



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, SEPTEMBER 29, 2025, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSIZGZlFjcmlpWnZlOEVnUT09>

Or call in by phone: +1 312 626 6799

Meeting ID: 841 3767 5822

Passcode: 483400

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

B. Roll Call.

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

C. Approval of the Agenda.

- I. Approval of the agenda for the Monday, September 29, 2025, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the special meeting Thursday, September 4 and Monday, September 8, 2025, meeting.

E. Regular Business.

- I. (SC 25-01) Public Hearing on a request to authorize the partial closure of the 1000-1700 Blocks North Quincy Street, 700 Block Eastman and the 700 Block of Vanderbraak Street, submitted by the City of Green Bay (Ald. J. Prestley, District 6 and Ald. A. Proffitt, District

- 7).
2. (SC 25-01) Consideration with possible action on a request to authorize the partial closure of the 1000-1700 Blocks North Quincy Street, 700 Block Eastman and the 700 Block of Vanderbraak Street, submitted by the City of Green Bay, property owner (Ald. J. Prestley, District 6 and Ald. A. Proffitt, District 7).
 3. (ZP 25-25) Public Hearing on a request to amend a Conditional Use Permit at 1053 Velp Avenue to allow operations of the fuel station/convenience store to increase operating times to 24 hours a day, submitted by Michael Knox of True North Energy LLC, property owner (Ald. A. Proffitt, District 7).
 4. (ZP 25-25) Consideration with possible action on a request to amend a Conditional Use Permit at 1053 Velp Avenue to allow operations of the fuel station/convenience store to increase operating times to 24 hours a day, submitted by Michael Knox of True North Energy LLC, property owner (Ald. A. Proffitt, District 7).
 5. (ZP 25-26) Public hearing on a request to rezone properties at 1577 Langlade Avenue and the 1400 Block of Argonne Drive (Parcel 6-299-A-8) from a Planned Unit Development (ZO 07-23) to PI Public Institutional; submitted by Angie Strechenback, applicant; Timothy Kuehn of Rock Lake Properties LLC, property owner (Ald. M. Eck, District 11).
 6. (ZP 25-26) Consideration with possible action on a request to rezone properties at 1577 Langlade Avenue and the 1400 Block of Argonne Drive (Parcel 6-299-A-8) from a Planned Unit Development (ZO 07-23) to PI Public Institutional; submitted by Angie Strechenback, applicant; Timothy Kuehn of Rock Lake Properties LLC, property owner (Ald. M. Eck, District 11).
 7. (ZP 25-27) Public hearing on a request to amend a Planned Unit Development (ZO 20-07) for property located at 1726 and 1760 Shawano Avenue submitted by Aaron Breitenfeldt of Robert E Lee and Associates, applicant; St. Mary's Hospital Medical Center of Green Bay, Inc, property owner (Ald. B. Delie, District 10).
 8. (ZP 25-27) Consideration with possible action on a request to amend a Planned Unit Development (ZO 20-07) for property located at 1726 and 1760 Shawano Avenue submitted by Aaron Breitenfeldt of Robert E Lee and Associates, applicant; St. Mary's Hospital Medical Center of Green Bay, Inc, property owner (Ald. B. Delie, District 10).
 9. (ZP 25-28) Public Hearing on a request to allow a firearms sales use within the Community Center (C3) district for property located at 2430 E Mason Street, submitted by Jeffery Talbot and John Palmer, on behalf of Sky Green Bay LLC, Inc, property owner (Ald. W. Morgan, District 3).
 10. (ZP 25-28) Consideration with possible action on a request to allow a firearms sales use within the Community Center (C3) district for property located at 2430 E Mason Street, submitted by Jeffery Talbot and John Palmer, on behalf of Sky Green Bay LLC, Inc, property owner (Ald. W. Morgan, District 3).
 11. (AC 25-01) Consideration with possible action on a partial alley closure located near 409 W Walnut Street, submitted by The Tarlton Theatre, adjacent property owner (Ald. B. Johnson, District 9).

12. (CP 25-05) Consideration with possible action on a request to create a final plat with 88 lots and 7 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 I).

F. Informational.

1. Director's report.
2. Next Meeting: Monday, October 13, 2025

G. Adjournment.

1. Adjournment of the Monday, September 29, 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

September 29, 2025

PREPARED BY

AGENDA ITEM # D.I

Approval of the minutes from the special meeting Thursday, September 4 and Monday, September 8, 2025, meeting.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

1. GBPC SPECIAL MEETING - MINUTES 09.04.2025
2. GBPC Minutes 09.08.2025 COMBINED



MINUTES OF THE GREEN BAY PLAN COMMISSION

THURSDAY, SEPTEMBER 4, 2025, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSIZGZlFjcmlpWnZlOEVnUT09>

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B. ROLL CALL.

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

Present: Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow (arrival 6:06pm)

Excused: none

Absent: none

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Thursday, September 4, 2025, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Derius Daniels to approve the agenda.

Motion Passed.

Yes–Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, No-None, Abstain-None.

D. REGULAR BUSINESS.

- I. PP 23-01 Public Hearing on a request to adopt the GoBigGreenBay 2050 Comprehensive Plan, submitted by the Green Bay Department of Community and Economic Development.

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

Speakers:

David Buck

Paul Boucher – 1120 Elizabeth

Frank Torres – 1490 Capitol Dr

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

2. PP 23-01 Consideration with possible action a request to adopt the GoBigGreenBay 2050 Comprehensive Plan, submitted by the Green Bay Department of Community and Economic Development.

Speakers:

David Buck

Josh Koonce – 188 W Randolph Street Suite 200, Chicago – Houseal Lavigne

Moved by Jacob Miller, seconded by Ken Rovinski to approve the request to adopt the GoBigGreenBay 2050 Comprehensive Plan, with recommended amendments:

Chapter 3 – Land Use and Development

Economic Development

Transit-Oriented Development (page 32):

Add: “Transit service to be extended on the east side of Green Bay as development occurs.”

Housing and Neighborhoods

Affordable Housing (page 24):

Add: “Homelessness is a year-round condition for many and needs to be addressed in all seasons of the year.”

New Recommendation: “Adopt and encourage programs to assist the unhoused on a year-round basis.”

Chapter 4 – Transportation and Mobility

Active Transportation (pages 44–47):

Add page 44: “It is particularly important to close existing gaps in the City’s sidewalk network to the greatest extent possible based on safety concerns and usage data.”

Public Transportation (pages 48–49):

Add page 49: “Transit service to be extended on the east side of Green Bay as development occurs.”

Chapter 5 – Community Facilities and Infrastructure

Gathering Spaces (page 59):

Add (Third Spaces reference): “Studying the need for youth and senior centers.”

Chapter 6– Planning Districts, Nodes, and Corridors

District 3 –Stadium Neighborhood District (pages 68–69)

Add (page 68 and map page 69): “The potential for a passenger rail service station.”

District 5 – Industrial Port District (pages 72–73)

Add (page 72): “Development of a multi-modal shipping/receiving facility would provide businesses and industries that do not have rail or waterfront to get access to these shipping and receiving methods, providing a tool to be competitive.”

District 6 – Downtown Core District (pages 74–75)

Add (page 74, recommendations #1 or new item): “Use incentives to in-fill parking lots downtown with development and/or in-lot developments.”

District 7 – East Town Corridor Commercial District (pages 76–77)

Add (to map page 77): Extend “streetscaping” along East Mason Street west of Interstate 43 to close the gap.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None.

E. INFORMATIONAL.

- I. Next Meeting: Monday, September 8, 2025.

F. ADJOURNMENT.

- I. Adjournment of the Thursday, September 4, 2025, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Emma Fulwilder to adjourn the meeting.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None.



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, SEPTEMBER 8, 2025, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. ZOOM MEETING INFORMATION.

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/84137675822?pwd=L2EyVlpDSIZGZlFjcmlpWnZlOEVnUT09>

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Meeting ID: 841 3767 5822

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B. ROLL CALL.

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

Present: Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski (arrived at 6:04 pm), Emma Fulwilder, Kelsey Lutzow

Excused: Ald. Jim Hutchison

Others Present: Ald. Melinda Eck, Ald. Alyssa Proffitt

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, September 8, 2025, meeting of the Green Bay Plan Commission.

Moved by Derius Daniels, seconded by Emma Fulwilder to approve the agenda for the September 8, 2025, meeting of the Plan Commission.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Derius Daniels, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the Monday, August 11, 2025, meeting of the Green Bay Plan Commission.

Moved by Emma Fulwilder, seconded by Derius Daniels to approve the minutes for the August 11, 2025, meeting.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Derius Daniels, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None.

E. REGULAR BUSINESS.

- I. (CP 25-07) Consideration, with possible action, on a request to create a preliminary plat with 38 lots and 1 outlot, The Pines Subdivision, that includes public dedications at 0 Deuchert Street (Parcel 21-1229) submitted by Steven Bieda of Vierbicher Associates, Inc., on behalf of Broadway Realty LLC, property owner (Ald. C. Stevens, District 5).

Moved by Jacob Miller, seconded by Emma Fulwilder to approve subject to the following condition(s):

- I.) The Pines Subdivision Preliminary Plat review comments from September 4, 2025, shall be addressed on The Pines Subdivision Pre-Final Plat.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None.

2. (ZP 25-23) Public Hearing on a request to amend a Conditional Use Permit at 700 East Walnut Street to increase capacity and operating times for Women's Shelter, submitted by St. John the Evangelist Homeless Shelter Inc, property owner (Ald. A. Proffitt, District 7).

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

Speakers:

Stephanie Hummel

Dave Boyce – 123 S Quincy St
Abby Bryzinski – 1448 10th Av; 621 E Walnut St – Jackie Nitschke Center
Jesse Brunette – 612 Stuart St; 700 E Walnut St – St. John's Micah Center
Frank Torres – 1490 Capitol Dr – written comment

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

3. (ZP 25-23) Consideration with possible action on a request to amend a Conditional Use Permit at 700 East Walnut Street to increase capacity and operating times for Women's Shelter, submitted by St. John the Evangelist Homeless Shelter Inc, property owner (Ald. A. Proffitt, District 7).

Letter attached at the end of this Minutes document.

Moved by Jacob Miller, seconded by Derius Daniels to approve an amendment to an existing Conditional Use Permit at 700 East Walnut Street to increase capacity and operating times for Women's Shelter, subject to compliance with all existing conditions of the Conditional Use Permit and all other regulations of the Green Bay Municipal Code.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None.

4. (ZP 25-24) Public Hearing on a request for a Conditional Use Permit at 643-645 S Jefferson Street to permit a two-family dwelling-duplex in an (R1) Low-Density Residential District, submitted by Steve Bieda of Vierbicher, Green Bay Holdings I LLC, property owner (Ald. B. Johnson, District 9).

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

Speakers:

Jon LeRoy

Steve Bieda – 400 Security Blvd – Vierbicher Associates

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

5. (ZP 25-24) Consideration with possible action on a request for a Conditional Use Permit at 643-645 S Jefferson Street to permit a two-family dwelling-upper/lower duplex in an (R1) Low-Density Residential District, submitted by Steve Bieda of Vierbicher, Green Bay Holdings I LLC, property owner (Ald. B. Johnson, District 9).

Moved by Jacob Miller, seconded by Emma Fulwilder to approve a Conditional Use Permit at 643-645 S Jefferson Street permitting a two-family dwelling-upper/lower duplex in an (R1) Low-Density Residential District, subject to the following conditions:

1. All necessary building permits for the conversion of a single-family dwelling to a two-family dwelling must be obtained and approved.
2. All actions required regarding the necessary building permits must be completed and maintained as of June 16, 2026, or the Conditional Use Permit shall be revoked.
3. All necessary Certificates of Appropriateness related to the Landmarks Commission must be obtained and approved.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None.

6. (TA 25-05) Public Hearing on a request to amend Section 30-6, relating to exempt signs sign standards for Neighborhood Association signs submitted by the City of Green Bay Community and Economic Development Department.

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

Speaker: Jon LeRoy

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

7. (TA 25-05) Consideration with possible action on a request to amend Section 30-6, relating to exempt signs, sign standards for Neighborhood Association signs submitted by the City of Green Bay Community and Economic Development Department.

Moved by Ken Rovinski, seconded by Emma Fulwilder, to approve amendments to Section 30-6 of the Green Bay Municipal Code as drafted, with the following exceptions:

- 4a. Shall read: "All new signage shall include a neighborhood identity signage component made of weather-resistant, high-quality materials."
- 6b. Add: "No commercial messaging shall be permitted on signage."

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None.

F. INFORMATIONAL.

- I. Director's report.

– Development Director, Cheryl Renier-Wigg, presented the Director's Report.

2. Next Meeting: Monday, September 29, 2025.

G. ADJOURNMENT.

- I. Adjournment of the Monday, September 8, 2025, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Jacob Miller to adjourn the meeting.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None.



1825 South Webster Avenue, Suite 202
Green Bay, WI 54301
Phone: 920-432-1232
Website www.aglgb.com
agl@aglgb.com

September 3, 2025

Jesse Brunette – Executive Director
St. John's Micah Center
700 East Walnut Street
Green Bay, WI 54301

RE: Women's Shelter
700 East Walnut Street

The existing plans have been reviewed with your request to increase the Women's Shelter capacity from 58 to 70. The plans were reviewed for exiting and restroom facilities. This building is fully sprinklered.

Exiting

There are presently 7-exit doors out of the building with 2 doors out of the Women's shelter area proper. The door widths vary from 3'0"-3'6". A 3'0" door will have a capacity of 180 people which would easily accommodate the shelter capacity of 70. Doors directly to the exterior out of the sleeping area proper are equipped with panic devices. No walls are being added and the increase in beds would be mats placed on the floor in a TV area by moving furniture along one side of a wide corridor. There would still be ample space to maintain a 3'-8" clear exit path to the exit doors. Exit distance would not be changed from current exit distances.

Restrooms

The women's shelter is classified as an R1 occupancy. The requirements are:

- 1/WC – 10 People
- 1/LAV – 10 People
- 1/Shower – 8 People

The present fixture count in the Women's Shelter proper is:

- 8 – Showers
- 6 – Water Closets
- 6 – Lavatories

To increase to 70 residents would require:

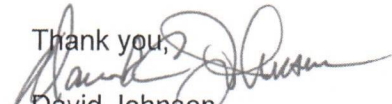
- 9 – Showers
- 7 – Water Closets
- 7 – Lavatories

This indicates you are 1 fixture short in each category.

There is another restroom with a shower, water closet, and lavatory located outside a computer room in the Wellness Center portion of the building which you indicated can be made available for shelter residents to use. This will then get you into compliance with the increase in capacity you are looking to achieve.

If there are any questions regarding this letter, please contact us.

Thank you,

A handwritten signature in dark ink, appearing to read "David Johnson", written over the printed name.

David Johnson
Architects Group Ltd.



Report to the Green Bay Plan Commission

MEETING DATE

September 29, 2025

PREPARED BY

AGENDA ITEM # E.I

(SC 25-01) Public Hearing on a request to authorize the partial closure of the 1000-1700 Blocks North Quincy Street, 700 Block Eastman and the 700 Block of Vanderbraak Street, submitted by the City of Green Bay (Ald. J. Prestley, District 6 and Ald. A. Proffitt, District 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

September 29, 2025

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.2

(SC 25-01) Consideration with possible action on a request to authorize the partial closure of the 1000-1700 Blocks North Quincy Street, 700 Block Eastman and the 700 Block of Vanderbraak Street, submitted by the City of Green Bay, property owner (Ald. J. Prestley, District 6 and Ald. A. Proffitt, District 7).

BACKGROUND

Reason for Request: To close a portion of Eastman Avenue at N. Quincy Street and a portion of Vanderbraak Street at N. Quincy Street along with additional lane closures along N. Quincy Street between Eastman Avenue and Radisson Street.

Surrounding Zoning and Land Uses:

North: General Industrial (GI) | Industrial

South: General Industrial (GI) | Industrial

East: General Industrial (GI) and Highway Commercial (C2) | Industrial, Parking and Automobile Repair

West: General Industrial (GI) and Planned Unit Development (PUD) | Industrial

Comprehensive Plan: The 2022 Smart Growth Plan designates most of the area as General Industrial use with the area south of Eastman Avenue designed as Parks.

Report: The petitioner, City of Green Bay Public Works Department, has been working closely with the local railroad company and the Office of Railroad Commission to reduce conflict points between motor vehicles and train traffic along N. Quincy Street. This petition involves three (3) items:

1. Close westbound Eastman Avenue between N. Jackson Street and N. Quincy Street. This closure is being implemented to enhance roadway safety at the railroad tracks that run parallel to N. Quincy Street.
2. Close Vanderbraak Street at N. Quincy Street to vehicular traffic. This closure is being implemented to enhance roadway safety at the railroad tracks that run parallel to N. Quincy Street.
3. Reduce the number of travel lanes on N. Quincy Street between Eastman Avenue and Radisson Street. This will be accomplished by pavement marking. The City will crosshatch the outside lane in each direction, reducing the number of travels from two lanes in each direction to only one lane in each direction.

These measures are part of ongoing efforts to improve safety in the area. The Traffic, Bicycle, and Pedestrian Commission reviewed the request at their August 18, 2025, meeting and recommended approval of the changes.

The following agencies were notified of these closures and had the following comments:

- Public Works: No Objections
- Wisconsin Public Service: No Response

- AT&T: No Response
- Green Bay Water Utility: No Objections provided they can still access and maintain their facilities. Department of Public Works has confirmed that the Water Utility will still be able to access and maintain their facilities.
- Green Bay Fire Department: No Response
- Green Bay Police Department: No Response
- Green Bay Traffic Engineering Office: No Objections
- Time Warner Cable: No Response
- Green Bay Parks, Recreation & Forestry: No Objections
- GBAPS: No Response
- American Transmission Company: No Objections
- Mobilitie: No Response
- NEW Water: No Response
- Charter: No Response

Ald. Prestley, Ald. Proffitt, and adjacent property owners have been notified of this request. A phone call was received from the owner of 826 Vanderbraak Street (Vanderbraak LLC) with concerns about the closure and how it will affect their trucking. He needs to get to Quincy to access Radisson to highway. He doesn't feel it would be safe to drive through Vanderbraak to Leo Frigo Drive to Radisson and taking Van Buren to Klaus to Quincy to Radisson is a very roundabout way.

In the event additional comments and/or objections are received, those will be shared at the Plan Commission meeting.

