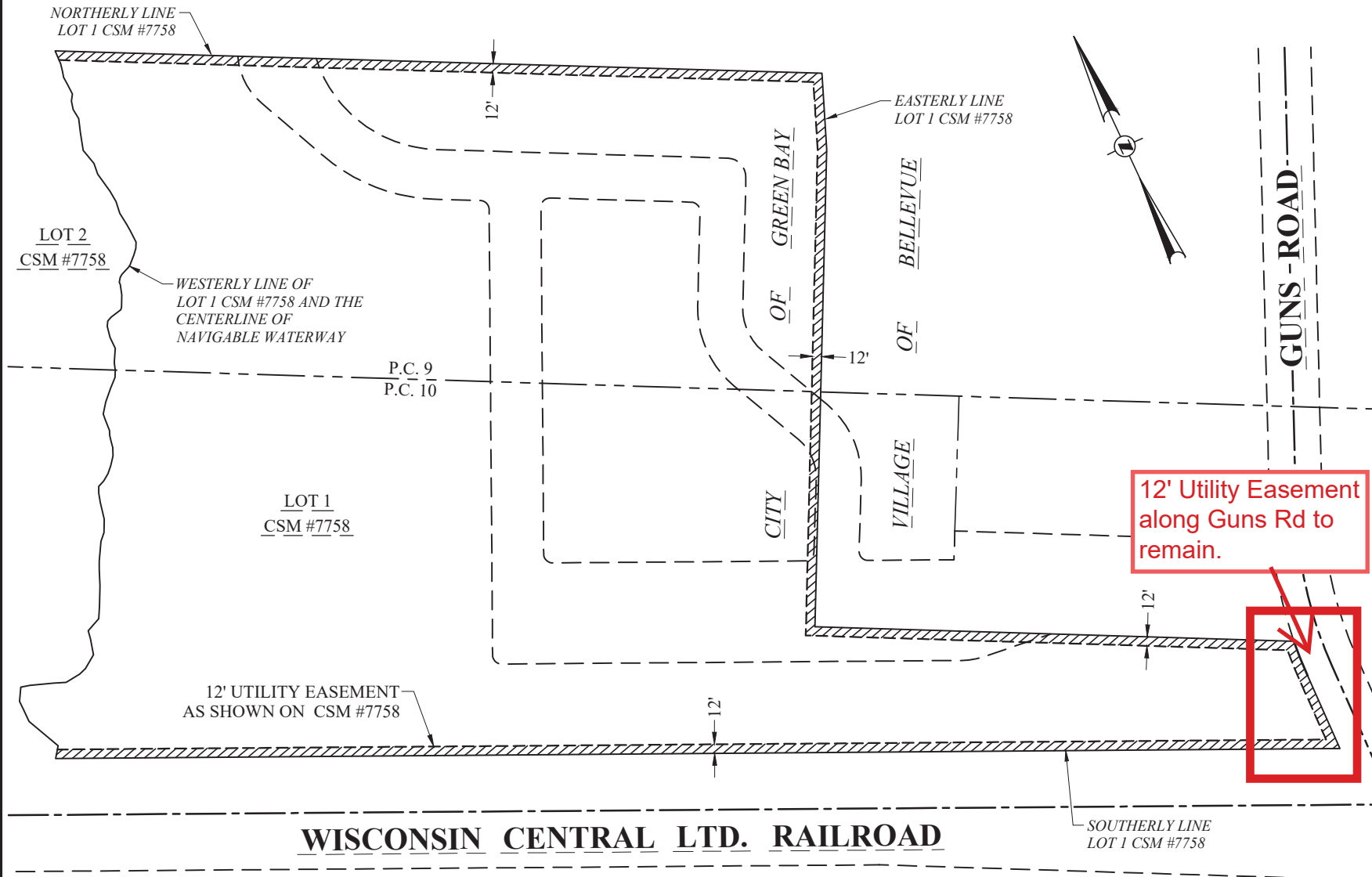
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Project No: 2022-0399
Drawn By: TMC
Sheet No: 3 of 7

GRAEFF

12' UTILITY EASEMENT VACATION

A 12' UTILITY EASEMENT LOCATED IN LOT 1 OF CERTIFIED SURVEY MAP NO. 7758, RECORDED AS DOCUMENT NO. 2350722, BEING PART OF PRIVATE CLAIMS 9 AND 10, EAST SIDE FOX RIVER, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

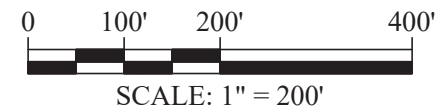


LEGEND



12' UTILITY EASEMENT AS SHOWN ON LOT 1 OF CSM #7758 TO BE RELEASED/VACATED

Prepared for the City of Green Bay
Dated: May 28, 2025



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Project No: 2022-0399
Drawn By: TMC
Sheet No: 1 of 1

GRAEF



Report to the Green Bay Plan Commission

MEETING DATE

July 28, 2025

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.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)

BACKGROUND

Reason for Request: To discontinue unnecessary 40' sanitary sewer easement.

Report: The applicant is requesting the discontinuance of a 40' sanitary sewer easement located at the 1300 Block Guns Rd (Parcel 23-243-1-3) and 0 Vernon Taylor Dr (Parcel 23-243-1-2), more commonly known as the JBS development area. The easement to be discontinued was created on January 30, 2008, as part of a 2-lot Certified Survey Map (CSM 7758). On July 2, 2024, a new CSM (CSM 9773) was recorded that created dedicated right-of-way. The 40' sanitary sewer easement that was created on CSM 7758 has not been used. The sanitary sewer will now be constructed within the new right-of-way that was part of CSM 9773. Removing the unnecessary easement will also open up more developable area on the new parcels created on CSM 9773.

Ald. Morgan, the Village of Bellevue, adjoining property owners, and the agencies below, were informed of the request. Agencies were informed that if they failed to respond or indicate the locations of facilities, it will be assumed that none are present. No objections were received from property owners.

Agency Responses Regarding Utility Easement Discontinuance – JBS Development Area

- **Department of Public Works:** No Response
- **Wisconsin Public Service:** Objects to the vacation along Guns Road due to overhead poles and wires within the easement.
- **AT&T:** No Response
- **Green Bay Water Utility:** No Response
- **Time Warner Cable:** No Response
- **Department of Parks, Recreation, & Forestry:** No Response
- **American Transmission Company:** No Objection
- **Mobilitie:** No Response
- **NEW Water:** No Objection
- **Charter:** No Response

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. ED 25-02 Application
2. ED 25-02 Map
3. ED 25-02 CSM 7758 Easement Detail
4. ED 25-02 CSM 9773
5. ED 25-02 Existing 40' Sanitary Easement Release 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: JBS Development off of Guns Road

Parcel Number(s): 23-243-1-2, 23-243-1-3

Petitioner(s): Dan Ditscheit

Date: 7-3-25

Email: Dan.Ditscheit@greenbaywi.gov

Phone Number: (920) 448-3381

Address: 100 North Jefferson Street, Room 510

City: Green Bay

State: WI

Zip: 54304

Property Owner: Redevelopment Authority

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, Dan Ditscheit, Green Bay Parks Director, 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: 7/3/25

Petitioner Signature(s): Dan Ditscheit

Checklist of required attachments:

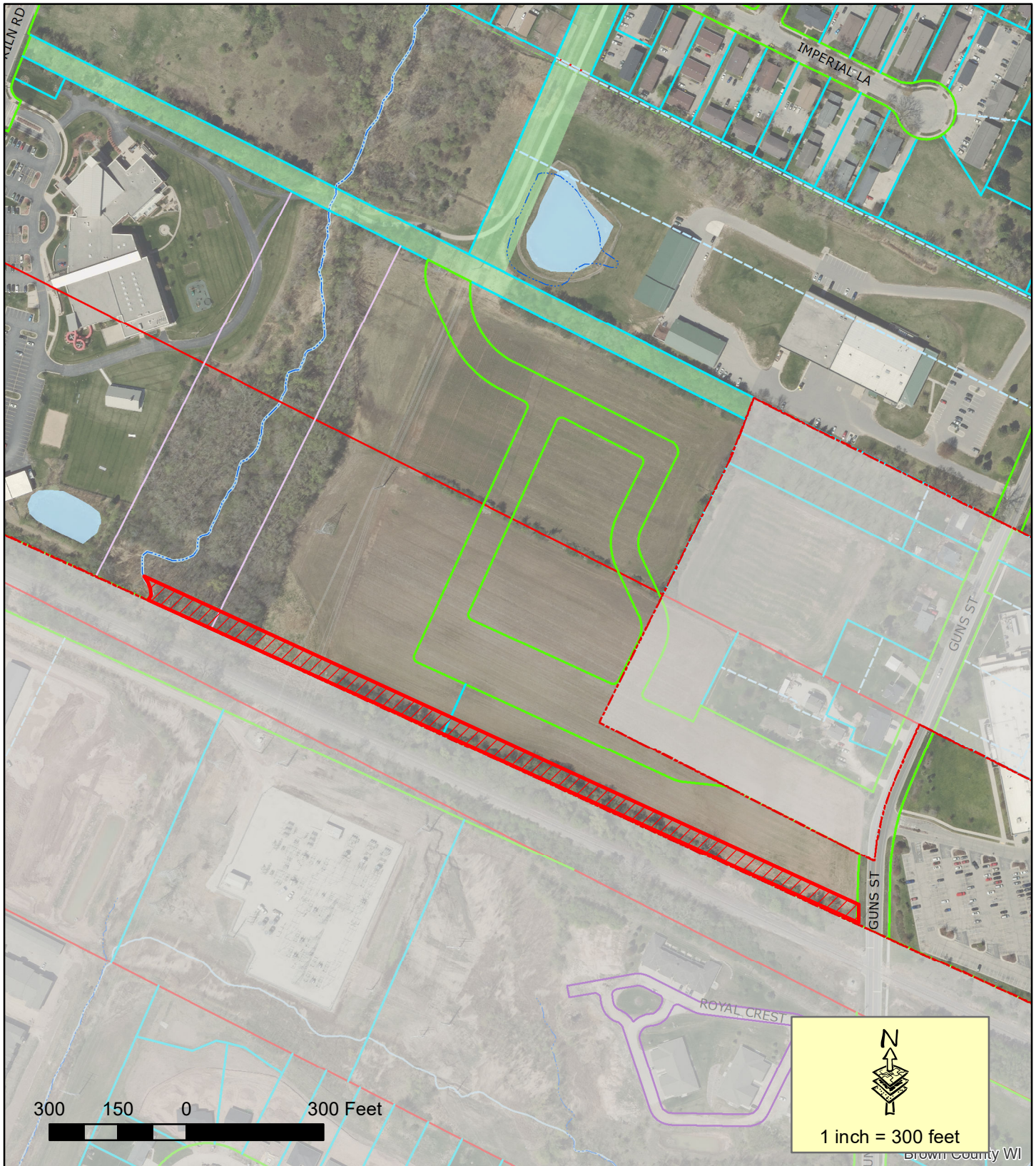
- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____



**Proposed 40' Sanitary Sewer
Discontinuance**

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.