RECOMMENDATION

Approval of the request.

FISCAL IMPACT

ATTACHMENTS

1. SC 25-01 Application
2. SC 25-01 Map
3. N Quincy at Eastman
4. N Quincy at Vanderbraak
5. N Quincy at Radisson



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: Quincy Street corridor from Eastman Avenue north to Vanderbraak

Parcel Number(s): _____

Petitioner(s): Department of Public Works

Date: Sept 18, 2025

Email: Jamesbr@greenbaywi.gov

Phone Number: 920-448-3105

Address: 100 N Jefferson Street

City: GB

State: WI

Zip: 54301

Property Owner: City of Green Bay

Phone Number: 920-448-3105

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, _____, 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: 9/18/2025

Petitioner Signature(s): _____

Checklist of required attachments:

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

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: _____

REQUEST FOR CITY ACTION PLAN COMMISSION

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

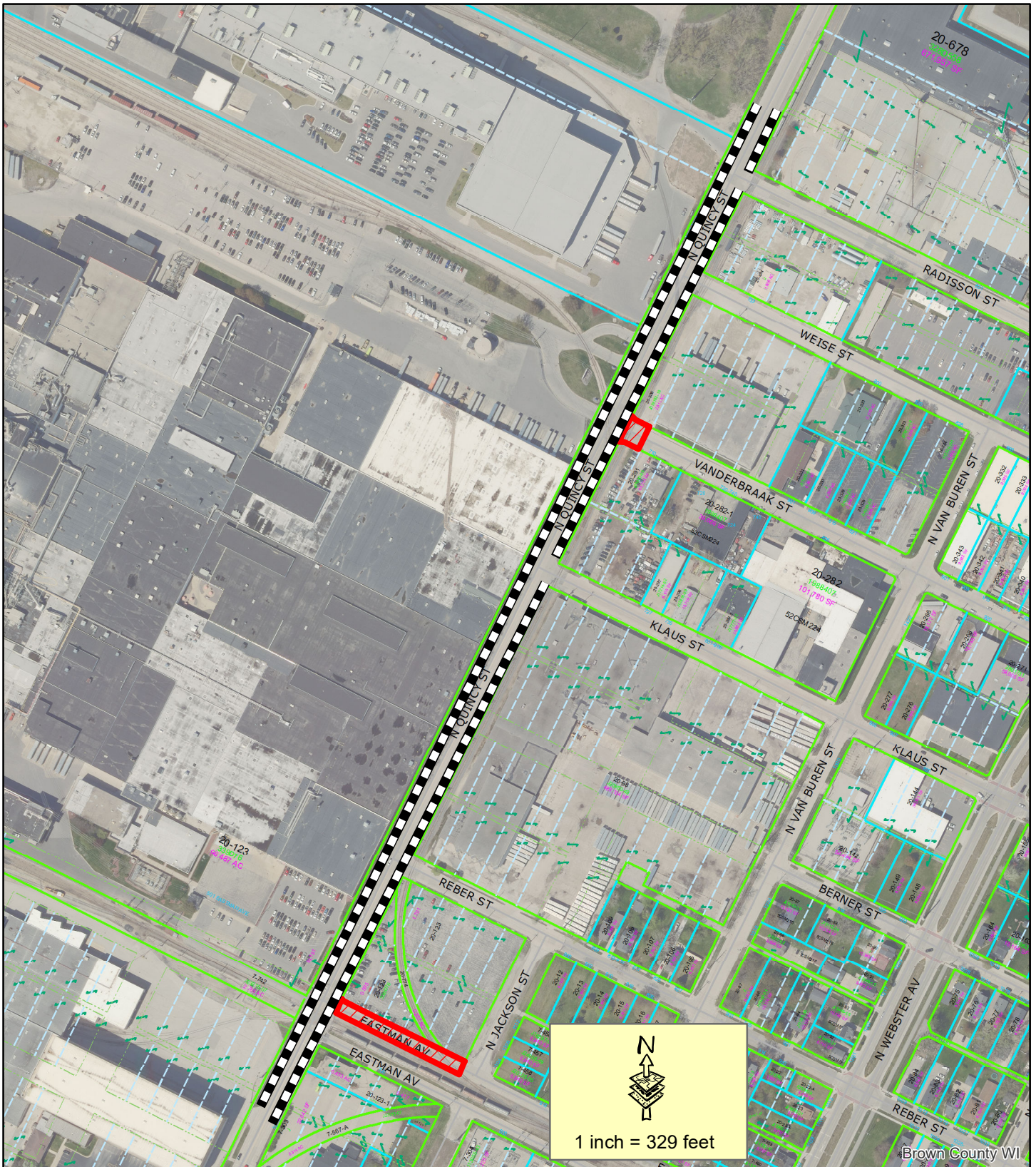
Per WI State Statute 66.1003:

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

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

SIGNATURE	PRINTED NAME	ADDRESS

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



N QUINCY ST

REBER ST

N JACKSON ST

EASTMAN AV

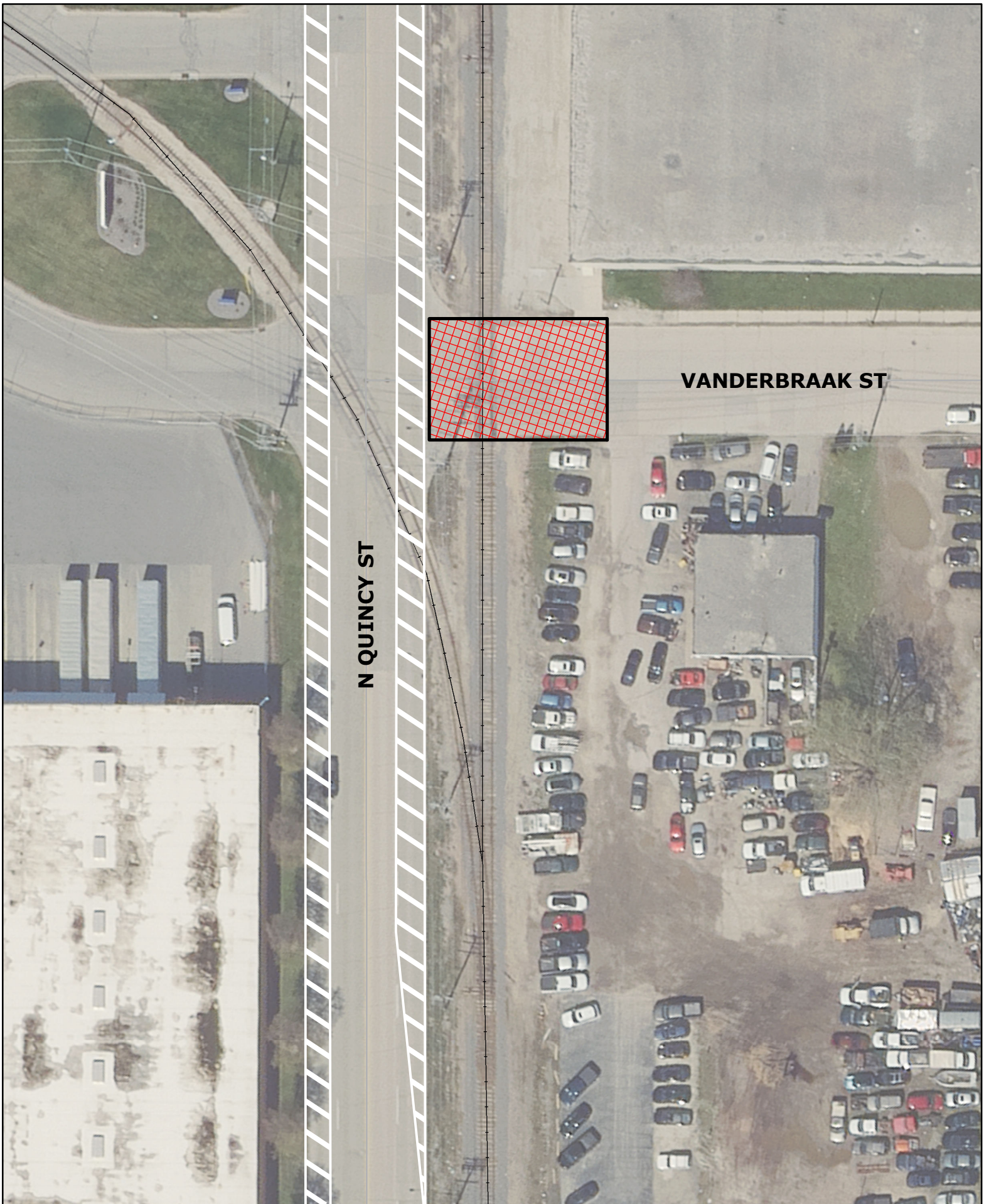
EASTMAN AV

N JACKSON ST



N Quincy at Eastman Avenue

1 inch = 80 feet



N Quincy Street at Vanderbraak Street

1 inch = 50 feet



N QUINCY ST

RADISSON ST

WEISE ST

N Quincy Street at Radisson Street

1 inch = 50 feet





Report to the Green Bay Plan Commission

MEETING DATE

September 29, 2025

PREPARED BY

AGENDA ITEM # E.3

(ZP 25-25) Public Hearing on a request to amend a Conditional Use Permit at 1053 Velp Avenue to allow operations of the fuel station/convenience store to increase operating times to 24 hours a day, submitted by Michael Knox of True North Energy LLC, property owner (Ald. A. Proffitt, District 7).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

September 29, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.4

(ZP 25-25) Consideration with possible action on a request to amend a Conditional Use Permit at 1053 Velp Avenue to allow operations of the fuel station/convenience store to increase operating times to 24 hours a day, submitted by Michael Knox of True North Energy LLC, property owner (Ald. A. Proffitt, District 7).

BACKGROUND

Reason for Request: The proposed CUP amendment would allow for expansion of operation time to 24 hours.

Subject Parcel Zoning and Land Use: Community Commercial (C3) | Gas Station

Surrounding Zoning and Land Uses:

North: Highway Commercial (C2) | Auto Sales

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

East: Low-Density Residential (R1) & Medium-Density Residential (R2) | Single-Family Homes & Vacant Land

West: Community Commercial (C3) & General Commercial (C1) | Restaurant & Financial Institution

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Commercial uses for this parcel. This project is compatible with this recommendation.

Report: 1053 Velp Avenue has an existing Conditional Use Permit (CUP) to allow for a gas station in the Community Commercial (C3) zoning district. This was established in 2009 under ZP 09-06. The original Resolution for the CUP is attached. The existing CUP has the following conditions:

- a.) *Compliance with all the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval.*
- b.) *Hours of operation for the businesses on this site shall start no earlier than 5:00 a.m. and end no later than 11:00 p.m., except that restaurant uses shall end no later than 12:00 a.m. and that fuel pumps may be available for credit card use beyond these hours of operation.*
- c.) *Changes to access drives shall require the approval of the Director of Public Works or his/her designee.*
- d.) *Metal finishes shall not be utilized on the side facing façades but shall be consistent with the front façade and utilize durable materials, such as masonry or stucco. The rear facing façade shall include at least 50% masonry or stucco.*
- e.) *Perimeter buffers shall not utilize chain link (i.e., woven wire, cyclone, etc.) fencing. Walls or fences shall be combined with landscaping to provide visual quality. Evergreen plantings shall be strategically placed to provide an additional reduction of light trespass.*
- f.) *All lighting shall be of the sharp cut-off variety and shall comply with the requirements of the Zoning Code.*
- g.) *Pedestrian access to the sidewalk on Coppens Road shall be maintained with a 10-foot-wide opening in the perimeter buffer and fencing. A pedestrian connection from the building to the sidewalk on Gray Street shall be provided.*
- h.) *The stormwater runoff shall be prevented from crossing the property lines onto the neighboring residential properties.*

- i.) *The residential buffer design shall be approved by the directly adjacent property owners.*

The applicant is requesting an amendment to remove condition B from the CUP. This would allow for 24-hour operations. As noted in the attached applicant narrative, they will be implementing the following in alignment with the 24-hour operations:

1. Double Coverage Staffing
2. Collaboration with Law Enforcement
3. Enhanced Security Features

If the Plan Commission would like to add conditions related to these updates, that would be appropriate. Staff has not added any at this time.

Section 44-83(e) of the Zoning Ordinance establishes seven standards for the Plan Commission to consider when reviewing a CUP:

- (1) *The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger public health, safety, or general welfare.*
- (2) *The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
- (3) *The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.*
- (4) *Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
- (5) *Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.*
- (6) *Adequate parking facilities as specified in Article XVIII of this chapter.*
- (7) *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.*

Staff believes the extended operation hours meet the standards for CUP amendment approval. All other previously-approved conditions will still be in place, and the City has not had issues with this location that would interfere with the applicant's request. There are many police calls at this location, but they seem primarily initiated by the staff for welfare checks, accidents, theft, and other things associated with commercial use along a main roadway.

Alder Proffitt and property owners within 200' have been notified of this request. We have not received any comments as of the drafting of this request.

RECOMMENDATION

Approval of the amendment request, subject to compliance with all existing conditions of the Conditional Use Permit and all other regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. ZP 25-25 Map
2. ZP 25-25 Redacted Application & Narrative
3. ORIGINAL CUP, ZP 09-06 Resolution



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: 1053 B Velp Avenue, Green Bay, WI 54303

Parcel Number(s): 18-800-1

Petitioner(s): _____

Date: 8/11/2025

Address: 1273 Glory Road

City: Green Bay

State: WI

Zip: 54304

Property Owner: Lindsay Lyden

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, Michelle Knox, 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: 8/25/25

Petitioner Signature(s): _____

8/25/25

Checklist of required attachments:

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

For office use only:
Review Fee: 375.00

Receipt No.: _____

Zoning Petition No.: 25-25



To Whom it Concerns,

At truenorth, the safety and well-being of our customers, employees, and neighbors remain our highest priority. As part of our ongoing commitment to serving our community, we hope that our store will be open 24 hours per day.

We understand that extended hours require thoughtful planning to ensure both convenience and safety. To that end, we have implemented several proactive measures:

- **Double Coverage Staffing:** We will have two team members working overnight to ensure adequate support, visibility, and responsiveness at all times.
- **Collaboration with Law Enforcement:** We have met with our local community police liaison, Shelley Kastern, to discuss our extended hours and safety plan, and we have requested extra patrols in our area during late-night and early-morning hours.
- **Enhanced Security Features:** A police buzzer is installed at the counter to provide immediate contact with law enforcement in case of an emergency. The building and canopy is well-lit and there is direct visibility from the street into our site.

We believe these measures will help foster a safe, welcoming environment for customers who rely on us for late-night needs, while also contributing positively to the security and activity in our neighborhood.

Sincerely,

Michelle Knox

RESOLUTION AUTHORIZING
CONDITIONAL-USE APPROVAL
AT 1045 VELP AVENUE
(ZP 09-06)

May 19, 2009

BY THE COMMON COUNCIL OF THE CITY OF GREEN BAY, RESOLVED:

That, pursuant to Zoning Petition 09-06 and the recommendation of the Plan Commission on May 11, 2009, the City of Green Bay does authorize a conditional-use permit to allow for a gas station and convenience store in the Community Center Commercial (C3) District located on the following described property at 1045 Velp Avenue:

LOT 1 OF 41 CSM 360 BNG PRT OF LOTS 1, 2, 3 and 4 E
MORROWS SUBD OF LOT 7 OF WHITNEYS SUBD OF LAVENTURE
CLAIM (Parcel No. 18-800-1)

Said conditional-use permit shall be granted subject to the following conditions:

- a. Compliance with all of the regulations of the Green Bay Municipal Code not covered under the Conditional Use Permit, including standard site plan review and approval.
- b. Hours of operation for the businesses on the site shall start no earlier than 5:00 AM and end no later than 11:00 PM, except that restaurant uses shall end no later than 12:00 AM and that fuel pumps may be available for credit card use beyond these hours of operation.
- c. Changes to access drives shall require the approval of the Director of Public Works or his/her designee.
- d. Metal finishes shall not be utilized on the side facing facades but shall be consistent with the front façade and utilize durable materials, such as masonry or stucco. The rear facing façade shall include at least 50% masonry or stucco.
- e. Perimeter buffers shall not utilize chain link (i.e., woven wire, cyclone, etc.) fencing. Walls or fences shall be combined with landscaping to provide visual quality. Evergreen plantings shall be strategically placed to provide additional reduction of light trespass.
- f. All lighting shall be of the sharp cut-off variety and shall comply with the requirements of the Zoning Code.

g. Pedestrian access to the sidewalk on Coppens Road shall be maintained with a 10-foot wide opening in the perimeter buffer and fencing. A pedestrian connection from the building to the sidewalk on Gray Street shall be provided.

h. The stormwater runoff shall be prevented from crossing the property lines onto the neighboring residential properties.

i. The residential buffer design shall be approved by the directly adjacent property owners.

Adopted _____

Approved _____

Mayor

Clerk

bc

Attachment – Map



Report to the Green Bay Plan Commission

MEETING DATE

September 29, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.5

(ZP 25-26) Public hearing on a request to rezone properties at 1577 Langlade Avenue and the 1400 Block of Argonne Drive (Parcel 6-299-A-8) from a Planned Unit Development (ZO 07-23) to PI Public Institutional; submitted by Angie Strechenback, applicant; Timothy Kuehn of Rock Lake Properties LLC, property owner (Ald. M. Eck, District 11).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

September 29, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.6

(ZP 25-26) Consideration with possible action on a request to rezone properties at 1577 Langlade Avenue and the 1400 Block of Argonne Drive (Parcel 6-299-A-8) from a Planned Unit Development (ZO 07-23) to PI Public Institutional; submitted by Angie Strechenback, applicant; Timothy Kuehn of Rock Lake Properties LLC, property owner (Ald. M. Eck, District 11).

BACKGROUND

Reason for Request: To create a zoning classification to allow the development of a church at Parcels 6-299-A and 6-299-A-8 located at S Military Avenue and Langlade Street with frontage on part of Argonne Drive.

Subject Parcel Zoning and Land Use:

The property is currently vacant of use. A planned unit development (ZO 07-23) zoning is currently in place. The use permitted in the PUD is automobile sales. Subject land area has a base split zoning with the northern 51% of the land area in the General Commercial District (C1) and the southern 49% of the land area in the Low-Density Residential District (R1). The property is currently developed as a former landscaping nursery and garden retail center (Green Bay Nursery).