**Utility Easement Discontinuance
(ED 25-02)
1300 Block Guns Rd and
0 Vernon Taylor Dr**



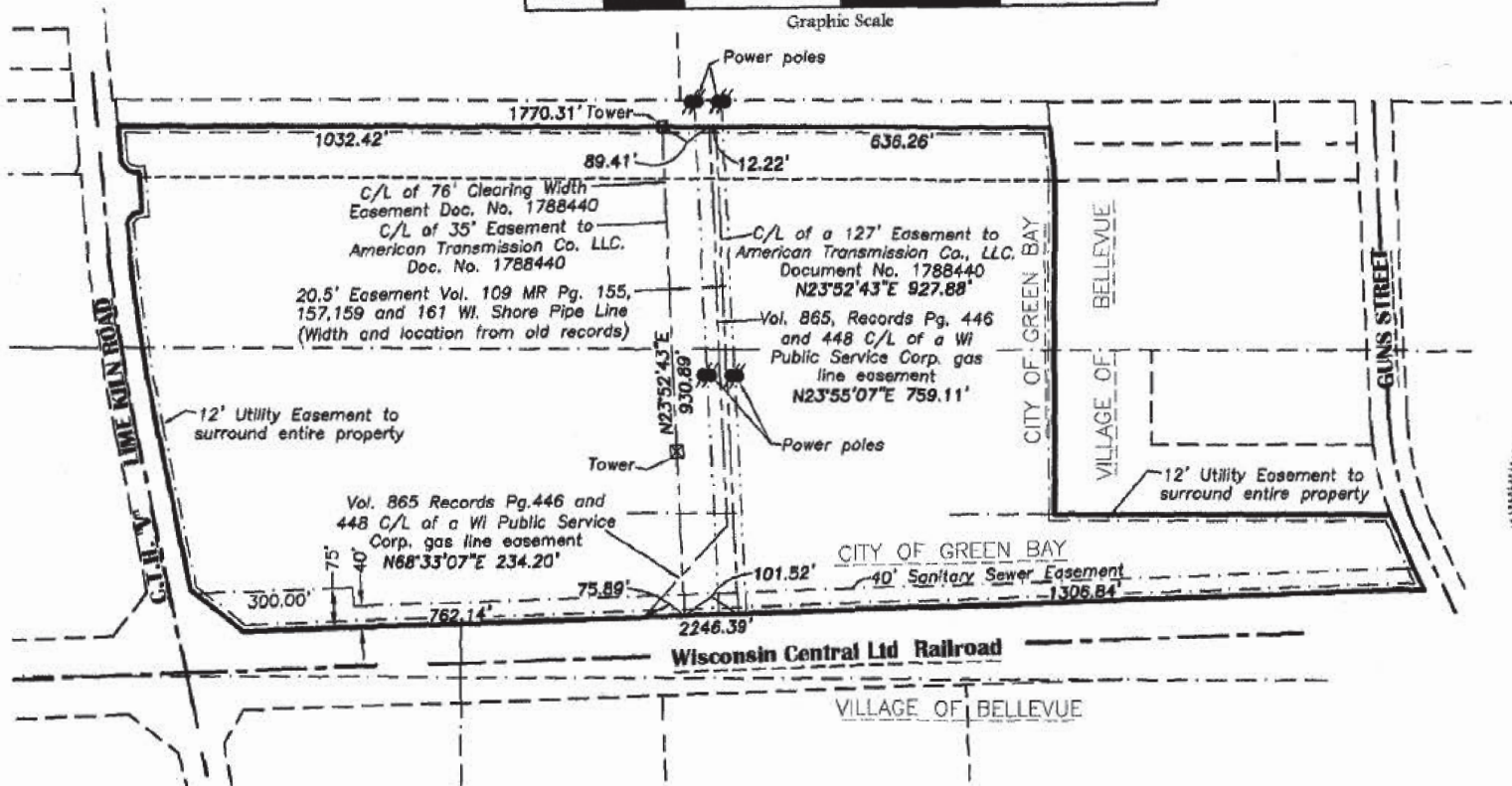
Easement Detail

CSM 7758

Part of the South 1/2 of Private Claim 9 and part of Lots 1 and 2 of the "Subdivision of Private Claims 10 & 11," East Side of the Fox River, City of Green Bay, Brown County, Wisconsin

300 150 0 300 600 900

Graphic Scale



Note:

- Easement assignment to American Transmission Company LLC, in Document Number 1788440 replaces J-14541, I-20.

NOTE:

According to FIRM (Flood Insurance Rate Maps) Community-Panel Number 550022 0020 E, dated June 1, 1984, subject Parcels III, IV, and V, fall in Zone C. (Area of minimal flooding)

Sheet Two of Four
Project No.: D-305
Drawing No.: L-7151



VOL 53 PAGE 222

CERTIFIED SURVEY MAP

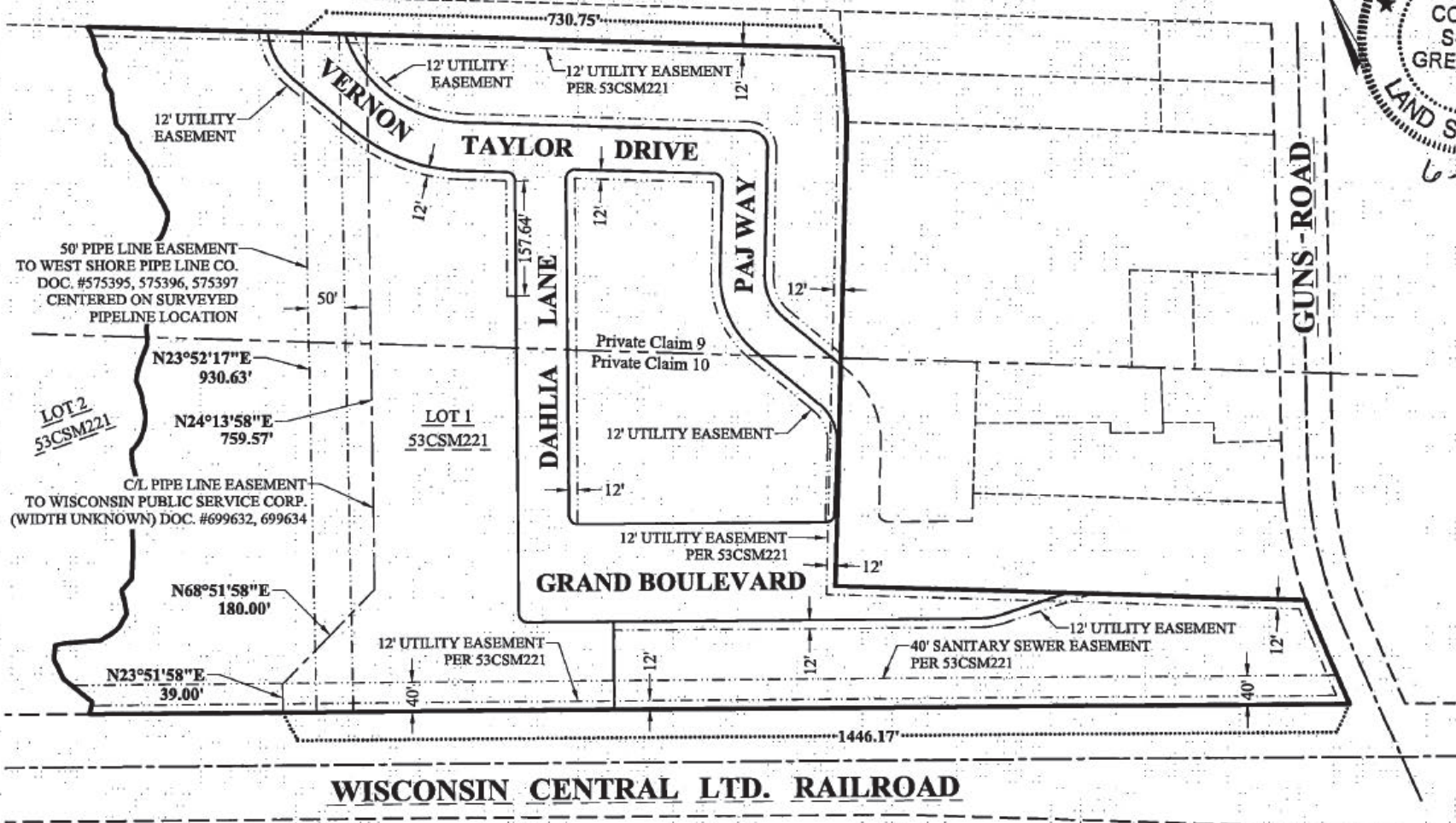
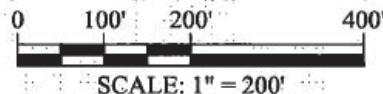
ALL OF LOT 1 OF VOLUME 53 OF CERTIFIED SURVEY MAPS PAGE 221, MAP NO. 7758, RECORDED AS DOCUMENT NO. 2350722, BEING PART OF PRIVATE CLAIMS 9 AND 10, EAST SIDE FOX RIVER, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

EASEMENT DETAIL

CSM 9773

NOTE:

The 12' utility easements as shown in Lot 1 of Volume 53 Certified Survey Maps Page 221, Map No. 7758, recorded as Document No. 2350722, are to be released by separate instrument and are not included in the Utility Easement Provision on Sheet 6 of 7 of this Certified Survey Map.