Surrounding Zoning and Land Uses:

North: General Commercial District (C1) | Restaurant and service businesses

South: Low Density Residential District (R1) | Single & two-family homes and assisted living

East: Low Density Residential District (R1) | Single & two-family homes

West: Low Density Residential District (R1) | Single-family homes

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Commercial and Residential uses for these parcels. A request to change the zoning to PI Public Institutional is not inconsistent with the comprehensive plan. PI zoning is generally used for proposed or current public institutional uses. If the PI use were not to be completed or be abandoned in the future, the underlying zoning reverts in place. Additionally, a rezone of the property will formally expire the existing Planned Unit Development overlay on the site from 2023. The existing PUD permits automobile sales on site.

Report: The former Green Bay Nursery is a vacant site located on 2 parcels at S Military and Langlade. The site is composed of approximately 5.83 acres. The existing property owner, Rock Lake Properties LLC, is seeking to sell the property to Highland Crest Baptist Church for the purposes of redeveloping the site for a new church on the property. Highland Crest Baptist Church is currently located about a half mile away on Military Access Road.

The existing site is currently zoned as a Planned Unit Development (ZO 07-23). This PUD permits planned automotive sales use at the site. The PUD was approved on April 18, 2023, and is the existing zoning document for the site. The PUD applicant has not followed through on plans for an automotive sales dealership and sold the property to Rock Lake Properties. The use has remained vacant since. The PUD is in

effect until April 18, 2028 (five years after approval) unless a rezone of the property occurs. If no such rezone occurs, the property would revert to the former R I and C I zoning.

The site currently remains in limbo as no use has been re-established. Highland Crest Baptist Church proposes to utilize the 5.83 acre site as a church. Within C I zoning, a church is a permitted use. Within R I zoning, a church is a conditional use. The use of a church requires zoning action either in the form of a rezone to P I or a conditional use permit within the R I zoned area of the proposed redevelopment.

The applicant included a narrative for this rezone request and a site plan review of the property in which they indicate the need for a variance for some items with the site plan. Site plan reviews are independent of rezone requests. A site plan is not included with this staff report because a rezone request and the merits of said request function separately from site plan. Staff will be working with the applicant through site plan review and any potential variance requests if a rezone is approved. As with typical procedure, staff has made aware to the applicants that they may request an initial site plan review of a proposal, but it cannot be finalized until and unless a rezone is formally approved.

Staff supports a rezone for a handful of reasons:

- Staff believes the church use would fit the criteria for a conditional use permit for the southern portion of the property.
- The church is seeking to purchase both parcels and use the land in one contiguous use. Staff seeks to designate properties as one contiguous zoning, rather than split zoning. This is especially warranted when the use remains one use on a singular property. The church seeks to create one singular property with redevelopment, much like the approved PUD sought to create one singular property in its proposed redevelopment.
- If a public institutional use, like a church, were to cease usage at a site, the P I designation would end, and the former zoning would reoccur. With this in mind, the northern portion of the property would be designated to C I and the southern portion would be designated to R I.

Ald. Eck and neighbors within 400 feet have been noticed of the meeting based on Plan Commission policy. A neighborhood meeting was held on Thursday, September 18, 2025, at the existing Highland Crest Baptist Church on Military Access Road. Approximately 20 neighbors attended. Two members of the public approached planning staff to note they were in favor of the rezone and one was opposed. The following objections were the most common:

- Dislike of potential driveway access to Argonne Drive
- Concern of removal of existing trees and vegetation on site
- Concern about displacement of wildlife on site
- Concern about traffic volumes at peak usage times
- Concern about light pollution on neighboring properties
- Concern about changing zoning of areas from residential zoning (underlying) to non-residential.

RECOMMENDATION

Approval of the rezone request.

FISCAL IMPACT

ATTACHMENTS

- I. 25-26 Redacted Application

2. ZP 25-26 Location Map
3. ZP 25-26 Narrative
4. 25-26 REZONE REQUEST LEGAL DESCRIPTIONS



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: 1577 Langlade Ave. (Former Green Bay Nursery)

Parcel Number(s): 6-299-A and 6-299-A-8

Petitioner(s): Highland Crest Baptist Church / Thrive Architects Date: 9/03/2025

Email: [REDACTED] Phone Number: [REDACTED]

Address: 1830 Military Access Rd City: Green Bay State: WI Zip: 54304

Property Owner: Rock Lake Properties 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, Angie Streckenbach, 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)
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- ☐ 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: Timothy Kuehn

Digitally signed by Timothy Kuehn
Date: 2025.09.02 10:24:51 -0500

Date: 9-2-2025

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.:



Proposed Zone Change
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 25-26)

Proposed Zone Change at 1577 Langlade Ave and 1400 Block of Argonne Dr





September 3, 2025

Project Location:

1577 Langlade Ave
Green Bay, WI 54304
Parcels: 6-299-A
6-299-A-8

Petitioner Information:

Thrive Architects on behalf of:
Highland Crest Baptist Church
1830 Military Ave
Green Bay, WI 54304
Angie Streckenbach (Thrive) als@thrive-architects.com
Bill Czaja (Highland Crest Baptist) bill.czaja@highlandcrestbaptist.com

Action Request:

Rezoning of Property from R1 + C1 to PID (Public Institution District)
Site Plan Review



Project Summary:

Highland Crest Baptist Church plans to relocate its current facility on Military Avenue to a new, larger building at **1577 Langlade Avenue**. To move forward with the project, the church is requesting a **rezoning of the property to a Public Institution District** and a **Site Plan Review**.

The proposed church will have a footprint of 34,473 square feet, with an additional 4,250 square feet on the second-story and a basement. The new building is designed to serve the community by integrating various spaces, including:

- General church offices
- Educational spaces for children, youth, and adult ministries
- Multiple fellowship areas
- A gymnasium for youth and adult basketball programs
- A sanctuary with seating for up to 500 people

The site design for the new church prioritizes accessibility and functionality, with three access points for easy entry and exit—one each on Langlade Avenue, Military Avenue, and Argonne Drive. Other key features of the site plan include:

- A fenced-in playground for the children's ministry, accessible from the children's education wing.
- A greenspace for various outdoor activities on the southern edge of the property.
- A storage shed for property maintenance equipment.
- Parking for the congregation.

The site design has accommodated the requirements of Green Bay's zoning codes for setbacks, buffers, landscaping, landscape islands, and bicycle parking.

Highland Crest Baptist Church also requests an address change to be a "Military Avenue" street number in lieu of Langlade Avenue.

Variance Requests:

- 1. Impervious Surface Variance:** Per Sec 44-856, Table 44-15 the impervious surface shall not exceed the most restrictive abutting district. For this property that would be R-1, Sec 44-559 indicating 50% maximum impervious surface coverage. The site design represents a 55% impervious surface coverage.

The proposed development will significantly improve the property by reducing the impervious surface area from its current 100% to 55%. While this represents a substantial 45% improvement, it exceeds the City of Green Bay's Public Institution (PI) zoning requirement of a 50% impervious surface limit.

Highland Crest Baptist Church respectfully requests a variance to approve the 55% impervious surface for the following reasons:

- **Significant Improvement:** The project provides a major environmental benefit by reducing the impervious area by nearly half, which will enhance water management and green space on the property. The interior site landscaping added to the property will also be an improvement from the existing.
- **Functional Necessity:** The additional 5% impervious surface is essential to accommodate the necessary on-site functions, including adequate parking and access, for a facility of this size.
- **Community Buffer:** The site's unique position as a buffer between commercial and residential areas makes this design optimal for ensuring the new church integrates smoothly into the neighborhood while still meeting the functional needs of the congregation.

- 2. Parking Variance:** The proposed parking design is based on Highland Crest Baptist Church's specific needs, which exceed the City's minimum requirements outlined in Sec. 44-1726(g)

Per Sec 44-1726(g)(3), historical attendance data for the existing church property supports a 2.2 parking stall ratio above the suggested 5:1. With a sanctuary capacity of 500 people this results in a total of 220 parking spaces, including 7 accessible parking spaces, to ensure adequate and safe parking for all members and visitors during service times.



Proposed Exterior Design:

The exterior design presented is a conceptual representation of the new church, focusing on materials and scale. While the overall aesthetic will remain consistent, some specific elements are subject to change based on ongoing feedback from the congregation.

For example, the porte-cochère design may evolve from a flat roof to a pitched roof. We do not anticipate any major design changes, and the exterior materials shown are indicative of the final selections.

Proposed Signage:

A comprehensive signage package will be finalized and submitted for approval at a later date. The signs shown in the conceptual renderings are for illustrative purposes only.

Proposed Lighting:

The exterior site lighting shall be designed to meet the code standards in Sec. 44-492 and shall be submitted to the City for approval prior to installation. It is understood that the property abuts residential neighborhoods and that appropriate cutoff lighting is planned.

Final Engineering:

Final engineering drawings shall be submitted upon completion of the sale of the property. At this time the petitioner seeks approval for the zoning change and proposed use and layout of the site.

REZONE REQUEST LEGAL DESCRIPTIONS

Parcel Identification and Legal Description:

Parcel No.	Address	Legal Description
6-299-A	1577 Langlade Ave, Green Bay, WI 54304	PRT OF E 40 AC OF W 70 AC OF PC 10 WSFR DESC IN 303 D 10 & 232 D 349 EX 73 MR 568 & EX 19 LC 179 & EX 19 LC 463 & EX 1 CSM 369 & EX PCL E OF 2 CSM 633 & EX 17 CSM 121 & EX ST & PRT OF VAC ARGONNE CT DESC IN 2424595 4.398 AC M/L
6-299-A-8	0 Argonne Drive, Green Bay, WI 54304	LOT 2 OF 17 CSM 121 BNG PRT OF PC 10 WSFR & PRT OF VAC ARNOLD DR ADJ & PRT OF VAC ARGONNE CT DESC IN 2424595 1.433 AC M/L

Land Area comprises approximately 253,998 square feet / 5.831 acres



Report to the Green Bay Plan Commission

MEETING DATE

September 29, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.7

(ZP 25-27) Public hearing on a request to amend a Planned Unit Development (ZO 20-07) for property located at 1726 and 1760 Shawano Avenue submitted by Aaron Breitenfeldt of Robert E Lee and Associates, applicant; St. Mary's Hospital Medical Center of Green Bay, Inc, property owner (Ald. B. Delie, District 10).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

September 29, 2025

PREPARED BY

Jon LeRoy, Zoning Administrator

AGENDA ITEM # E.8

(ZP 25-27) Consideration with possible action on a request to amend a Planned Unit Development (ZO 20-07) for property located at 1726 and 1760 Shawano Avenue submitted by Aaron Breitenfeldt of Robert E Lee and Associates, applicant; St. Mary's Hospital Medical Center of Green Bay, Inc, property owner (Ald. B. Delie, District 10).

BACKGROUND

Reason for Request: St. Mary's Hospital Medical Center seeks to redevelop part of its existing principal building and grounds at 1726 Shawano Avenue and 1760 Shawano Avenue, the former Manor Care/Crossroads assisted living facility. The applicant seeks amendments to the existing PUD (20-07) which created bulk requirement standards for St Mary's Hospital and surrounding parcels.

Subject Parcel Zoning and Land Use

The property is zoned as a part of an existing PUD, ZO 20-07 and is located in the West Medical District 1. The land use is principally hospital as well as medical offices and child daycare.

Surrounding Zoning and Land Uses:

North: Low Density Residential (R1) | Single & two-family homes and church

South: PUD West Medical 2 | Single, multi-family homes, and offices

West: PUD West Medical 1 | Single family homes

East: Varied Density Residential District (R3) and Office Residential (OR) | Multi-family homes and Aspiro

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan currently recommends Public and MIROH use on these parcels. In the area sought to be redeveloped, the Comp Plan calls for Public use. Redeveloped hospital use plans fit with the Comprehensive Plan.

Report: St. Mary's Hospital is seeking to redevelop their hospital building at 1726 Shawano Avenue. The site is part of an existing Planned Unit Development (ZO 20-07) which establishes a West Medical District, in which St. Mary's Hospital is at the core of the overall development. This PUD was initially established in 2007 to create development standards for St. Mary's Hospital and surrounding properties along Shawano Avenue, west from the hospital to N Taylor. This PUD has undergone amendments in the recent past with the addition of the Prevea Clinic at the corner of Taylor and Shawano Avenues as well as an update to signage standards. This request seeks amendments to allow for the reconstruction of a new medical tower in the middle of the existing hospital structure as well as redeveloping entryways to the hospital, changing drive entrances from Shawano Avenue, and redeveloping surface parking facilities and landscaping in the southern portion of the parcels.

This redevelopment proposal also includes 1760 Shawano Avenue, formerly home to an assisted living facility which was sandwiched between the 1726 Shawano parcel. Plans call for demolition and integration of the parcel into future parking, walkways, and landscaping.

Conceptual plans have been included with this packet. St Mary's is seeking to replace a central tower in the existing building and replace it with a 117-foot tower in Phase I which is planned to proceed in the coming months with demolition of an existing central wing in the hospital facility if the PUD amendment is approved.

Additionally, the medical center seeks to update the vehicular access points off Shawano Avenue, reducing the amount of driveway entrances from 5 to 3 along the two existing parcels. The proposal seeks to move the main entryway of the hospital from a driveway entrance off Siegler Street to a new main entry off the western wing of the hospital building. The existing driveway at Siegler and Shawano would be closed.

1760 Shawano Avenue is the former Crossroads Care Center. This 1.8 acre property has been purchased by St. Mary's for the intent to expand the surface parking lot for additional parking and landscaping to be located in front of a new main entry to the hospital, replacing the Siegler main entrance. The applicant is seeking to have two driveway entrances, rather than one near the emergency room entrance on the eastern portion of the hospital. Multiple driveway entrances are permitted along a right of way. However, the standard code requires a 200-foot separation between driveway entrances on a single property and this PUD amendment requests 140 feet between stalls. In consultation with DPW, staff believe the distance separation request in this case is warranted given the nature of the ingress/egress movements for emergency purposes, the overall reduction of driveway entrances along Shawano, and the movement of the main entrance to the west.

The applicant supplied additional documents regarding a potential Phase 2 in the future. The timeline is undefined for when a Phase 2 may occur, but St. Mary's is seeking a PUD amendment to facilitate the possibility of engineering the new proposed 117-foot tower in Phase I to have the ability to construct additional floors on top the new Phase I tower in the future. The applicant is requesting a potential tower as tall as 195 feet. As of 2025, this potential height would be the tallest building in the city. Staff believe the potential height is warranted for the large-scale mission of the hospital and the general location is centrally located within the hospital structure, located hundreds of feet from neighboring R1 structures and a minimum of 150 feet away from more dense OR or R3 zoned uses.

Any new structure requires a new review and possible action on minimum parking requirements for a facility. In discussions with the applicant, while the exact number of new hospital beds, staff, and outpatient areas have not been finalized, the additional parking added to the site with the demo of Crossroads appears to exceed parking code by about 100 stalls on site.

The existing facility master plan PUD is attached with this staff report. The PUD amendment addresses updates

Changes from the original PUD include the following:

- Updating code references to current Chapter 44 notations, rather than the former Chapter 13 notations for Zoning Code.

- Changing building setback standards to reflect new standards in Chapter 44-1964 for development near single- or two-family homes.

- Changing the setback alongside the east boundary for any parking facilities from a minimum setback of 8 feet to 10 feet with the addition of requiring 6 shrubs for every 50 linear feet and a 100 percent opaque fence/visual buffer rather than 5 shrubs for every 50 linear feet, 1 tree for every 50 linear feet and a 90 percent opaque fence/visual buffer.

Staff believes this is a fair compromise in the PUD to allow for a slightly larger buffer and shrub requirement than what exists, while maintaining a driveway and parking along the eastern portion of the hospital campus.

-Changing the maximum building height from 140 feet or 10 floors to 195 feet in West Medical District 1.
Staff believe the potential height is warranted for the large-scale mission of the hospital and the general location is centrally located within the hospital structure, located hundreds of feet from neighboring R1 structures and a minimum of 150 feet away from more dense OR or R3 zoned uses.

-Updating building material standards to reflect different materials from different building additions throughout the history of the building and adding in provisions for more modern materials.
The existing structure has design elements which were typical of the time the new additions were built (i.e. 1960 and late 2000s). Staff believe the revision to reflect modern materials is warranted.

-Adding a provision that landscape islands must be installed at the end of each parking row or so that there are no more than 18 consecutive parking spaces.
This provision allows for a change from the typical code of 15 stalls to 18 stalls. Staff believe 18 is warranted on this particular site because of the layout options of a parking area in relation to the new main entrance.

-Adding a provision that a 140-foot separation between two parking stalls is permitted in one instance along Shawano Avenue.

In consultation with DPW, staff believe the distance separation request in this case is warranted given the nature of the ingress/egress movements for emergency purposes, the overall reduction of driveway entrances along Shawano, and the movement of the main entrance to the west.

-Adding a provision that any final building elevation plans must be approved by the Director of Community and Economic Development or their designee.
The existing code notes that building fenestration and signage be approved by the Community Design Review Team (CDRT). This was a committee which existed in the 2000s but is not in effect in 2025 and has not been years.

Ald. Delie and neighbors within 400 feet have been noticed of the meeting based on Plan Commission policy. Two neighborhood meetings were held in advance of the PUD amendment request at the site on March 3 and August 25, 2025, by St. Mary's Hospital staff and Robert E Lee and Associates. Both meetings were attended by about 15 members of the public.

At both meetings, questions were generally raised about traffic concerns and conditions of nearby roads. Applicants presented renderings of potential Phase I improvements to the hospital as well as a conceptual site plan (Exhibit B in the PUD). At the August meeting, the applicants briefly mentioned a request to allow for future development at the site to be taller than the proposed 117-foot structure but did not elaborate specifically to the neighbors. The applicant is requesting the maximum height of a possible future expansion to reach 195 feet tall.

As of the writing of this report, staff has not received comments from neighbors.

RECOMMENDATION

Approval of the request to amend the Planned Unit Development.