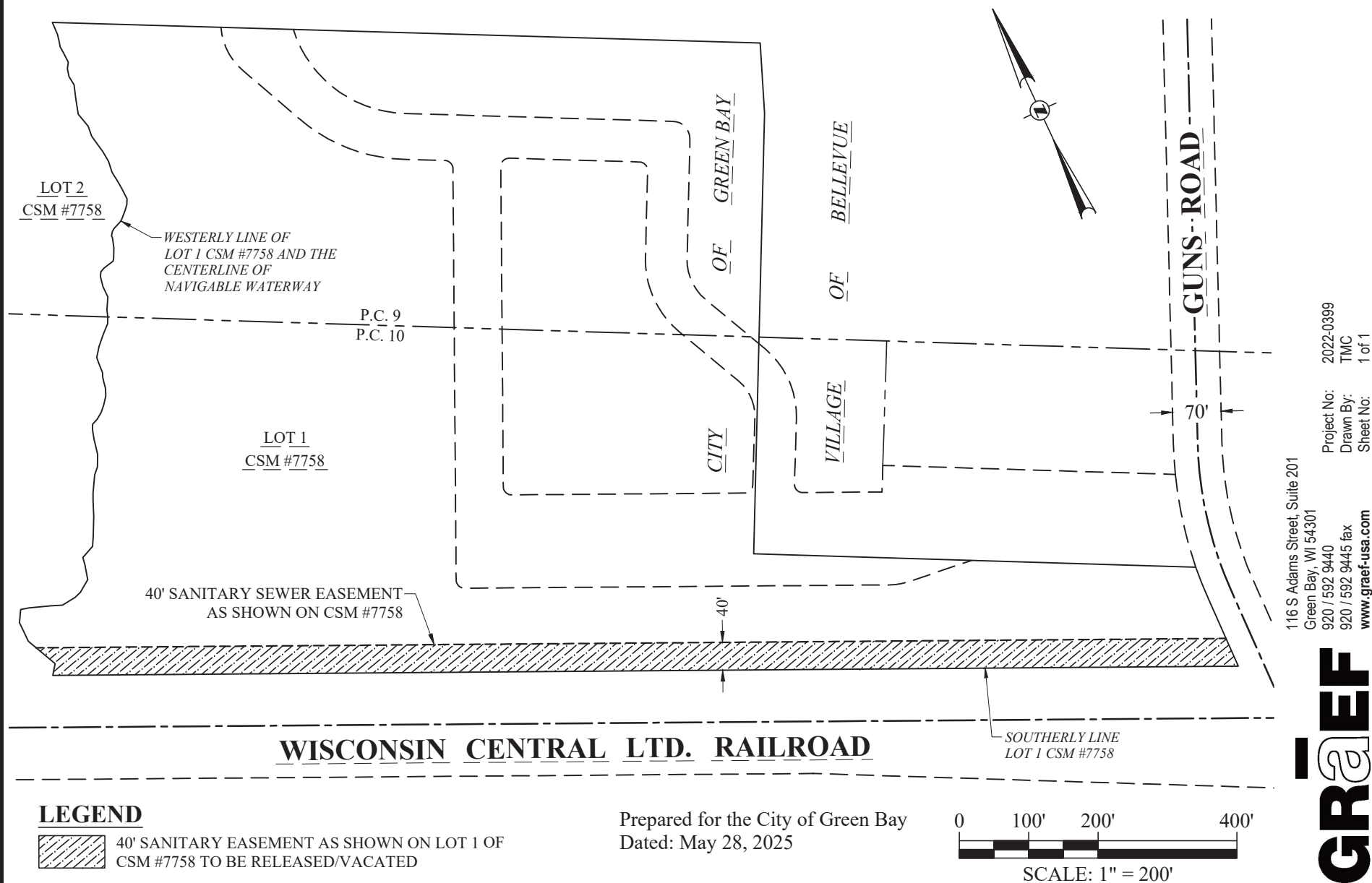


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Project No: 2022-0399
Drawn By: TMC
Sheet No: 3 of 7

GRAEF

A 40' SANITARY SEWER EASEMENT LOCATED IN LOT 1 OF CERTIFIED SURVEY MAP NO. 7758, RECORDED AS DOCUMENT NO. 2350722,
BEING PART OF PRIVATE CLAIMS 9 AND 10, EAST SIDE FOX RIVER, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN





Report to the Green Bay Plan Commission

MEETING DATE

July 28, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.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)

BACKGROUND

Reason for Request: To accept two storm sewer easements for a new development

Report: Easements are generally accepted via land division for new development projects. However, two storm sewer easements need creation and acceptance as part of the new JBS development, and no further land divisions are needed. Therefore, we are processing this easement acceptance as a Planning Project.

Two separate storm sewer easements are required on two lots of the future development, commonly known as the JBS development area. A CSM was completed that created four lots with dedicated roads in this area. Two of those lots, Lot 1 and Lot 4, require easements. Easement exhibits are attached for each lot.

Staff supports this request.

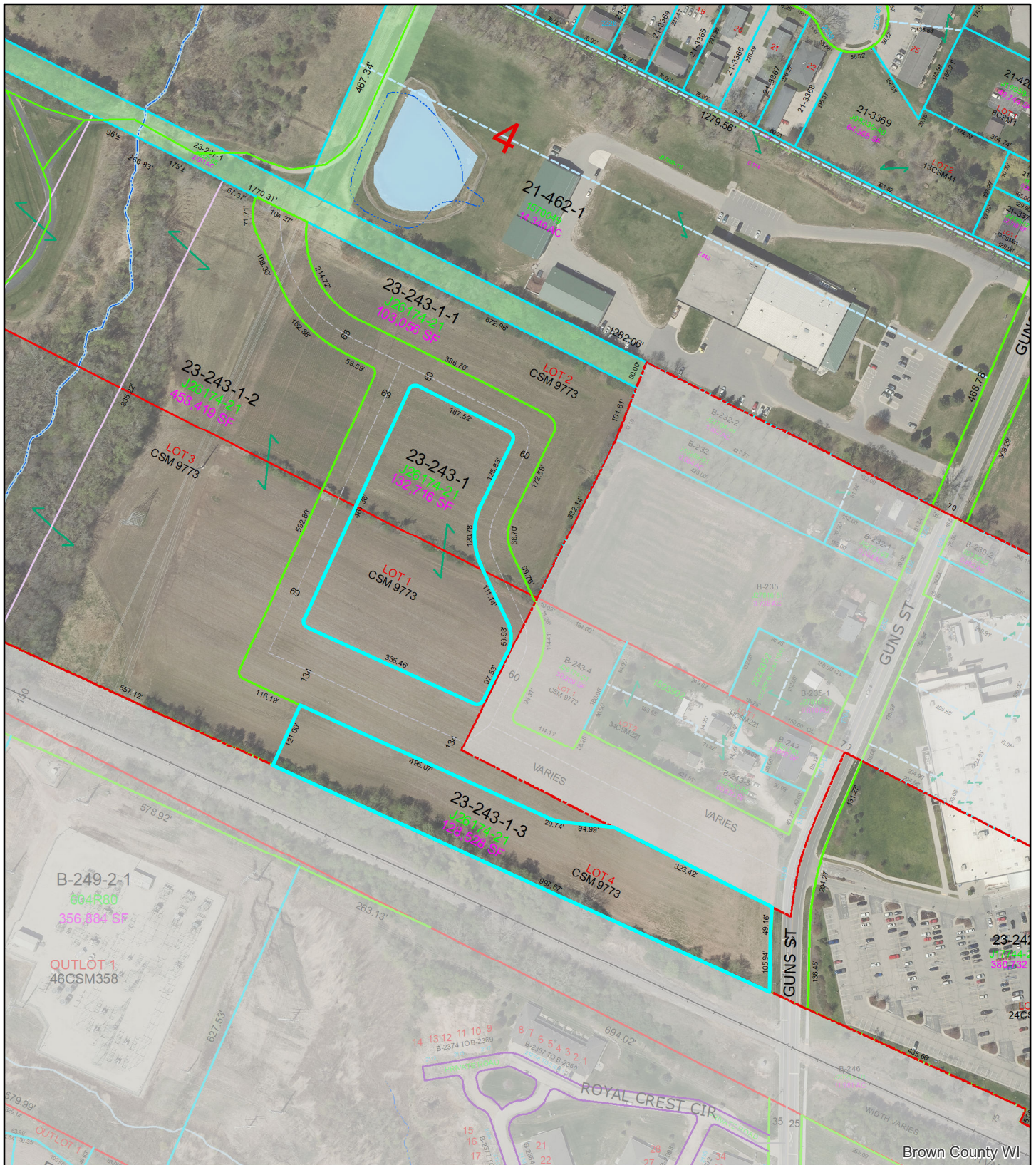
RECOMMENDATION

Approval of the Request.

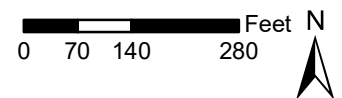
FISCAL IMPACT

ATTACHMENTS

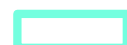
1. PP 25-02 Map
2. PP 25-02 Storm Sewer Exhibit - Lot 1
3. PP 25-02 Storm Sewer Exhibit - Lot 4



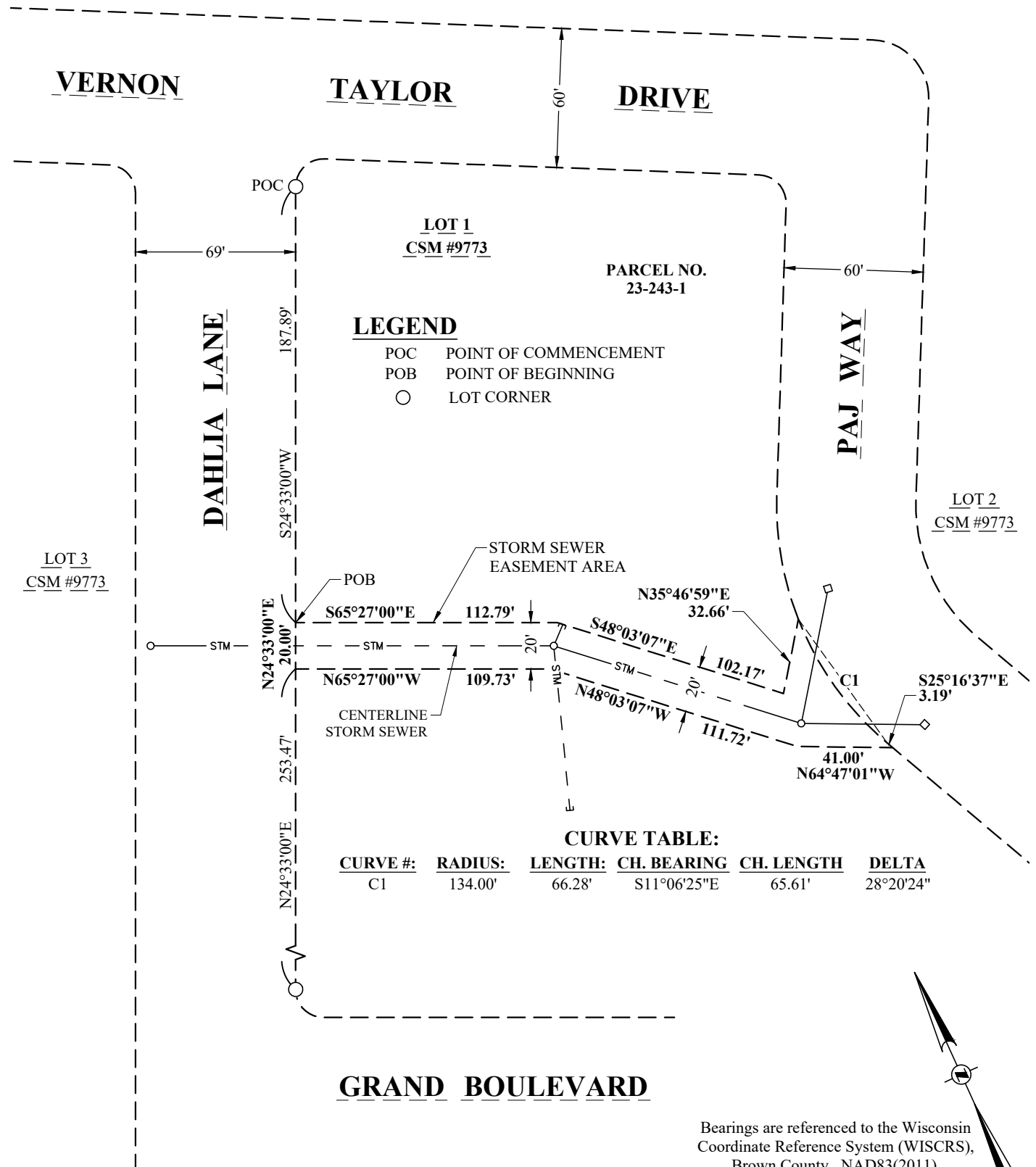
(PP 25-02) Easement Acceptance JBS Development, Guns Road