FISCAL IMPACT

ATTACHMENTS

1. 25-27 Redacted Application
2. ZONING ORDINANCE NO 18-25 DRAFT PUD AMENDMENT 1726 1760 ST MARYS
3. 25-27 Proposed Phase I Elevations Scaled to Letter Size

4. 25-27 Proposed Site Layout Scale to Letter Size
5. 25-27 Color New Phase I Tower Rendering Scaled to Letter Size
6. ZO 20_07



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: 1715 Dousman Street

Parcel Number: 235-A

Petitioner(s): Robert E. Lee & Associates - Aaron Breitenfeldt

Date: 9/3/2025

File: [REDACTED]

Phone Number: [REDACTED]

Address: 1250 Centennial Centre Blvd

City: Hobart

State: WI

Zip: 54155

Party Owner: SHS

Phone Number: [REDACTED]

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

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

I, Aaron Breitenfeldt

, 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 UD 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: Dean Kroll
Dean Kroll (09/04/2025 13:46:39 CDT)

Date: 09/08/2025

Petitioner Signature(s): Aaron Breitenfeldt

9/8/25

Checklist of required attachments:

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

For office use only:

Review Fee: \$425

Receipt No.: 276081731

Zoning Petition No.: 25-27

CHK# 133134

ZONING ORDINANCE NO. 18-25

**AN ORDINANCE
AMENDING ZONING ORDINANCE NO. 20-07 TO PERMIT THE
REVISION OF THE PLANNED UNIT DEVELOPMENT OVERLAY
DISTRICT BOUNDARY FOR THE ST. MARY'S HOSPITAL CORRIDOR
LOCATED AT 1726 SHAWANO AVENUE AND 1760 SHAWANO AVENUE
(ZP 25-27)**

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

SECTION 1. Zoning Ordinance No. 20-07, adopted September 4, 2007.

SECTION 2. Section 44-30, Green Bay Municipal Code, together with the zoning map referred to therein, is hereby amends the Planned Unit Development District on the following described property:

PRTS OF PC 1 WSFR & PRTS OF DOUSMANS CLAIM WSFR DESC
IN 327 D 645 & 327 D 646 & IN J2121-23 & 26 & IN J13769- 23 EX
897 R 512 & EX J15186-15 & PRT IN 209 D 219 EX S 10 FT & EX 349
D 596 & PRT IN 351 D 376 & EX 3 CSM 33 & PRT IN 879 R 236

Tax Parcel 6-235-A
1726 Shawano Avenue

PARCEL 1 OF VOLUME 3, CERTIFIED SURVEY MAPS, PAGE 33,
MAP NO. 703, BEING PART OF PRIVATE CLAIM 1, WEST OF FOX
RIVER, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN

Tax Parcel 6-262-A
1760 Shawano Avenue

SECTION 3. Pursuant to Chapter 44, Article XX, Green Bay Municipal Code, as it applies, the following conditions are imposed:

- A. PROJECT SCOPE. This overall development, as depicted in Exhibit A is to serve as the redevelopment of 1726 and 1760 Shawano Avenue, more commonly known as the St. Mary's Hospital Medical Center. The conceptual layout of proposed redevelopment of the Hospital Medical Center is depicted in Exhibit B.
- B. PERMITTED USES. The subject area shall be included in the West Medical 1 area and is subject to the uses stated in ZO 20-07.

C. BUILDING AND PARKING SETBACKS. The building and parking minimum setbacks are to comply with the West Medical 1 Building and Parking setbacks as follows:

1. West Medical 1
 - a. Building Setbacks
 - (1) Front Yard Setback – No required front yard setback
 - (2) Side Yard Setback – 6 Feet
 - (3) Rear Yard Setback – 6 Feet
 - (4) Transitional yards and landscape buffers shall be provided adjacent to one-family, two-family, and multi-family dwellings according to Section 44-1964, Green Bay Municipal Code.
 - b. Parking Setbacks
 - (1) No parking shall be permitted in any required setback, with the following exceptions:
 - a. A minimum 10-foot buffer shall be required for parking lots fronting on the east property line and shall be screened with a minimum of 6 shrubs per every 50 linear feet and a 6 foot tall 100 percent opaque fence parallel to the eastern property line in areas adjacent to parking or driveways
 - b. A minimum 5-foot buffer shall be required for parking lots fronting Shawano Avenue and shall be screened according to Section 44-1966 Green Bay Municipal Code. An eight-foot buffer shall be provided if parking area contains over 100 parking spaces

D. BUILDING HEIGHT AND ARCHITECTURE

1. Maximum Building Height
 - a. West Medical 1 – 195 feet except:
 - (1) Any part of a building constructed within 100 feet of existing single- or two-family residential uses is limited to 45 feet or four floors.
2. a. Architectural Elements. All buildings, including parking structures shall be designed to complement each

other, both architecturally and visually throughout the corridor and shall be compliant with ZO 20-07.

b. Architecture and building façade design shall be reviewed and approved by the Director of Community and Economic Development Department or their designee.

c. All colors, materials, finishes, and building forms shall be designed in a coordinated and harmonious manner to ensure a cohesive overall appearance. If multiple structures are developed in phases, initial development shall establish a quality benchmark for subsequent phases while allowing flexibility for new, innovative, or emerging materials that meet or exceed the established design standards which shall be reviewed and approved by the Director of Community and Economic Development Department or their designee.

d. Exterior walls shall be constructed of durable, high-quality material which provide long-term performance and visual appeal. Acceptable materials include masonry (including but not limited to brick, stone, synthetic stone, granite, limestone), architectural CMU, architectural precast concrete, glass, and architectural-grade metal panel systems. Other materials of equal or higher quality may be considered and are subject to approval of the Director of Community and Economic Development or their designee.

e. Building facades exceeding 100 feet in linear length shall incorporate architectural articulation such as wall projections, material changes, or other design strategies to avoid long, monotonous elevations and reinforce human-scale design.

f. All proposed building materials are subject to review of potential glare effects.

g. Roof-mounted equipment shall be screened, preferably by parapet walls or architecturally finished screening walls. Screening shall be an integral part of the building's architectural design.

h. The principal building on the site shall have clearly defined and visible main entrances.

i. The exterior design of parking structures shall ensure that sloped floors do not dominate the appearance of facades that are visible from adjacent residential uses or public right-of-way and so that vehicles are screened from view by a minimum 4-foot high architectural element, 100 percent impervious to sight.

E. PARKING , SCREENING REQUIREMENTS.

1. Parking Spaces

- a. All parking shall be provided as per Section 44-1726, Green Bay Municipal Code.
 - b. Hospital uses shall provide the following minimum parking requirements:
 - (1) 1 space for each staff on largest shift, plus
 - (2) 1 space for every 4 beds
 - (3) Outpatient areas shall provide 1 space per 300 square feet of gross floor area up to 8,000 square feet, and 1 space per 1,000 square feet of gross floor area above 8,000 square feet.
2. Location
- a. Parking shall not be required to be on the same parcel as primary use but shall be located within the St. Mary's Hospital Corridor as depicted on Exhibit A.
 - b. Parking can be shared between West Medical 1 and West Medical 2 uses.
2. Screening and Landscaping
- a. All parking areas shall be screened from adjacent public street and properties subject to Section 44-1966 (2-3), Green Bay Municipal Code.
 - b. All interior parking lot landscaping shall comply with Section 44-1965, Green Bay Municipal Code.
 - c. Trash receptacles and dumpsters, trash recycling containers, and loading docks shall be fully enclosed and screened with walls and/or fences at least 6 feet in height and 90% impervious to sight.
 - d. A buffer yard of 10 feet shall be maintained along the eastern side of the property, allowing pavement for driveways or sidewalks or parking to 10 feet of the property line.
 - e. Landscape islands shall be provided at the end of each parking row and within the row of parking spaces so that no more than 18 consecutive parking spaces without a landscape island.

F. OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS.

1. Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses shall not be visible from public or private rights-of-way and screened according to Section 44-1919, Green Bay Municipal Code. All truck loading/unloading areas, truck parking, outdoor storage, utility meters, HVAC equipment, and other service functions shall be incorporated into the overall design of

- the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent residential properties and streets.
2. Architectural elements, materials, colors and design of screening walls, coverings, and/or fences shall be compatible with those used as predominant materials, colors, and elements on the building or landscaping.
 3. Trash receptacles and dumpsters, trash recycling containers, and loading docks shall be fully enclosed and screened with walls and/or fences at least 6 feet in height and 90% impervious to sight.
 4. All exterior entrances to a screened storage or trash area shall be provided with a gate or door of similar design to that of the screen.

G. ACCESS, PEDESTRIAN CONNECTIONS AND DRIVEWAYS.

1. Driveways located in West Medical 1 shall be permitted to be increased to a maximum of 53 feet in width, subject to review and approval during the final site plan approval process by the Department of Public Works-Engineering Division and City Traffic Engineer.
2. Two-way drives with a distance separation of 140 feet from centerline to centerline may be allowed in one instance along the Shawano Avenue right of way
3. All other driveway design regulations shall comply with Division 4, Articles XVIII, Chapter 44 Green Bay Municipal Code.
4. Internal vehicular cross access between adjacent sites or stub outs adjacent to areas not yet developed shall be provided to ensure interconnectivity between all sites at buildout.
5. Sidewalks no less than 5 feet in width shall be provided along the full length of the building along any facade featuring a patient/customer entrance. Such sidewalks shall be located at least 6 feet from the facade of the building to provide planting beds for foundation landscaping, except where features, such as arcades or entryways, are part of the facade.
6. A pedestrian walkway, no less than 5 feet in width, shall be provided throughout the entire medical center corridor connecting parking areas, building entrances, and adjacent public sidewalks and shall include weather protection features, such as awnings or arcades, at all customer entrances. This is not intended to extend into the driving aisles or parking areas.

7. All internal pedestrian walkways shall be distinguished when crossing driving surfaces through the use of durable low-maintenance surface materials, such as pavers, bricks, or scored concrete, to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Signs shall be installed to designate pedestrian walkways.
8. Bike parking shall be provided adjacent to or in close proximity to a building entrance(s).

H. BUILDING AND SITE LIGHTING.

1. All lighting for parking areas shall be screened to minimize glare or illumination of surrounding properties and shall comply with Chapter 44, Division 8 Article V, Green Bay Municipal Code.
2. Exterior building lighting locations shall be identified on the site plan during the review and approval process.
3. The location of light poles, heights, and elevations shall be identified on the site plan during the review and approval process.
4. Parking and security lights shall not be taller than buildings or a maximum of 28 feet above pavement.

I. SIGNAGE.

1. All signage must be approved by the Director of Community and Economic Development or their designee as part of the final site plan approval.
2. Signage shall meet standards set forth in Z.O 07-18, Signage.

J. LANDSCAPING.

1. A detailed landscape plan shall be provided with each site plan submittal and shall be in compliance with the requirements of Chapter 44, Article XIX, Division 5 Green Bay Municipal Code.
2. Screening and/or buffering shall be provided to reduce visibility to residential properties to the north, east, and south of the medical corridor. Nursing homes shall be considered commercial uses for determining minimum buffer width.
3. A total of 25% green space shall be required for all property owned by St. Mary's Hospital located in either West Medical 1 or 2 combined. Parcels not owned by St.

Mary's and located in either West Medical 1 or 2 shall provide 25% green space total for each individual parcel.

3. Foundation plantings shall be provided around building perimeters not less than 6 feet in width, excluding areas necessary to building openings.

K. STORMWATER MANAGEMENT AND GRADING PLAN. A stormwater management plan and grading plan meeting the standards established by the City's 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.

L. PUBLIC IMPROVEMENTS. The property owner/developer shall prepare a traffic impact analysis for approval by the Director of Public Works. The property owner/developer will be responsible for costs associated with traffic control improvements recommended by the traffic impact analysis to manage traffic to be generated by the development as projected by the analysis. Cost of improvements shall not be the responsibility of the property owner/developer if the improvements are recommended for increased traffic due to increase in city density not related to the development. Costs shall be pro-rated where there is combined causation.

M. SITE PLAN APPROVAL. The Director of Community and Economic Development or their designee shall review the final site plan(s) prior to construction.

N. MISCELLANEOUS. All other requirements and standards of the Green Bay Municipal Code not specifically addressed by the PUD shall be met.

SECTION 4. 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 5. 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 6. All ordinances or parts of ordinances, in conflict herewith are hereby repealed.

SECTION 7 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 8. 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 9. 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 ___th day of _____, 2025.

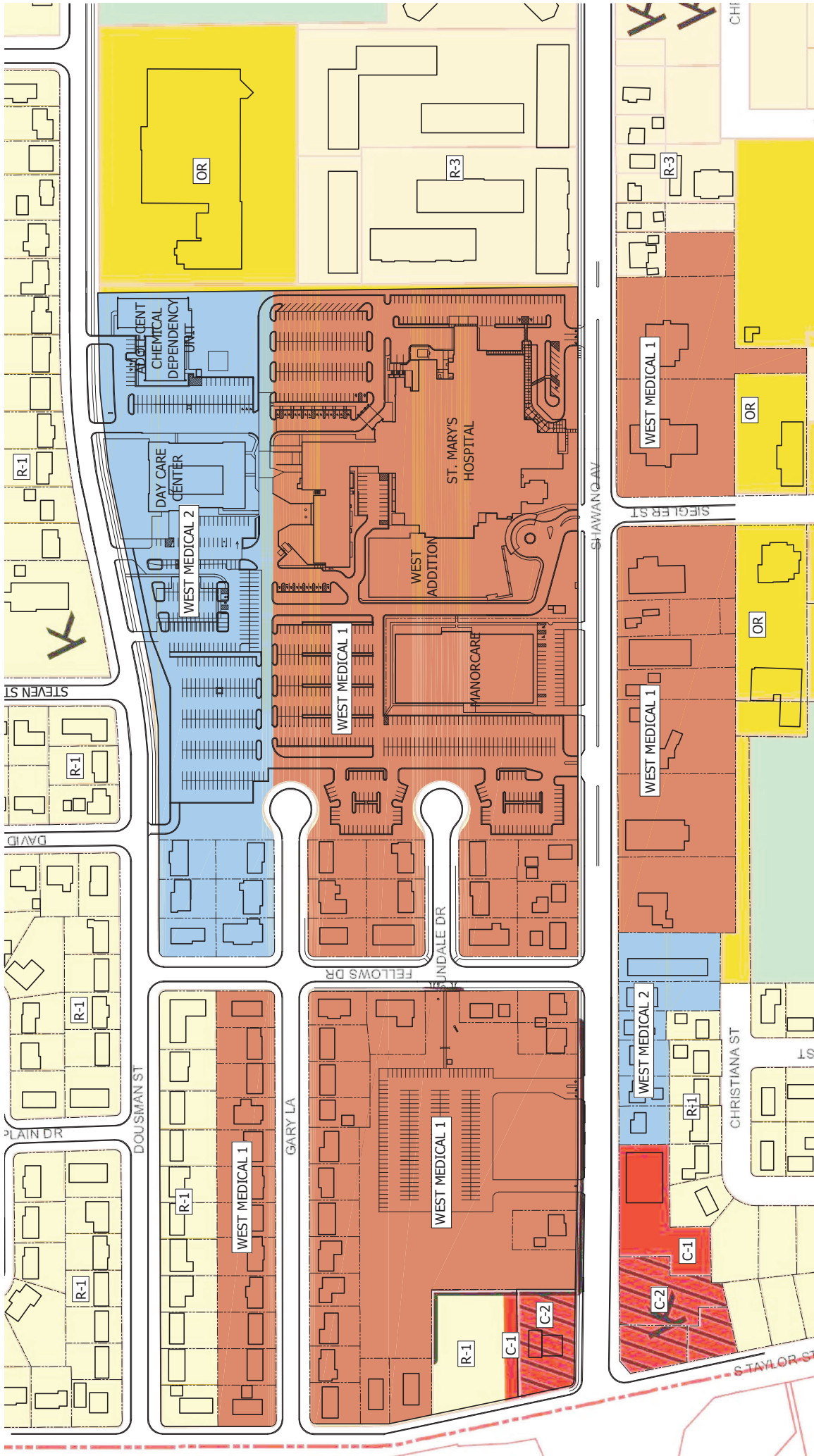
APPROVED:

Eric Genrich
Mayor

ATTEST:

Clerk

Attachment: Exhibit A – West Medical District Campus Designation
Exhibit B – Concept St. Mary’s Hospital Phase I - 2025



WEST SIDE MEDICAL CORRIDOR
ZONING STUDY

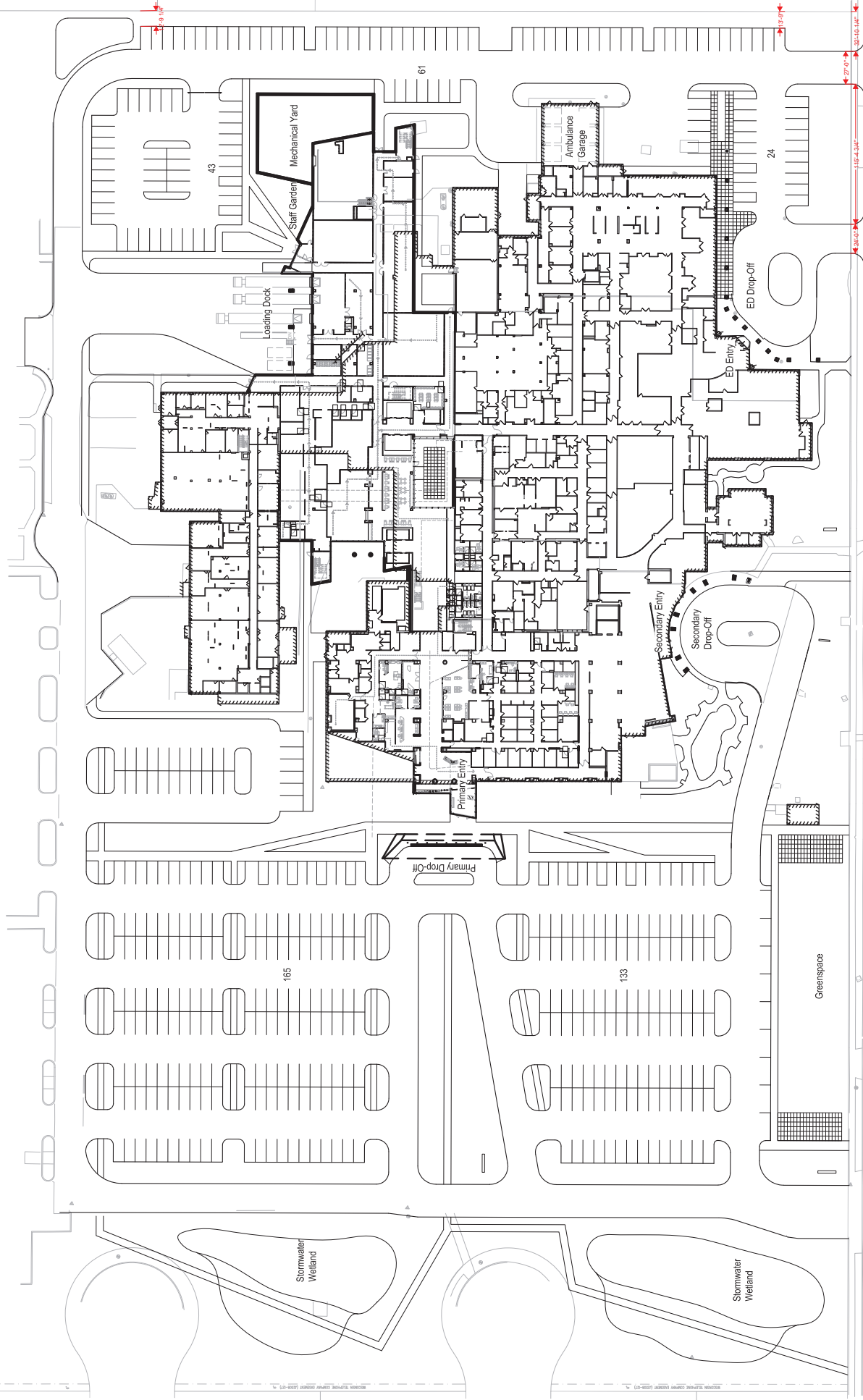
CORRIDOR PLAN - PROPOSED
SCALE: 1" = 180'



Exhibit A

BSA
Brenner-Schuler Associates, Inc.
Architects - Engineers

Exhibit B



SHAWANO AV



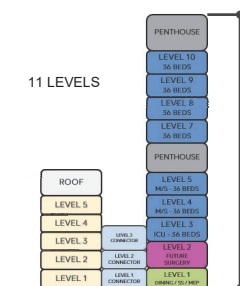
GENERAL NOTES - EXTERIOR ELEVATIONS

A. ELEVATIONS OF EXISTING FLOORS ARE BASED ON SURVEY INFORMATION AND/OR AS-BUILT DRAWINGS PROVIDED BY THE OWNER. THE SURVEY DATA MAY NOT BE COMPLETE AND THE ACTUAL EXISTING ELEVATIONS MAY VARY IN DIFFERENT PORTIONS OF THE EXISTING BUILDING. ALL INFORMATION MUST BE FIELD VERIFIED AND COORDINATED BETWEEN NEW AND EXISTING CONSTRUCTION TO PROVIDE MATCHING FLOOR ELEVATIONS WHERE REQUIRED.

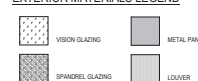
PHASE II

11 LEVELS

195'-0"



EXTERIOR MATERIALS LEGEND

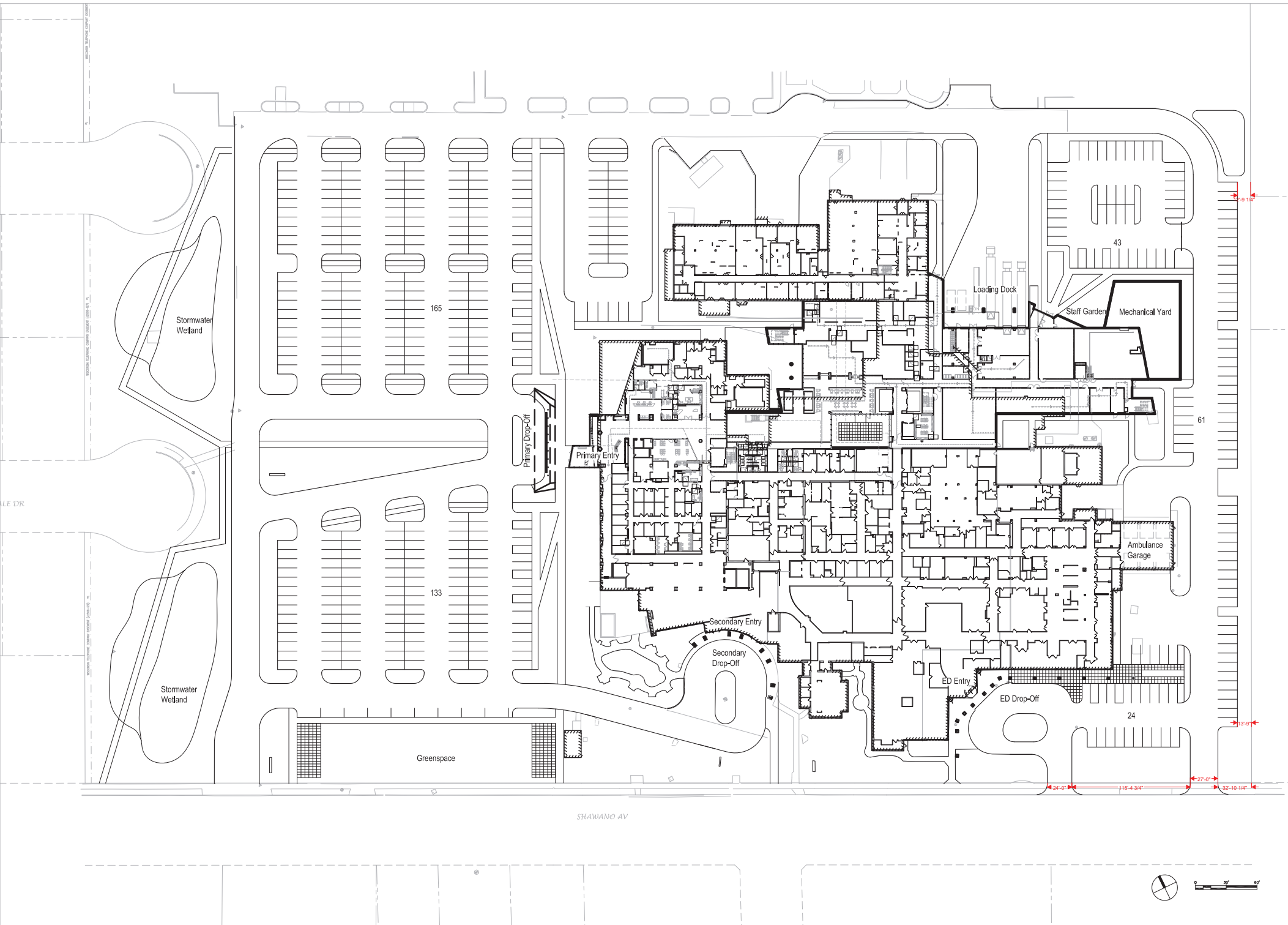


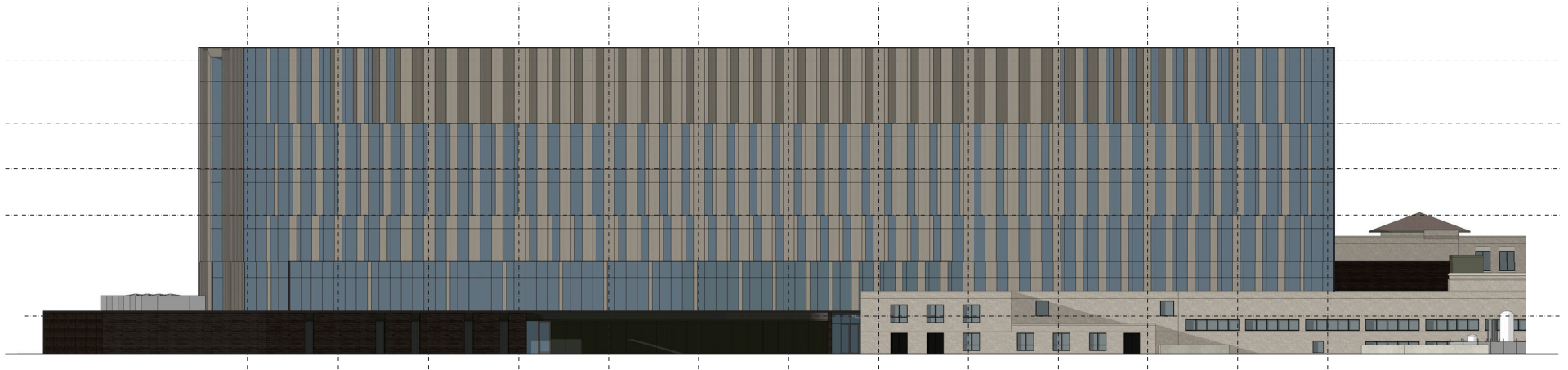
OVERALL - WEST ELEVATION

2 OVERALL - NORTH ELEVATION

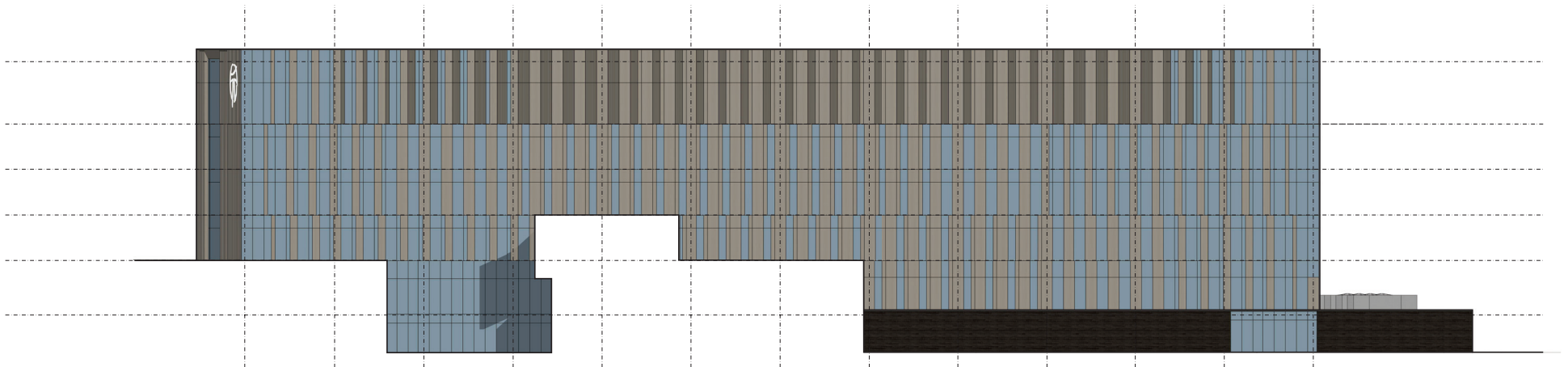
② OVERALL - EAST ELEVATION

OVERALL - SOUTH ELEVATION

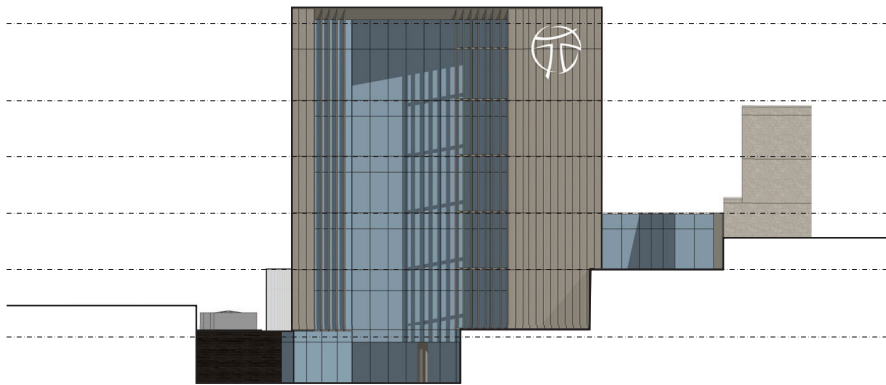




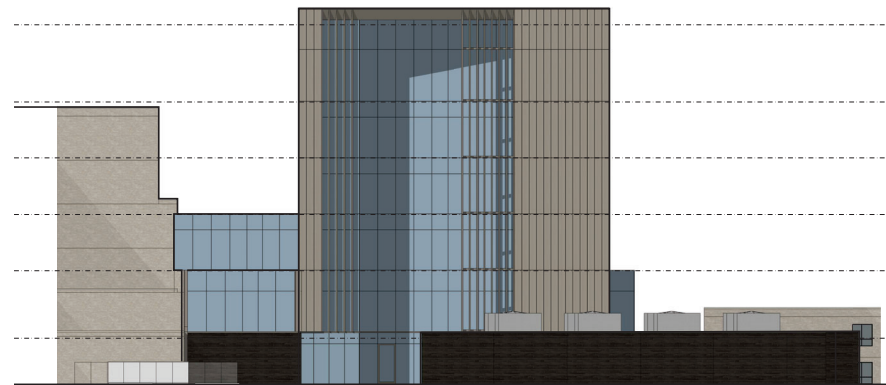
1 NORTH ELEVATION
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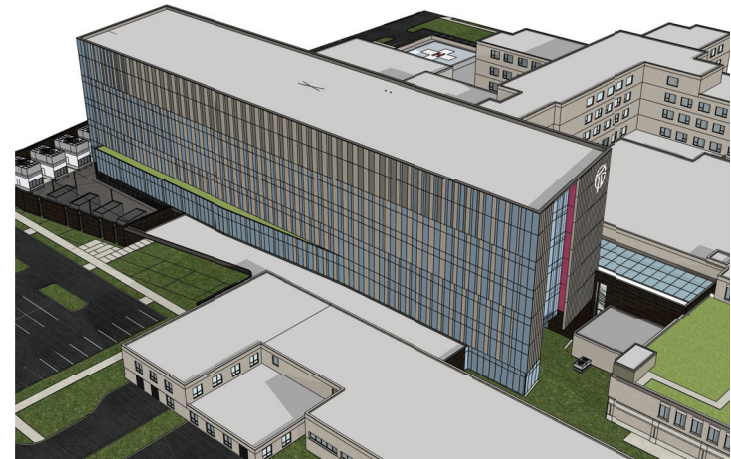
2 SOUTH ELEVATION
Scale: 1/8"=1'-0"



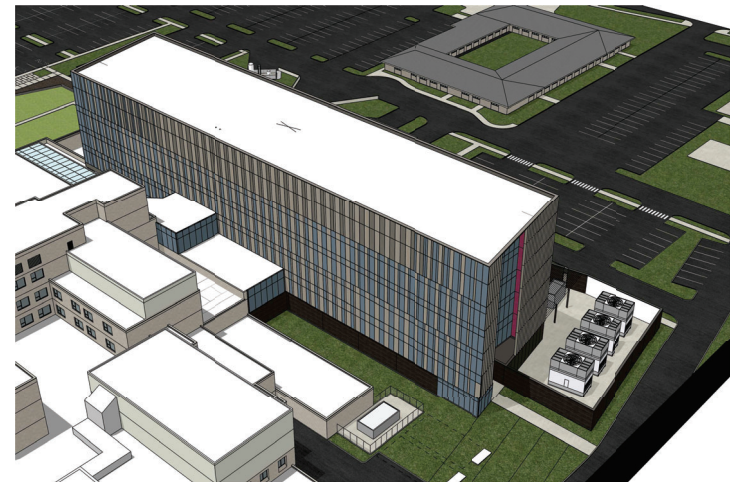
1 WEST ELEVATION
Scale: 1/8"=1'-0"



2 EAST ELEVATION
Scale: 1/8"=1'-0"



3 AXON 01
Scale: 1/8"=1'-0"



4 AXON 02
Scale: 1/8"=1'-0"

ZONING ORDINANCE NO. 20-07

AN ORDINANCE
REPEALING ZONING ORDINANCE NO. 20-03
AND RECREATING A PLANNED UNIT DEVELOPMENT
OVERLAY DISTRICT FOR THE ST. MARY'S HOSPITAL
CORRIDOR LOCATED GENERALLY SOUTH OF
DOUSMAN STREET, EAST OF TAYLOR STREET,
GENERALLY NORTH OF SHAWANO AVENUE,
AND WEST OF THE 1600 BLOCK OF
SHAWANO AND DOUSMAN STREETS
(ZP 07-32)

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

SECTION 1. Zoning Ordinance No. 20-03, adopted November 4, 2003, is repealed.

SECTION 2. Section 13.108, 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:

See Exhibit A attached hereto

SECTION 3. Pursuant to Section 13-1900, et seq., Green Bay Municipal Code, as they apply, the following conditions are imposed:

- A. PROJECT SCOPE. This development, as depicted in Exhibits B and C, is to serve as the guidelines for continued development and expansion of the St. Mary's Hospital Corridor:
- B. PERMITTED USES. The permitted uses shall be those uses listed in the following zoning categories found within the Green Bay Zoning Code, Chapter 13, Green Bay Municipal Code, Section 13-700 and as listed:
 - 1. West Medical 1
 - a. All uses permitted in the OR – Office Residential District (13-700) except:
 - (1) Any residential uses not established at time of adoption of this Zoning Ordinance are prohibited.
 - b. Hotel

- c. Assisted living facility/nursing home
 - d. Community living arrangements (CLA)
 - (1) serving four or fewer persons permitted by right
 - (2) serving five or more persons require approval of a conditional use permit (CUP)
 - e. Surface parking lot as an accessory use to a new development/redevelopment phase
 - f. Parking structure
2. West Medical 2
- a. All uses permitted in the OR – Office Residential District (13-700) except:
 - (1) Any residential uses not established at time of adoption of this Zoning Ordinance are prohibited
 - b. Community living arrangements (CLA)
 - (1) serving four or fewer persons permitted by right
 - (2) serving five or more persons require approval of a conditional use permit (CUP)
 - c. Surface parking lot as an accessory use to a new development/redevelopment phase
 - d. Parking structures limited to West Medical 2 area along Dousman Street.