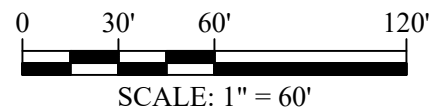
This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 23 Jul 2025 X:\Planning\Basemaps\template_8.5x11.mxd

 Parcels 23-243-1 & 23-243-1-3

STORM SEWER EASEMENT



Bearings are referenced to the Wisconsin
 Coordinate Reference System (WISCRS),
 Brown County, NAD83(2011).



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Project No: 2022-0399
 Drawn By: TMC
 Sheet No: 1 of 2

GRaEF

STORM SEWER EASEMENT

LEGAL DESCRIPTION:

A variable width storm sewer easement located in Lot 1 of Certified Survey Map No. 9773, recorded as Document No. 3068067, being part of Private Claim 9, East Side Fox River, City of Green Bay, Brown County, Wisconsin described as follows:

Commencing at the Northwesterly corner of said Lot 1, being a point on the Easterly right-of-way line of Dahlia Lane; Thence S24°33'00"W, 187.89 feet along the Westerly line of said Lot 1 and said Easterly right-of-way line to the point of beginning; Thence S65°27'00"E, 112.79 feet; Thence S48°03'07"E, 102.17 feet; Thence N35°46'59"E, 32.66 feet to the Easterly line of said Lot 1 and the Westerly right-of-way line of Paj Way; Thence Southeasterly 66.28 feet along said Easterly line and said Westerly right-of-way line, being the arc of a 134.00-foot radius curve to the left whose long chord bears S11°06'25"E, 65.61 feet; Thence S25°16'37"E, 3.19 feet along said Easterly line and said Westerly right-of-way line; Thence N64°47'01"W, 41.00 feet; Thence N48°03'07"W, 111.72 feet; Thence N65°27'00"W, 109.73 feet to said Westerly line of Lot 1 and said Easterly right-of-way line; Thence N24°33'00"E, 20.00 feet along said Westerly line and said Easterly right-of-way line to the point of beginning.

Described easement contains 5,454 Sq. Feet (0.125 Acres), more or less.

For Informational Purposes:

Part of Parcel No. 23-243-1

Owner: Redevelopment Authority of the City of Green Bay

Prepared for the City of Green Bay

Dated: June 4, 2025

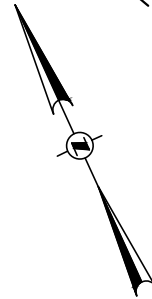


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Project No: 2022-0399
Drawn By: TMC
Sheet No: 2 of 2

STORM SEWER EASEMENT

Bearings are referenced to the Wisconsin
Coordinate Reference System (WISCRS),
Brown County, NAD83(2011).



DAHLIA LANE

LOT 1
CSM #9773

PAJ WAY

GRAND BOULEVARD

CENTERLINE
STORM SEWER

S65°27'00"E

20.00'

PARCEL NO.
23-243-1-3

LOT 4
CSM #9773

LOT 3
CSM #9773

STORM SEWER
EASEMENT AREA

96.00'

20'

121.00'

N24°18'54"E

STM

S24°18'54"W

S65°27'00"E

301.03'

N65°27'00"W

321.14'

POB

N24°33'00"E

25.00'

150'

WISCONSIN CENTRAL LTD. RAILROAD

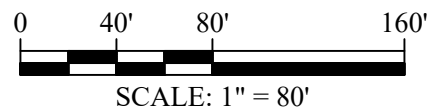
LEGEND

POB POINT OF BEGINNING
○ LOT CORNER

GRAEF

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Project No: 2022-0399
Drawn By: TMC
Sheet No: 1 of 2