C. BUILDING AND PARKING SETBACKS. The building and parking minimum setbacks are as follows:

1. West Medical 1
- a. Building Setbacks
 - (1) Front Yard Setback – No required front yard setback
 - (2) Side Yard Setback – 6 Feet
 - (3) Rear Yard Setback – 6 Feet
 - (4) Transitional yards and landscape buffers shall be provided adjacent to one-family, two-family, and multi-family dwellings according to Section 13-1820, Green Bay Municipal Code.
 - b. Parking Setbacks
 - (1) No parking shall be permitted in any required setback.
 - (2) A minimum 5-foot buffer shall be required for parking lots fronting on Shawano

Avenue and shall be screened according to Section 13-1822, Green Bay Municipal Code. An eight-foot buffer shall be provided if parking area contains over 100 parking spaces

2. West Medical 2
 - a. Building Setbacks
 - (1) Front Yard Setback Dousman Street – 25 feet setback
 - (2) Front Yard Setback Shawano Avenue – No required front yard setback
 - (3) Side Yard Setback – 6 Feet
 - (4) Rear Yard Setback – 6 Feet
 - (5) Transitional yards and landscape buffers shall be provided adjacent to one-family, two-family, and multi-family dwellings according to Section 13-1820, Green Bay Municipal Code.
 - b. Parking Setbacks
 - (1) No parking shall be permitted in any required setback.
 - (2) A minimum 5-foot buffer shall be required for parking lots fronting on Shawano Avenue, and shall be screened according to Section 13-1822, Green Bay Municipal Code. An 8 foot buffer shall be provided if parking area contains over 100 parking spaces
 - (3) Parking structures shall be set back a minimum of 100 feet from Dousman Street right-of-way or any adjacent residential uses.

D. BUILDING ARCHITECTURE, MATERIALS AND COLORS

1. Maximum Building Height
 - a. West Medical 1 – 140 feet or 10 floors except:
 - (1) Any building constructed within 100 feet of existing single- or two-family residential uses is limited to 45 feet or four floors.
 - b. West Medical 2 – 45 feet or four floors.
2. Architectural Elements

- a. All buildings, including parking structures shall be designed to complement each other, both architecturally and visually throughout the corridor.
- b. Architecture and building façade design shall be reviewed and approved by the Community Development Review Team (CDRT) during site plan review and approval and shall minimally provide the following:
 - (1) All colors, materials, finishes, and building forms shall be coordinated in a consistent manner. If multiple structures are developed at staggered times or in phases, the first development shall set the general standard in regard to overall architectural consistency.
 - (2) A minimum of 30% of all exterior walls combined shall be finished with acceptable masonry materials such as brick, stone, or synthetic stone materials, that include but are not limited to slate, flagstone, granite, limestone, and marble. The balance of any exterior finishing material shall be stucco, architectural concrete masonry units (CMU), concrete tilt wall construction, glass and other materials as approved by the CDRT during site plan review.
 - (3) Exterior trim is recommended for all doors and windows and shall be either stone, cast stone, molded fiberglass, molded high-density polymer, and other materials as approved by the CDRT during final site plan review.
 - (4) Buildings with facades over 100 feet in linear length shall incorporate wall projections or recesses.
 - (5) Roof-mounted equipment shall be screened, preferably by parapet walls or architecturally finished screening walls. Screening shall be an integral part of the building's architectural design.
 - (6) Each principal building on the site shall have clearly defined and visible main entrances.
 - (7) The exterior design of parking structures shall ensure that sloped floors do not dominate the appearance of the façades

that are visible from adjacent residential uses or public right-of-way and so that vehicles are screened from view by a minimum 4-foot high architectural element, 100% impervious to sight.

E. PARKING REQUIREMENTS.

1. Parking Spaces
 - a. All parking shall be provided as per Section 13-1700, Green Bay Municipal Code except hospital uses.
 - b. Hospital uses shall provide the following minimum parking requirements:
 - (1) 1 space per each staff on largest shift, plus
 - (2) 1 space for every 4 beds
 - (3) Outpatient areas shall provide 1 space per 300 square feet of gross floor area up to 8,000 square feet, and 1 space per 1,000 square feet of gross floor area above 8,000 square feet.
2. Location
 - a. Parking shall not be required to be located on same parcel as primary use but shall be located within the St. Mary's Hospital Corridor boundaries as depicted on Exhibit A.
 - b. Parking can be shared between West Medical 1 and West Medical 2 uses.
3. Screening and Landscaping
 - a. All parking areas shall be screened from adjacent public street and properties subject to Section 13-1800, Green Bay Municipal Code.
 - b. All interior parking lot landscaping shall comply with Section 13-1800, Green Bay Municipal Code.

F. OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS.

1. Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses shall not be visible from public or private rights-of-way and screened according to Section 13-1813, Green Bay Municipal Code. All truck loading/unloading areas, truck parking, outdoor storage, utility meters, HVAC equipment, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and

- acoustic impacts of these functions are fully contained and out of view from adjacent residential properties and streets.
2. Architectural elements, materials, colors and design of screening walls, coverings, and/or fences shall be compatible with those used as predominant materials, colors, and elements on the building or landscaping.
 3. Trash receptacles and dumpsters, trash recycling containers, and loading docks shall be fully enclosed and screened with walls and/or fences at least 6 feet in height and 90% impervious to sight.
 4. All exterior entrances to a screened storage or trash area shall be provided with a gate or door of similar design to that of the screen.

G. ACCESS, PEDESTRIAN CONNECTIONS AND DRIVEWAYS.

1. Driveways located in West Medical 1 shall be permitted to be increased to a maximum of 53 feet in width, subject to review and approval during the final site plan approval process by the Department of Public Works-Engineering Division and City Traffic Engineer.
2. Driveways located in West Medical 2 shall be permitted to be increased to a maximum of 41 feet in width, subject to review and approval during the final site plan approval process by the Department of Public Works-Engineering Division and City Traffic Engineer.
3. All other driveway design regulations shall comply with Section 13-1700, Green Bay Municipal Code.
4. Internal vehicular cross access between adjacent sites or stub outs adjacent to areas not yet developed shall be provided to ensure interconnectivity between all sites at buildout.
5. Sidewalks no less than 5 feet in width shall be provided along the full length of the building along any facade featuring a patient/customer entrance. Such sidewalks shall be located at least 6 feet from the facade of the building to provide planting beds for foundation landscaping, except where features, such as arcades or entryways, are part of the facade.
6. A pedestrian walkway, no less than 5 feet in width, shall be provided throughout the entire medical center corridor connecting parking areas, building entrances, and adjacent public sidewalks and shall include weather protection features, such as awnings or arcades, at all customer

entrances. This is not intended to extend into the driving aisles or parking areas.

7. All internal pedestrian walkways shall be distinguished when crossing driving surfaces through the use of durable low-maintenance surface materials, such as pavers, bricks, or scored concrete, to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Signs shall be installed to designate pedestrian walkways.
8. Bike parking shall be provided adjacent to or in close proximity to a building entrance(s).

H. BUILDING AND SITE LIGHTING.

1. All lighting for parking areas shall be screened to minimize glare or illumination of surrounding properties and shall comply with Section 13-523, Green Bay Municipal Code.
2. Exterior building lighting locations shall be identified on the site plan during the review and approval process.
3. The location of light poles, heights, and elevations shall be identified on the site plan during the review and approval process.
4. Parking and security lights shall not be taller than buildings or a maximum of 28 feet above pavement.

I. SIGNAGE.

1. All signage must be approved by the CDRT as part of the final site plan approval.
2. Signage should be integrated as an architectural element with attention given to the color, materials, scale, and orientation of all proposed signs in relation to the overall design of the building and to each other, as well as complying with the sign regulations specified in Section 13-2000.
3. All existing signage on the St. Mary's Campus is permitted to remain as is.
4. New signage for West Medical 1 areas shall comply with Section 13-2010, C1 – General Commercial District Regulations, Green Bay Municipal Code.
5. New signage for West Medical 2 areas shall comply with Section 13-2008, OR – Office Residential District Regulations, Green Bay Municipal Code.
6. No pole signs shall be permitted anywhere within the St. Mary's Medical Corridor boundaries.

J. LANDSCAPING.

1. A detailed landscape plan shall be provided with each site plan submittal and shall be in compliance with the requirements of Section 13-1800, Green Bay Municipal Code.
2. Screening and/or buffering shall be provided to reduce visibility to residential properties to the north, east, and south of the medical corridor. Nursing homes shall be considered commercial uses for determining minimum buffer width.
3. A total of 25% green space shall be required for all property owned by St. Mary's Hospital located in either West Medical 1 or 2 combined. Parcels not owned by St. Mary's and located in either West Medical 1 or 2 shall provide 25% green space total for each individual parcel.
3. Foundation plantings shall be provided around building perimeters not less than 6 feet in width, excluding areas necessary to building openings.

K. STORMWATER MANAGEMENT AND GRADING PLAN. A stormwater management plan and grading plan meeting the standards established by the City's 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.

L. PUBLIC IMPROVEMENTS. The property owner/developer shall prepare a traffic impact analysis for approval by the Director of Public Works. The property owner/developer will be responsible for costs associated with traffic control improvements recommended by the traffic impact analysis to manage traffic to be generated by the development as projected by the analysis. Cost of improvements shall not be the responsibility of the property owner/developer if the improvements are recommended for increased traffic due to increase in city density not related to the development. Costs shall be pro-rated where there is combined causation.

M. SITE PLAN APPROVAL. The CDRT shall review the final site plan(s) prior to construction.

N. MISCELLANEOUS. All other requirements and standards of the Green Bay Municipal Code not specifically addressed by the PUD shall be met.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall not take effect until a public hearing is held thereon as provided by Section 13-204, Green Bay Municipal Code, and the adoption and publication of this ordinance.

Dated at Green Bay, Wisconsin, this 4th day of September, 2007.

APPROVED:

James J. Schmitt
Mayor

ATTEST:

Douglas R. Daul
Clerk

Moved by Ald. Kriescher, seconded by Ald. DeWane to adopt the ordinance.
Roll call: Ayes: Wiezbiskie, DeWane, Nicholson, Theisen, Kriescher, Fradette, Jeffreys, Wery, Zima, Deneys, Weber. Noes: None. Motion carried.

Moved by Ald. Fradette, seconded by Ald. Wery to adjourn at 9:00 P.M. Motion carried.

Douglas R. Daul
Green Bay City Clerk



Report to the Green Bay Plan Commission

MEETING DATE

September 29, 2025

PREPARED BY

AGENDA ITEM # E.9

(ZP 25-28) Public Hearing on a request to allow a firearms sales use within the Community Center (C3) district for property located at 2430 E Mason Street, submitted by Jeffery Talbot and John Palmer, on behalf of Sky Green Bay LLC, Inc, property owner (Ald. W. Morgan, District 3).

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

None



Report to the Green Bay Plan Commission

MEETING DATE

September 29, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.10

(ZP 25-28) Consideration with possible action on a request to allow a firearms sales use within the Community Center (C3) district for property located at 2430 E Mason Street, submitted by Jeffery Talbot and John Palmer, on behalf of Sky Green Bay LLC, Inc, property owner (Ald. W. Morgan, District 3).

BACKGROUND

Reason for Request: The proposed CUP would allow for firearm sales in the East Town Mall PUD, with a base zoning of Community Commercial (C3) zoning

Subject Parcel Zoning and Land Use: Planned Unit Development (PUD) | Future Sporting Goods Store

Surrounding Zoning and Land Uses:

North: Planned Unit Development (PUD) | Surface Parking & Commercial

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

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

West: Planned Unit Development (PUD) | Surface Parking & Commercial

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Commercial uses for this parcel. This project is compatible with this recommendation.

Report: 2430 E Mason Street is part of the East Town Mall Campus and Planned Unit Development (PUD). It is the former location of Shopko. The building is being redeveloped and split between a gym and a sporting goods store, Dunham's Sports. Dunham's Sports has firearm sales as part of their operations. Because the PUD has a Community Commercial (C3) base zoning district, and firearm sales are a Conditional Use within that district, a Conditional Use Permit is required.

Section 44-83(e) of the Zoning Ordinance establishes seven standards for the Plan Commission to consider when reviewing a CUP:

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare.*
- (2) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*
- (3) The conditional use, its exterior architectural design, and functional plan of any proposed structure will not be injurious to the use of other property in the immediate vicinity nor substantially diminish or impair property values within the surrounding neighborhood.*
- (4) Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.*
- (5) Adequate measures have been or will be taken to provide ingress and egress and so designed as to minimize traffic congestion.*
- (6) Adequate parking facilities as specified in Article XVIII of this chapter.*
- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located and all other applicable City ordinances.*

Additionally, firearm sales uses have land use development standards associated with them. Per section 44-1584(n) of the Green Bay Municipal Code, the following are also required:

- (1) Firearms sales and service establishments shall be protected by a security system, as found acceptable by the City of Green Bay Police Department.*
- (2) All sales and service of firearms shall be conducted within a completely enclosed building.*
- (3) All accessory uses, such as firing ranges and shooting galleries, if provided, shall be in completely enclosed buildings under circumstances that weapons can be fired so as not to endanger any person or property and that the projectile is protected from leaving the structure, as found acceptable by the Green Bay Police Department.*
- (4) Firearms sales and service establishments shall meet all other requirements of this Code.*

Staff believes this use in association with the sporting goods store complies with the standards for a conditional use permit and our land use development standards. The land use development standards are also reviewed as part of the City's Site Plan Review process.

Alder Morgan and property owners within 200' have been notified of this request. We have not received any comments as of the drafting of this request.

RECOMMENDATION

Approval of the conditional use permit, subject to the following conditions:

1. Firearms sales are only allowed in conjunction with a sporting goods store.
2. Compliance with all regulations of the Green Bay Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. ZP 25-28 Map
2. ZP 25-28 Redacted Application



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: 2430 East Mason Street, Green Bay WI

Parcel Number(s): 21-126-11

Petitioner(s): _____ Date: 8/25/2025

Address: 5607 New King Dr City: Troy State: MI Zip: 48098

Property Owner: Sky Green Bay LLC

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, Jeffrey Talbot, John Palmer, 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): _____

DocuSigned by:

Owner Signature: Joshua Platt

Date: 8/26/2025

Petitioner Signature(s): _____

Checklist of required attachments:

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

For office use only:

Review Fee: _____

Receipt No.: _____

Zoning Petition No.: 25-28



Report to the Green Bay Plan Commission

MEETING DATE

September 29, 2025

PREPARED BY

Stephanie Hummel, Staff

AGENDA ITEM # E.11

(AC 25-01) Consideration with possible action on a partial alley closure located near 409 W Walnut Street, submitted by The Tarlton Theatre, adjacent property owner (Ald. B. Johnson, District 9).

BACKGROUND

Reason for Request: The proposed alley closure would allow for an expanded liquor license to allow for the development of a food truck yard via Planned Unit Development

Surrounding Zoning and Land Uses:

North: Downtown (D1) | Office Use

South: Downtown (D1) | Office and Commercial Uses

East: Downtown (D1) | Theatre Use

West: Downtown (D1) | Vacant Lot; Temporary Use Permit for assembly and events

Comprehensive Plan: The 2022 Smart Growth Green Bay Comprehensive Plan recommends Downtown uses for this parcel. This project is compatible with this recommendation.

Report: The applicant is interested in creating a food truck yard and event space at 409 W Walnut Street. This is adjacent to an alley which is adjacent to another business owned by the applicant (The Tarlton Theatre). Through discussions with the City Clerk's Office, Law Department, Department of Public Works, and Community and Economic Development, we have advised the applicant to request a partial closure of the adjacent alley and apply for a Planned Unit Development (PUD) for the food truck lot use. The alley closure would allow for an extension of the applicant's liquor license, as well as increase safety for the proposed new use at 409 W Walnut Street and pedestrians using the sidewalk along W Walnut Street.

This alley is currently used by various adjacent owners. Because of this, we will be requiring a full access easement through the property located at 100 S Chestnut Avenue, also owned by the applicant. This would allow for alley traffic to enter and exit through S. Chestnut Avenue. This is shown on the attached map.

A closure of this alley is the appropriate action versus a vacation of the alley. A closure still maintains this as City right-of-way and allows the conversion back to a drivable alley if needed. This could happen if the project and associated PUD don't come to fruition, if the PUD is dissolved after establishment, or if an alley would be better suited for a future building development at 409 W Walnut.

The following agencies were notified of this alley closure and had the following comments:

- Public Works: No Response
- Wisconsin Public Service: No Objections
- AT&T: No Response
- Green Bay Water Utility: No Objections
- Green Bay Fire Department: No Response

- Green Bay Police Department: No Objections
- Green Bay Traffic Engineering Office: No Objections so long as an easement is in place
- Time Warner Cable: No Response
- Green Bay Parks, Recreation & Forestry: No Objections
- Green Bay Area Public Schools (GBAPS): No Response
- American Transmission Company (ATC): No Objections
- Mobilitie: No Response
- NEW Water: No Objections
- Charter: No Response

Alder Johnson and adjacent property owners have been notified of this request. We have not received any comments as of the drafting of this request.

RECOMMENDATION

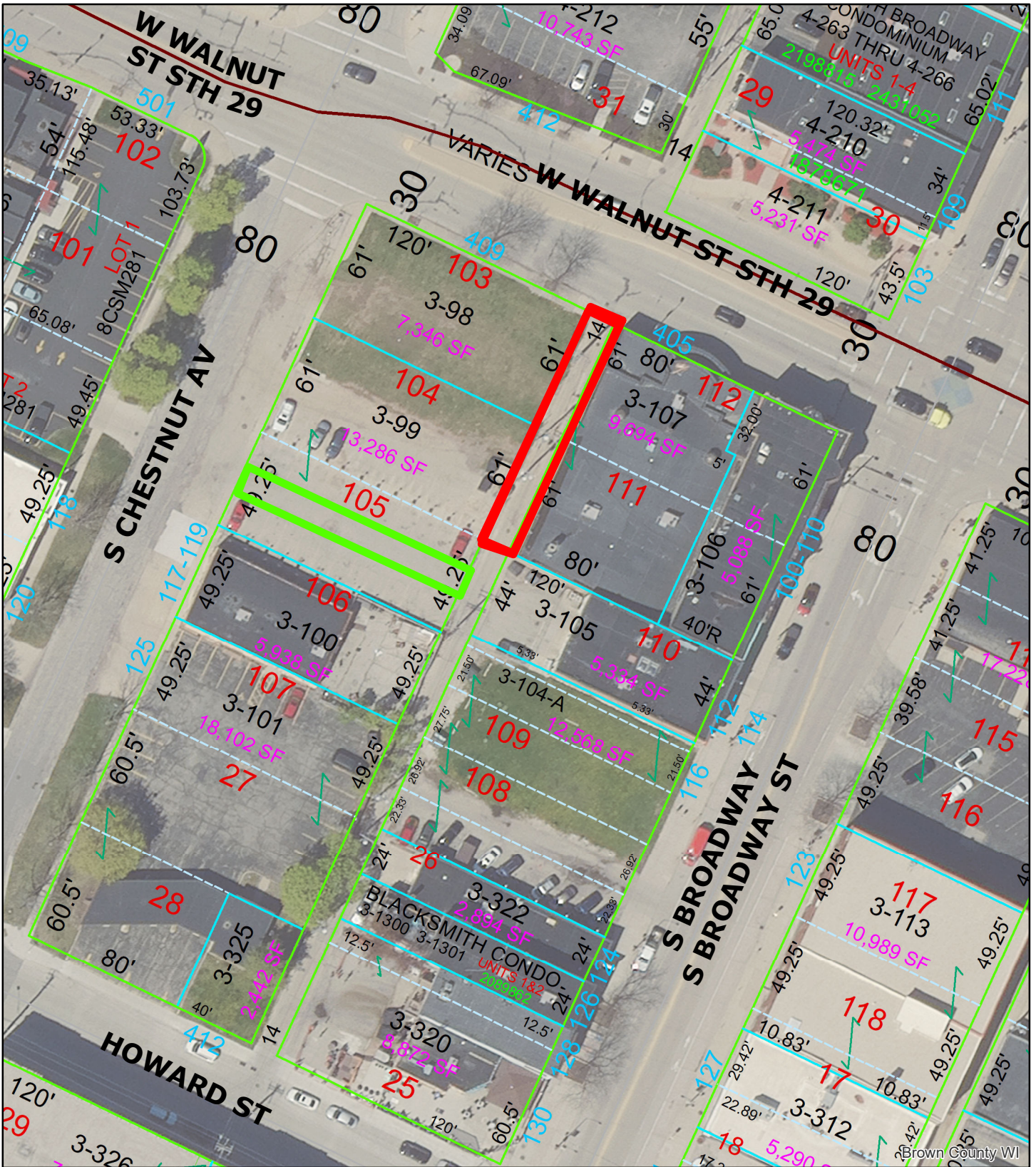
Approval of the request, with the following conditions:

1. A maintenance/closure agreement shall be established with the Department of Public Works.
2. An ingress/egress easement is required over the drive alley portion of Parcel 3-99, connecting to the open portion of the alley.
3. This alley closure is contingent on a PUD or other planning device being enacted to create a food truck yard and event space at 409 W Walnut Street.

FISCAL IMPACT

ATTACHMENTS

1. AC 25-01 Map with Easement Area
2. AC 25-01 Redacted Application



(AC 25-01) Partial Alley Closure near 409 W Walnut Street

0 15 30 60 Feet



This is a compilation of records and data located in various City of Green Bay offices and is to be used for reference purposes only. The City of Green Bay is not responsible for any inaccuracies or unauthorized use of the information contained within. No warranties are implied. Map prepared by City of Green Bay Department of Community and Economic Development. E.R. 10 Sep 2025 X:\Planning\Basemaps\template_8.5x11.mxd



Proposed Access Easement Area



Proposed Alley Closure Area



REQUEST FOR CITY ACTION PLAN COMMISSION

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: 409 West Walnut Street, Green Bay, WI 54303

Parcel Number(s): 3-98

Petitioner(s): _____

Date: 25 August 2025

Address: 405 West Walnut Street

City: Green Bay

State: WI

Zip: 54303

Property Owner: Historic West, LLC (Tarl Knight, Mark Mariucci)

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

_____, Tarl Knight and Mark Mariucci, 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: 25 August 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: _____

Receipt No.: _____

Zoning Petition No.: _____

REQUEST FOR CITY ACTION PLAN COMMISSION

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

Per WI State Statue 66.1003:

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

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

[illegible]

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



Report to the Green Bay Plan Commission

MEETING DATE

September 29, 2025

PREPARED BY

Dena Mooney, Staff

AGENDA ITEM # E.12

(CP 25-05) Consideration with possible action on a request to create a final plat with 88 lots and 7 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 an 88-lot and 7-outlot final plat that includes the dedication of lands to the public for the development of 87 single-family homes and a clubhouse known as Nicolet Heights.

Subject Parcel Zoning and Land Use: The subject properties are zoned Low-Density Residential (R1) but a Planned Unit Development (PUD) application has been approved with the condition that it shall not take effect until the pre-final subdivision plat (CP 25-05) for Nicolet Heights is approved by the City. The subject parcels are undeveloped/vacant.

Surrounding Zoning and Land Uses:

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

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

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

West: Public Institutional (PI), Low-Density Residential (R1) | Park, Single-Family Residential

Comprehensive Plan: The 2022 Smart Growth Plan designates this area for Low Density Residential.

Report: The Nicolet Heights Subdivision, when completely developed, will include the development of 146 lots and 9 outlots. The development is being constructed in two phases. Phase I, which is the subject of this review, involves the development of 87 single-family homes (Lots 1-42 and 44-88), one clubhouse (Lot 43), seven outlots (Outlot 5 dedicated to the public for a future trail), and road dedications for Eagle Lane, extension of Baywater Avenue, a portion of Overlook Circle, and a portion of Overlook Lane. Certified Survey Maps (CSM) and Final Plats that include dedications to the public, including street and/or parkland dedications, require approval by City Council as such approval shall constitute acceptance of the dedication.

The Nicolet Heights Preliminary Plat was approved by the Plan Commission on July 28, 2025. Since the preliminary plat was approved by the Plan Commission, a pre-final plat was submitted by the applicant. The review agencies (City departments, Brown County, utility companies) reviewed the pre-final plat and have confirmed that their comments have been addressed, resulting in a final plat submittal. The project is currently in the site plan review stage for drainage, stormwater, and erosion control. Since this portion of the review hasn't been completed, staff is recommending that final plat approval be conditioned on site plan approval.

RECOMMENDATION

Approval of the request subject to the following condition:

1. Site plan approval of drainage, stormwater, and erosion control plans.

FISCAL IMPACT

ATTACHMENTS

1. CP 25-05 Redacted Application
2. CP 25-05 Nicolet Heights Final Plat Revised-reduced



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): _____

Date: 7/2/2025

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

Property Owner: Terra Nullius, LLC / Robert Vanderklok

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, Tason MISOZ, 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)
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- ☐ 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.: _____

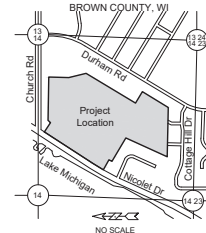
Zoning Petition No.: _____

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

Southeast Corner
Section 14, T24N, R21E
Found 1 1/2" Iron
Capped Pipe

E/L of the SE 1/4
N02°24'10"E 2636.74'

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



NOTES

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All bearings are computed and measured to the nearest second.

LEGEND

- 2.3" O.D. by 18" Iron Pipe Set
Weighing 3.65 lbs./Linear Foot
All other corners
1.3" O.D. x 18" Capped Iron Pipe
@ 1.68 lbs./L E SET

- ☐ 1" Iron Pipe Found
☒ 2" Iron Pipe Found
 Government Corner
 () Recorded As
 SF Lot Areas in Square Feet
 OL Outlet

-  Delineated Wetlands with 10' Protective Buffer

Scott R. Andersen
Professional Land Surveyor
No. S-3169

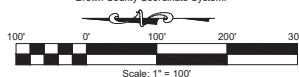
Scott R. Andersen Date _____

Professional
No. S-3169

Access Restriction Clause

Lots 22-32 are hereby restricted so that no owner, possessor, user, licensee, or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of Nicolet Drive as shown on this land division map; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s.236.293, Wisconsin Statutes, and shall be enforceable by Brown County or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

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.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2) Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20____

Department of Administration

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

1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
www.davel.pro

File: 8745Final1.dwg

Date: 09/24/2025

Drafted By: scott
Sheet: 1 of 4

Sheet: 1 of 4

ENGINEERING &

ENTAL, INC.

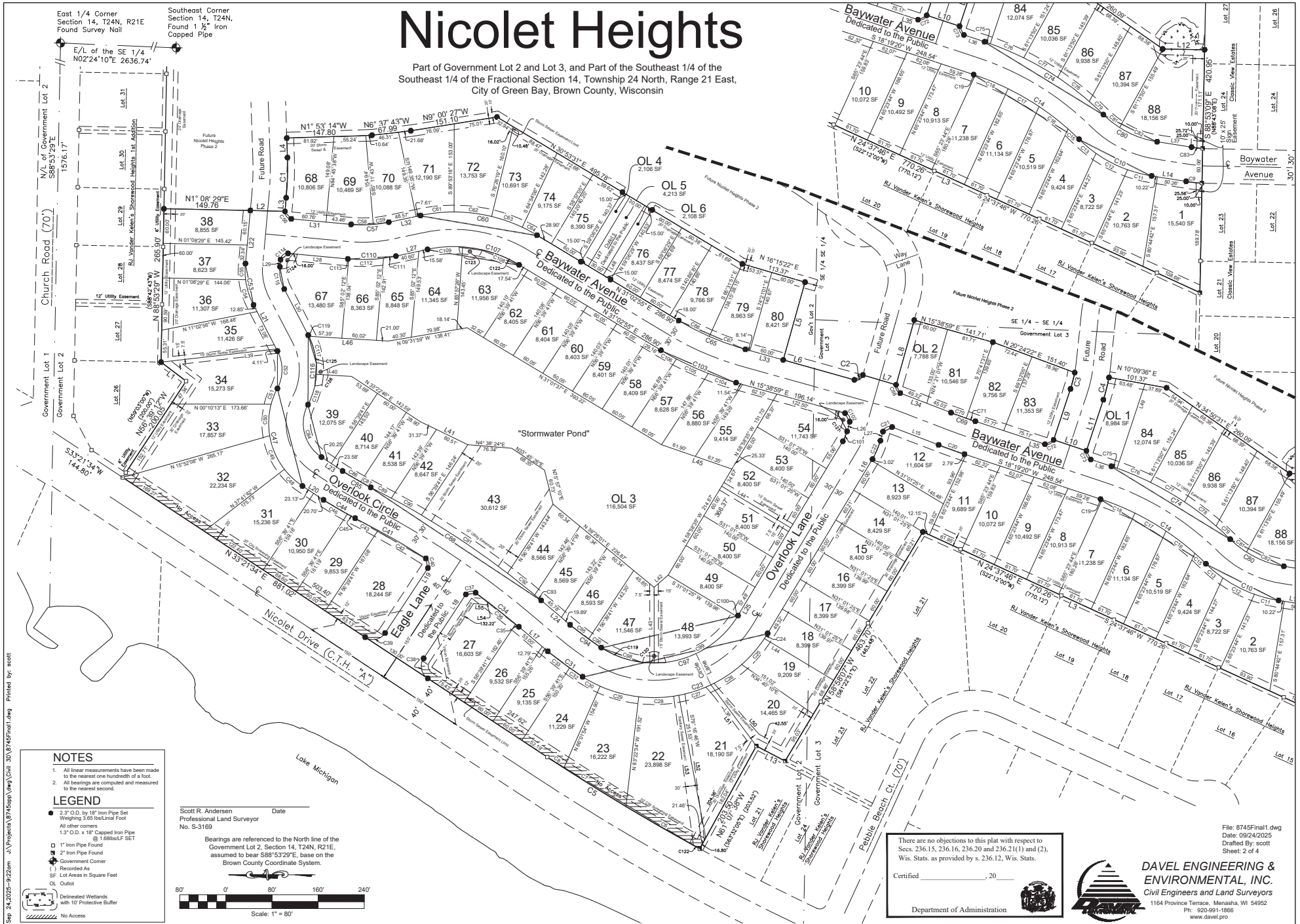
Land Surveyors

Menasha, WI 54952

991-1866

Nicolet Heights

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



NOTES

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All bearings are computed and measured to the nearest second.

LEGEND

- 2.3" O.D. by 18" Iron Pipe Set Weighing 3.65 lbs/lineal foot
- All other corners
- 1.3" O.D. x 18" Capped Iron Pipe (S 1/8"dia L.F. SET)
- 1" Iron Pipe Found
- 2" Iron Pipe Found
- Government Corner
- Recorded As
- SF: Lot Areas in Square Feet
- CL: Outlot
- Delineated Wetlands with 10' Protective Buffer
- No Access

Scott R. Andersen
Professional Land Surveyor
No. S-3169

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.

Scale: 1" = 80'

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
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File: 8745Final1.dwg

Date: 09/24/2025

Drafted By: scott

Sheet: 2 of 4

Nicolet Heights

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

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Green Bay and Brown County, and under the direction of Apple Tree GB Five, LLC, owners of said land, I have surveyed, divided and mapped Nicolet Heights; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in part of Government Lot 2 and Lot 3, and part of the Southeast 1/4 of the Southeast 1/4 of the Fractional Section 14, Township 24 North, Range 21 East, City of Green Bay, Brown County, Wisconsin, containing 2,205.115 Sq Ft (50.6225 Ac) 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, 1576.17 feet; thence, S33°21'34"W, 144.80 feet to the intersection of the east Right-of-Way Line of Nicolet Drive and the extension of the South Line of Lot 26, R.J. Vander Kelen's Shorewood Heights First Addition and to the Point of Beginning of the Parcel Being Described; 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 Southeast Corner of said Lot 34; 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 C.T.H. "A" (Nicolet Drive) 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, 881.02 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 to the Point Of Beginning of the Parcel being Described. Described parcel is subject to easements and restriction of record.

Given under my hand this _____ day of _____, 20____.

Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

Owner's Certificate of Dedication

Apple Tree GB Five, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Apple Tree GB Five, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Green Bay
Brown County
Department of Administration

Dated this _____ day of _____, 20____.

In the presence of: Apple Tree GB Five, LLC

By _____
Jason Mroz, Member

State of Wisconsin)
_____(County) ss

Personally came before me this _____ day of _____, 20____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____, My Commission Expires _____
Notary Public, Wisconsin

Utility Easement Provisions

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

Apple Tree GB Five, 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 shall not be prevented 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.

Apple Tree GB Five, LLC

Jason Mroz, Member Date

City of Green Bay Approval

Approved for the City of Green Bay, as required by Wisconsin State Statutes Chapter 236, and the City of Green Bay Municipal Code, Chapter 36, Subdivision and Platting:

Community and Economic Development Director Print Name Date

City of Green Bay Approval Certificate

Resolved, that this Subdivision Plat, Nicolet Heights, in the City of Green Bay, Brown County, Apple Tree GB Five LLC, the property owners, is hereby approved by the Common Council of the City of Green Bay.

Mayor Print Name Date

As the duly appointed Mayor and City Clerk for the City of Green Bay, I hereby certify that the records in my office show no unpaid taxes or special assessments affecting any of the lands including in this plat.

Clerk Print Name Date

Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer of Brown County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

County Treasurer Print Name Date

This Final Plat is contained wholly within the property described in the following recorded instruments: _____

the property owner of record: Recording Information: Parcel Number(s):
Apple Tree GB Five, LLC Doc No. _____ 22-134, 22-135, 22-144

Restrictive Covenants

- The land on Front, Side and Rear lot lines of all lots shall be graded by the subdivider and maintained by the property owner to provide for adequate drainage of surface water.
 - Lots shall be graded to the drainage plan, prepared for this subdivision, as approved by the City of Green Bay.
 - No poles, pedestals or buried cables are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of a survey stake by anyone is a violation of section 236.32 of Wisconsin Statutes.
 - Lots 87 and 88 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.
- Notes:**
- The property owner, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the current Wisconsin Department of Natural Resource Technical Standards to prevent soil erosion. However, if the City, at the time of construction, has adopted a soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.
 - 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.
 - Concrete sidewalks shall be installed as outlined within the Engineered Development Plan. Sidewalks shall be installed at the time the lots are developed and prior to receiving an occupancy permit or as directed by the Common Council of the City of Green Bay.
 - The "Stormwater Pond (Outlot 3)" will be owned by Nicolet Heights Home Owners Association, with the option of deeding it to the City at a future date. All maintenance of the stormwater pond drainage facilities shall be the responsibility of the Home Owners Association until such time the City accepts the pond and lands within the outlot.
 - All lots that do not have storm water laterals, but are immediately adjacent to storm water facilities, shall discharge/overflow flow all downspouts and sump pumps into the rear of the property in accordance with the approved grading plan.

Vision Easement Provision

For the purpose of public safety, a clear vision area shall be maintained Lots 27 and 28 at the intersection of Eagle Lane and Nicolet Drive (C.T.H. A). The clear vision area is a triangular-shaped space defined by measuring 150 feet along each intersecting right-of-way line and connecting these two points with a straight line.