STORM SEWER EASEMENT

LEGAL DESCRIPTION:

A variable width storm sewer easement located in Lot 4 of Certified Survey Map No. 9773, recorded as Document No. 3068067, being part of Private Claim 10, East Side Fox River, City of Green Bay, Brown County, Wisconsin described as follows:

Beginning at the Southwesterly corner of said Lot 4; Thence N24°33'00"E, 25.00 feet along the Westerly line of said Lot 4; Thence S65°27'00"E, 301.03 feet; Thence N24°18'54"E, 96.00 feet to the Northerly line of said Lot 4 and the Southerly right-of-way line of Grand Boulevard; Thence S65°27'00"E, 20.00 feet along said Northerly line and said Southerly right-of-way line; Thence S24°18'54"W, 121.00 feet to the Southerly line of said Lot 4 and the Northerly right-of-way line of the Wisconsin Central Railroad; Thence N65°27'00"W, 321.14 feet along said Southerly line and said Northerly right-of-way to the point of beginning.

Described easement contains 9,947 Sq. Feet (0.228 Acres), more or less.

For Informational Purposes:

Part of Parcel No. 23-243-1-3

Owner: Redevelopment Authority of the City of Green Bay

Prepared for the City of Green Bay

Dated: June 4, 2025



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Project No: 2022-0399
Drawn By: TMC
Sheet No: 2 of 2



Report to the Green Bay Plan Commission

MEETING DATE

July 28, 2025

PREPARED BY

AGENDA ITEM # F.I

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking 20250703

City of Green Bay Development Tracker (Large Scale) - July 2025								
	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
Multi-family								
1	US Bank Redevelopment	Living Downtown LLC	425 Pine Street	Market multi-family rental, commercial	Development agreement amended in April	Total #	Under 80%	
						66	0	
								\$9,600,000.00
2	1116 Hobart Drive	Moski Corp	1116 Hobart Drive	Market multifamily	Development agreement approved in April	Total #	Under 80%	
						30	0	
								\$3,000,000.00
3	Merge @ Shipyard	Merge LLC	239 Arndt Street	Market multi-family rental, retail	2025 construction start anticipated	Total #	Under 80%	
						225	0	
								\$21,000,000.00
4	200 N. Monroe	Three Sixty LLC	200 N. Monroe	Mixed Income rental 148 rental units, 27 townhomes	Design and due diligence underway	Total #	Under 80%	
						tbd	tbd	
								tbd
5	Gorman @ JBS	Gorman & Co.	0 Lime Kiln Rd	Workforce multi-family	DA considered at July RDA	Total #	Under 80%	
						95	0	
								\$11,000,000.00
6	Former Badger Sheet Metal	General Capital	420 S. Broadway/419 S. Maple	Multi-family rental, retail, Fire Station/Admin, greenway	Development Agreement terms under negotiation. \$3.5M ERA	Total #	Under 80%	
						85	85	
								\$19,000,000.00
7	New Land 221 Cherry	New Land Enterprises	221 Cherry	Market rate multi-family rental, retail	Construction underway	Total #	Under 80%	
						268	0	
								\$38,000,000.00
8	222 Cherry St LLC	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	DA amendment terms under negotiation	Total #	Under 80%	
						71	0	
								\$10,500,000.00
9	One Astor	Spark Development	100 E. Mason	Market rate multi-family rental	DA approved in April. 2025 construction start anticipated	Total #	Under 80%	
						125	0	
								\$15,500,000.00
Single-family								
10	Habitat Homestead	Habitat for Humanity	0 Richmond St	Affordable single-family owner occupied detached and townhomes	Construction underway	Total #	Under 80%	
						14	14	
								\$2,925,000.00
11	Southwest	Garritt Rader	Hinkle S. of Mason	Single family housing	DA approved. Construction	Total #	Under 80%	
						29	0	

11	Woods	Garrett Baker	THINKIE S. OF MASON	with new roads	Construction planned this year.			\$8,000,000.00
12	The Pines	Broadway Realty	0 Deuchert Street	Single family housing with new roads	DA approved in May. 2025 construction start anticipated.	Total # 41	Under 80% 0	\$10,000,000.00
Commercial								
13	Green Bay Plaza	ICAP Development	155 W. Mason	Commercial	DA approved. Construction underway.	Total # 0	Under 80% 0	\$4,000,000.00
14	S&S Buildings	Investment Creations	227 E Walnut, 101 & 109 N Adams	Mixed use law office, retail, market rate apartment	Construction underway	Total # 1	Under 80% 0	\$1,500,000.00
15	Fire Station One	MOWGS LLC	501 S. Washington	Fire station rehab conversion to commercial uses	DA approved in May. 2025 construction start anticipated.	Total # 0	Under 80% 0	\$1,000,000.00
Industrial								
16	Pulliam Redevelopment	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	County approved agreement in June 2025.	Total # 0	Under 80% 0	TBD
17	WE Hoban Co.	Hoban Real Estate	1341 State Street	Industrial	DA approved in March. Construction underway.	Total # 0	Under 80% 0	\$10,500,000.00
Park/Public								
18	Shipyard Phase 2	City/RDA	100 W. Mason	Event lawn, dog park, urban beach, splash pad, playground, restrooms	Construction planned to start in early 2026.	Total # 0	Under 80% 0	\$0.00

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

	Units	Under 80%	Value
TOTALS	1,050	108	\$165,525,000.00