Within this triangular area, no structure, wall, fence, sign, or vegetation may be placed or maintained at a height exceeding 42 inches, as measured from the top of curb grade of Eagle Lane, perpendicular from the location of the structure, wall, fence, sign, or vegetation. The only exceptions are tree trunks, which must be trimmed to provide a clear line of sight between 42 inches and 10 feet above the curb grade.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



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

File: 8745Final1.dwg
Date: 09/24/2025
Drafted By: scott
Sheet: 3 of 4

Nicolet Heights

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

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	560.00	N 88°19'26" W	69.61'	69.66'	7°07'37"	S 88°06'46" W	N 84°45'38" W
C2	12.00	N 29°21'01" W	16.97'	18.85'	90°00'00"	N 74°21'01" W	N 15°38'59" E
C3	220.00	S 75°28'57" E	29.20'	29.22'	7°36'34"	S 71°40'40" E	S 79°17'14" E
C4	280.00	N 75°45'32" W	39.85'	39.89'	8°09'44"	N 79°50'24" W	N 71°40'40" W
C5	3787.58	S 31°01'20" W	308.91'	309.00'	4°40'27"	S 33°21'34" W	S 28°41'07" W
C6	3787.58	S 29°47'58" W	147.31'	147.32'	2°13'43"	S 30°54'49" W	S 28°41'07" W
C7	3787.58	S 31°52'24" W	126.87'	126.87'	1°55'09"	S 32°49'59" W	S 30°54'49" W
C8	3787.58	S 33°05'46" W	34.80'	34.80'	0°31'35"	S 33°21'34" W	S 32°49'59" W
C9	280.00	S 08°08'31" W	27.67'	27.68'	5°39'50"	S 08°58'26" W	S 03°18'30" W
C10	230.00	S 26°49'40" W	141.03'	143.34'	35°42'28"	S 44°40'54" W	S 08°58'26" W
C11	230.00	S 14°21'07" W	43.11'	43.18'	10°45'21"	S 19°43'48" W	S 08°58'26" W
C12	230.00	S 27°26'52" W	61.78'	61.96'	15°26'08"	S 36°09'57" W	S 19°43'48" W
C13	230.00	S 39°50'20" W	38.16'	38.20'	9°30'57"	S 44°40'54" W	S 36°09'57" W
C14	470.00	S 31°30'07" W	214.33'	216.23'	28°21'34"	S 18°19'20" W	S 44°40'54" W
C15	470.00	S 43°04'53" W	26.25'	26.26'	3°12'03"	S 41°28'51" W	S 44°40'54" W
C16	470.00	S 37°37'05" W	63.33'	63.37'	7°43'33"	S 33°45'18" W	S 41°28'51" W
C17	470.00	S 29°58'30" W	61.97'	62.02'	7°33'37"	S 28°11'41" W	S 33°45'18" W
C18	470.00	S 22°25'43" W	61.74'	61.79'	7°31'57"	S 18°39'45" W	S 28°11'41" W
C19	470.00	S 18°29'32" W	2.79'	2.79'	0°20'25"	S 18°19'20" W	S 18°39'45" W
C20	1000.00	S 19°38'37" W	47.51'	47.51'	2°38'35"	S 20°57'55" W	S 18°19'20" W
C21	12.00	S 28°41'33" E	17.74'	19.96'	95°18'56"	S 74°21'01" E	S 20°57'55" W
C22	130.00	S 68°39'48" E	34.78'	34.88'	15°22'26"	S 58°58'35" E	S 74°21'01" E
C23	230.00	S 53°11'33" E	329.69'	367.58'	91°34'05"	S 32°35'30" W	S 58°58'35" E
C24	230.00	S 57°38'48" E	10.68'	10.68'	2°39'35"	S 58°19'00" E	S 58°58'35" E
C25	230.00	S 48°50'52" E	59.80'	59.97'	14°56'17"	S 41°22'43" E	S 58°19'00" E
C26	230.00	S 33°22'47" E	64.01'	64.22'	15°59'52"	S 25°22'52" E	S 41°22'43" E
C27	230.00	S 18°03'03" E	58.69'	58.85'	14°36'37"	S 10°43'14" E	S 25°22'52" E
C28	230.00	S 62°02'54" E	69.36'	69.63'	17°20'40"	S 06°37'26" W	S 10°43'14" E
C29	230.00	S 15°17'46" W	69.36'	69.63'	17°20'40"	S 32°58'06" W	S 06°37'26" W
C30	230.00	S 28°16'48" W	34.58'	34.62'	8°37'23"	S 32°35'30" W	S 32°58'06" W
C31	579.58	S 36°17'04" W	74.66'	74.71'	7°23'09"	S 39°58'39" W	S 32°35'30" W
C32	579.58	S 33°56'32" W	27.32'	27.33'	2°42'04"	S 35°17'34" W	S 32°35'30" W
C33	579.58	S 37°38'07" W	47.38'	47.39'	4°41'05"	S 39°58'39" W	S 35°17'34" W
C34	1470.00	S 36°20'30" W	95.46'	95.47'	3°43'17"	S 36°28'52" W	S 40°12'09" W
C35	1470.00	S 40°03'27" W	7.43'	7.43'	0°17'23"	S 39°54'46" W	S 40°12'09" W
C36	1470.00	S 38°11'49" W	88.03'	88.04'	3°25'54"	S 36°28'52" W	S 39°54'46" W
C37	12.00	S 10°04'47" E	17.43'	19.50'	93°07'18"	S 56°38'26" E	S 36°28'52" W
C38	25.00	S 78°21'34" W	35.36'	39.27'	90°00'00"	N 56°38'26" W	S 33°21'34" W
C39	25.00	S 11°38'27" E	35.36'	39.27'	89°59'59"	S 33°21'33" W	S 56°38'26" W
C40	12.00	S 77°52'34" W	17.11'	19.05'	90°58'00"	S 32°23'33" W	S 56°38'26" W
C41	1470.00	S 29°38'40" W	140.88'	141.01'	5°29'48"	S 26°53'47" W	S 32°23'33" W
C42	1470.00	S 30°31'09" W	96.11'	96.13'	3°44'48"	S 28°38'45" W	S 32°23'33" W
C43	1470.00	S 27°46'16" W	44.88'	44.88'	1°44'58"	S 26°53'47" W	S 28°38'45" W

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C44	560.00	S 30°08'17" W	63.33'	63.36'	6°28'59"	S 33°22'46" W	S 26°53'47" W
C45	560.00	S 27°41'05" W	15.41'	15.41'	1°34'35"	S 28°26'22" W	S 26°53'47" W
C46	560.00	S 30°55'34" W	47.94'	47.96'	4°54'24"	S 33°22'46" W	S 28°26'22" W
C47	130.00	S 75°33'43" W	174.59'	191.42'	84°21'54"	N 62°15'20" W	S 33°22'46" W
C48	130.00	S 42°50'32" W	42.75'	42.94'	18°55'32"	S 52°18'18" W	S 33°22'46" W
C49	130.00	S 66°25'52" W	63.43'	64.08'	28°14'28"	S 80°32'46" W	S 52°18'18" W
C50	130.00	N 87°19'49" W	54.61'	55.01'	24°14'49"	N 75°12'25" W	S 80°32'46" W
C51	130.00	N 68°43'52" W	29.32'	29.39'	12°57'05"	N 62°15'20" W	N 75°12'25" W
C52	70.00	N 89°50'43" W	64.84'	67.41'	55°10'47"	S 62°33'54" W	N 62°15'20" W
C53	130.00	N 68°43'52" W	73.14'	74.14'	32°40'29"	N 84°45'38" W	S 62°33'54" W
C54	130.00	S 72°46'22" W	46.08'	46.32'	20°24'56"	S 82°56'49" W	S 62°33'54" W
C55	130.00	S 69°03'36" W	27.76'	27.82'	12°15'33"	N 84°45'38" W	S 82°56'49" W
C56	12.00	N 50°14'22" E	16.97'	18.85'	90°00'00"	N 05°14'22" E	S 84°45'38" W
C57	220.00	N 03°19'16" W	65.50'	65.74'	17°07'17"	N 11°52'59" W	N 05°14'22" E
C58	220.00	N 00°13'03" E	38.52'	38.57'	10°02'39"	N 04°48'17" W	N 05°14'22" E
C59	220.00	N 08°20'36" W	27.16'	27.17'	7°04'38"	N 11°52'59" W	N 04°48'17" W
C60	280.00	N 09°50'00" E	204.92'	209.80'	42°55'50"	N 31°02'55" E	N 11°52'59" W
C61	280.00	N 05°53'07" W	58.50'	58.61'	11°59'36"	N 00°06'42" E	N 11°52'59" W
C62	280.00	N 08°50'11" E	65.58'	65.73'	13°27'00"	N 13°33'41" E	N 00°06'42" E
C63	280.00	N 19°19'48" E	56.29'	56.38'	11°32'13"	N 25°05'54" E	N 13°33'41" E
C64	280.00	N 28°04'25" E	29.07'	29.08'	5°57'01"	N 31°02'55" E	N 25°05'54" E
C65	470.00	N 23°20'57" E	125.94'	126.32'	15°23'56"	N 31°02'55" E	N 31°02'55" E
C66	470.00	N 27°43'48" E	59.65'	59.69'	7°16'34"	N 23°46'21" E	N 31°02'55" E
C67	470.00	N 19°42'49" E	66.58'	66.63'	8°07'22"	N 10°59'59" E	N 23°46'21" E
C68	12.00	N 63°18'27" E	16.17'	17.74'	84°14'04"	N 20°57'55" E	S 74°21'01" E
C69	970.00	N 19°38'33" E	44.74'	44.74'	2°38'35"	N 18°19'20" E	N 20°57'55" E
C70	970.00	N 20°08'13" E	28.65'	28.65'	1°39'25"	N 19°19'20" E	N 20°57'55" E
C71	970.00	N 18°48'55" E	16.69'	16.69'	0°59'09"	N 18°19'20" E	N 19°19'20" E
C72	12.00	N 26°40'40" W	16.97'	18.85'	90°00'00"	N 71°40'40" W	N 18°19'20" E
C73	12.00	S 63°19'20" W	16.97'	18.85'	90°00'00"	N 71°40'40" W	S 18°19'20" W
C74	530.00	S 31°30'07" W	241.69'	243.83'	26°21'34"	S 18°19'20" W	S 44°40'54" W
C75	530.00	S 18°53'05" W	10.41'	10.41'	1°07'31"	S 18°19'20" W	S 19°26'51" W
C76	530.00	S 22°51'07" W	62.95'	62.98'	6°48'31"	S 19°26'51" W	S 26°15'22" W
C77	530.00	S 29°56'06" W	68.01'	68.06'	7°21'28"	S 26°15'22" W	S 33°36'50" W
C78	530.00	S 37°20'01" W	68.77'	68.82'	7°26'21"	N 86°32'45" W	S 41°03'12" W
C79	530.00	S 42°52'03" W	33.56'	33.56'	3°37'42"	S 41°03'12" W	S 44°40'54" W
C80	170.00	S 26°49'40" W	104.24'	105.95'	35°42'28"	S 44°40'54" W	S 08°58'26" W
C81	170.00	S 38°38'25" W	35.88'	36.05'	12°08'59"	S 44°40'54" W	S 32°31'55" W
C82	170.00	S 20°41'11" W	69.41'	69.90'	23°33'29"	S 32°31'55" W	S 08°58'26" W
C83	220.00	S 06°26'50" W	19.44'	19.45'	0°53'53"	S 08°58'26" W	S 03°54'34" W
C84	70.00	S 75°33'43" W	94.01'	103.07'	84°21'54"	N 62°15'20" W	S 33°22'46" W
C85	500.00	S 30°08'17" W	56.54'	56.57'	6°28'59"	S 33°22'46" W	S 26°53'47" W
C86	500.00	S 31°17'27" W	36.44'	36.45'	4°10'37"	S 33°22'46" W	S 29°12'09" W

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C87	500.00	S 28°02'58" W	20.12	20.12	2°18'21"	S 29°12'09" W	S 26°53'47" W
C88	1530.00	S 33°32'58" W	354.52	355.31	13°18'21"	S 26°53'47" W	S 40°12'09" W
C89	1530.00	S 27°38'55" W	40.16	40.16	1°30'15"	S 26°53'47" W	S 28°24'02" W
C90	1530.00	S 29°31'36" W	60.13	60.14	2°15'07"	S 28°24'02" W	S 30°39'09" W
C91	1530.00	S 34°01'30" W	180.01	180.12	6°44'42"	S 30°39'09" W	S 37°23'51" W
C92	1530.00	S 38°31'33" W	60.25	60.25	2°15'23"	S 37°23'51" W	S 39°39'14" W
C93	1530.00	S 39°55'41" W	14.65	14.65	0°32'55"	S 39°39'14" W	S 40°12'09" W
C94	519.59	S 36°16'53" W	66.88	66.92	7°22'46"	S 39°58'16" W	S 32°35'30" W
C95	519.59	S 37°44'41" W	40.37	40.38	4°27'09"	S 39°58'16" W	S 35°31'07" W
C96	519.59	S 34°03'18" W	26.54	26.54	2°56'37"	S 35°31'07" W	S 32°35'30" W
C97	170.00	S 13°11'33" E	243.68	271.69	91°34'00"	S 32°35'30" W	S 58°58'35" E
C98	170.00	S 16°15'18" W	95.63	96.94	32°40'33"	S 32°35'30" W	S 00°04'53" E
C99	170.00	S 20°09'21" E	164.96	172.23	58°02'56"	S 00°04'53" E	S 58°07'49" E
C100	170.00	S 58°33'12" E	2.51	2.51	0°50'47"	S 58°07'49" E	S 58°58'35" E
C101	70.00	S 60°39'48" E	18.73	18.78	15°22'26"	S 58°58'35" E	S 74°21'01" E
C102	12.00	N 60°38'59" E	16.97	18.85	90°00'00"	S 74°21'01" E	N 15°38'59" E
C103	530.00	N 23°20'57" E	142.02	142.44	15°23'56"	N 15°38'59" E	N 31°02'55" E
C104	530.00	N 18°23'32" E	50.72	50.74	5°29'07"	N 15°38'59" E	N 21°08'06" E
C105	530.00	N 24°26'10" E	60.73	60.77	6°34'09"	N 21°08'06" E	N 27°42'15" E
C106	530.00	N 29°22'35" E	30.93	30.94	3°20'40"	N 27°42'15" E	N 31°02'55" E
C107	220.00	N 09°36'00" E	161.01	164.84	42°55'50"	N 31°02'55" E	N 11°52'59" W
C108	220.00	N 17°32'45" E	102.74	103.69	27°00'21"	N 31°02'55" E	N 04°02'34" E
C109	220.00	N 03°59'10" W	60.95	61.15	15°55'29"	N 04°02'34" E	N 11°52'59" W
C110	280.00	N 03°19'16" W	83.36	83.67	17°07'17"	N 11°52'59" W	N 05°14'22" E
C111	280.00	N 09°38'40" W	21.85	21.85	4°28'18"	N 11°52'59" W	N 07°24'37" W
C112	280.00	N 01°13'24" W	60.35	60.47	12°22'25"	N 07°24'37" W	N 04°57'48" E
C113	280.00	N 05°06'05" E	1.35	1.35	0°16'34"	N 04°57'48" E	N 05°14'22" E
C114	12.00	N 39°45'38" W	16.97	18.85	90°00'00"	N 05°14'22" E	N 84°45'38" W
C115	70.00	S 78°54'08" W	39.88	39.92	32°40'29"	N 84°45'38" W	S 62°35'34" W
C116	130.00	N 89°50'43" W	120.42	125.20	55°10'47"	S 62°35'34" W	S 62°15'20" W
C117	130.00	N 8°25'35" W	67.25	68.02	25°58'51"	S 62°15'20" W	N 86°38'20" W
C118	130.00	N 24°11'55" W	54.54	54.95	24°13'10"	N 86°38'20" W	S 62°15'20" W
C119	130.00	S 63°03'16" W	2.22	2.22	0°18'06"	S 62°15'20" W	S 63°32'39" W
C119	170.00	S 19°37'39" W	76.28	76.93	25°56'42"	S 63°32'39" W	S 08°39'44" W
C120	200.00	N 00°04'33" E	39.93	40.48	17°15'20"	N 08°39'44" W	N 86°22'47" E
C121	280.00	S 80°38'59" W	39.63	43.96	90°00'00"	N 74°21'01" W	S 15°38'59" W
C122	220.00	N 25°18'57" E	69.57	69.80	18°10'38"	N 31°02'55" E	N 12°52'17" E
C122	3787.59	S 28°46'45" W	12.44	12.44	0°11'18"	S 28°46'45" W	S 28°41'07" W
C123	20.63	S 07°39'07" W	40.03	61.11	174°45'11"	N 84°57'28" E	S 79°41'48" E
C124	28.00	S 39°51'15" E	39.53	43.89	89°48'44"	S 05°30'07" W	S 84°45'38" E
C125	130.00	S 74°00'23" W	47.73	48.00	2°19'02"	S 63°32'39" W	S 84°26'00" W
C126	20.00	S 88°26'30" W	38.88	65.91	188°49'24"	S 05°31'13" W	N 00°53'12" E



Report to the Green Bay Plan Commission

MEETING DATE

September 29, 2025

PREPARED BY

AGENDA ITEM # F.I

Director's report.

BACKGROUND

RECOMMENDATION

FISCAL IMPACT

ATTACHMENTS

- I. Development Tracking 20240131.xlsx - ACTIVE

City of Green Bay Development Tracker (Large Scale) - September 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%	\$9,600,000.00
						66	0	
2	1116 Hobart Drive	Moski Corp	1116 Hobart Drive	Market multifamily	Development agreement approved in April	Total #	Under 80%	\$3,000,000.00
						30	0	
3	Merge @ Shipyard	Merge LLC	239 Arndt Street	Market multi-family rental, retail	2025 construction start anticipated	Total #	Under 80%	\$21,000,000.00
						225	0	
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 approved. Construction planned this year.	Total #	Under 80%	\$11,000,000.00
						95	0	
6	Former Badger Sheet Metal	General Capital	420 S. Broadway/419 S. Maple	Multi-family rental, retail, Fire Station/Admin, greenway	DA considered in September	Total #	Under 80%	\$7,000,000.00
						85	85	
7	New Land 221 Cherry	New Land Enterprises	221 Cherry	Market rate multi- family rental, retail	Construction underway	Total #	Under 80%	\$38,000,000.00
						268	0	
8	222 Cherry St LLC	Peter Nugent	216-222 Cherry St	Market rate apts with retail 1st floor	DA amendment terms under negotiation	Total #	Under 80%	\$10,500,000.00
						71	0	
9	One Astor	Spark	100 E. Mason	Market rate multi- family rental	DA approved in April. 2025 construction anticipated	Total #	Under 80%	\$15,500,000.00
						125	0	

City of Green Bay Development Tracker (Large Scale) - September 2025								
	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
Single-family								
10	Habitat Homestead	Habitat for Humanity	0 Richmond St	Affordable single-family owner occupied detached and townhomes	Construction underway	Total #	Under 80%	\$2,925,000.00
						14	14	
11	Southwest Woods	Garritt Bader	Hinkle S. of Mason	Single family housing with new roads	DA approved. Construction planned this year.	Total #	Under 80%	\$8,000,000.00
						29	0	
12	The Pines	Broadway Realty	0 Deuchert Street	Single family housing with new roads	DA approved in May. 2025 construction start anticipated.	Total #	Under 80%	\$10,000,000.00
						41	0	
Commercial								
13	S&S Buildings	Investment Creations	227 E Walnut, 101 & 109 N Adams	Mixed use law office, retail, market rate apartment	Construction underway	Total #	Under 80%	\$1,500,000.00
						1	0	
14	Fire Station One	MOWGS LLC	501 S. Washington	Fire station rehab conversion to commercial uses	DA approved in May. 2025 construction start anticipated.	Total #	Under 80%	\$1,000,000.00
						0	0	
15	C. Reiss Relocation	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	County approved agreement in June 2025.	Total #	Under 80%	TBD
						0	0	
Industrial								
16	WE Hoban Co.	Hoban Real Estate	Finger Rd at Northview Rd	Industrial	DA approved in March. Construction underway.	Total #	Under 80%	\$10,500,000.00
						0	0	
Par								
17	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 #	Under 80%	\$0.00
						0	0	

	Units	Under 80%	Value
TOTALS	1,050	108	\$149,525,000.00

COLOR KEY