



# AGENDA OF THE GREEN BAY PLAN COMMISSION

**MONDAY, JUNE 29, 2026, 6:00 PM**  
**City Hall, Room 604 - The Harry Maier Room.**  
**Virtual attendance is also available via Zoom.**

## **A. Zoom Meeting Information.**

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/89807832363?pwd=hbXVacI8EmXu3rNzVafMVwXDhFg693.I>

Or call in by phone: +1 312 626 6799

Meeting ID: 898 0783 2363

Passcode: 421007

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

## **B. Roll Call.**

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

## **C. Approval of the Agenda.**

- I. Approval of the agenda for the Monday, June 29, 2026, meeting of the Green Bay Plan Commission.

## **D. Approval of Minutes.**

- I. Approval of the minutes from the June 8, 2026, meeting.

## **E. Regular Business.**

- I. (ZP 26-23) Public hearing on a request for a Conditional Use Permit to allow a single-family home in the Office-Residential (OR) Zoning District at 1033 Gray Street, submitted by David Hartman of HQ Holdings LLC, applicant and property owner (Ald. Delie, District 10).

2. (ZP 26-23) Consideration with possible action on a request for a Conditional Use Permit to allow a single-family home in the Office-Residential (OR) Zoning District at 1033 Gray Street, submitted by David Hartman of HQ Holdings LLC, applicant and property owner (Ald. Delie, District 10).
3. (ZP 26-24) Public Hearing on a request to rezone 703, 707, and 713 Roy Avenue from Neighborhood Commercial (NC) to Low-Density Residential (RI), submitted by Jared Stupsky of Blue Badger Holdings LLC, applicant and property owner (Ald. Delie, District 10).
4. (ZP 26-24) Consideration with possible action on a request to rezone 703, 707, and 713 Roy Avenue from Neighborhood Commercial (NC) to Low-Density Residential (RI), submitted by Jared Stupsky of Blue Badger Holdings LLC, applicant and property owner (Ald. Delie, District 10).
5. (CP 26-04) Consideration with possible action on a request to create a preliminary plat with 9 lots (Shorehaven) that includes a public dedication at 2892 Nicolet Drive (Parcel 22-135), submitted by Scott Andersen, Davel Engineering, on behalf of Greenway Property Inc., property owner (Ald. J. Grant, District 1).

**F. Informational.**

1. Director's report.
2. Next Meeting: July 13, 2026

**G. Adjournment.**

1. Adjournment of the Monday, June 29, 2026, meeting of the Green Bay Plan Commission.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT [www.greenbaywi.gov](http://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**

June 29, 2026

**PREPARED BY**

**AGENDA ITEM # D.I**

Approval of the minutes from the June 8, 2026, meeting.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. GBPC Minutes 06.08.2026



# **MINUTES OF THE GREEN BAY PLAN COMMISSION**

**MONDAY, JUNE 8, 2026, 6:00 PM**  
**City Hall, Room 604 - The Harry Maier Room.**  
**Virtual attendance is also available via Zoom.**

## **A. ZOOM MEETING INFORMATION.**

- I. Join Zoom Meeting Online:

<https://us02web.zoom.us/j/89807832363?pwd=hbXVaci8EmXu3rNzVafMVwXDhFg693.I>

Or call in by phone: +1 312 626 6799

Meeting ID: 898 0783 2363

Passcode: 421007

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## **B. ROLL CALL.**

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

Present: Lisa Hanson, Derius Daniels, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow

Excused: Jacob Miller, Ken Rovinski

Others Present: Alder Jennifer Grant

## **C. APPROVAL OF THE AGENDA.**

1. Approval of the agenda for the Monday, June 8, 2026, meeting of the Green Bay Plan Commission.

Moved by Derius Daniels, seconded by Emma Fulwilder to approve. Motion Passed.  
Yes—Lisa Hanson, Derius Daniels, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No—None, Abstain—None.

#### **D. APPROVAL OF MINUTES.**

1. Approval of the minutes from the May 11, 2026 meeting.

Moved by Emma Fulwilder, seconded by Derius Daniels to approve. Motion Passed.  
Yes—Lisa Hanson, Derius Daniels, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No—None, Abstain—None.

#### **E. REGULAR BUSINESS.**

1. (ZP 26-21) Public Hearing to amend a Planned Unit Development located at 1835 Ridge Road, submitted by Vierbicher on behalf of Kuehn Ridge Holdings LLC, property owner (Ald. Ridderbush, District 8).

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—Staff  
Tim Kuehn—1835 Ridge Rd.  
Jody Labs—231 S. Adams St.  
Brad Rymer—400 Security Blvd.  
Corey Behnke—1213 Shadow Ln.  
Dan Wilhelm—1800 S. Ridge Rd.

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

2. (ZP 26-21) Consideration with possible action to amend a Planned Unit Development located at 1835 Ridge Road, submitted by Vierbicher on behalf of Kuehn Ridge Holdings LLC, property owner (Ald. Ridderbush, District 8).

Moved by Ald. Jim Hutchison, seconded by Emma Fulwilder to approve the amended PUD as drafted, with the following edit: Section 2.K(1) shall be amended to reflect a change from four (4) trees and 20 shrubs to two (2) trees and ten (10) shrubs. Motion Passed.  
Yes—Lisa Hanson, Derius Daniels, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No—None, Abstain—None.

ZP 26-21 Request for City Action attachment has been included in the Agenda Packet after initial publication.

3. (CPA 26-03) Public Hearing on a request to amend the future land use for a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Mixed Residential (R3), submitted by David O'Brien of Bayland Buildings, Basten Family Real Estate LLC, property owner (Ald. J. Grant, District 1).

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

Speakers:

Jon LeRoy—Staff

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

4. (CPA 26-03) Consideration with possible action on a request to amend the future land use for a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Mixed Residential (R3), submitted by David O'Brien of Bayland Buildings, Basten Family Real Estate LLC, property owner (Ald. J. Grant, District 1).

Moved by Ald. Jim Hutchison, seconded by Emma Fulwilder to approve. Motion Passed. Yes—Lisa Hanson, Derius Daniels, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No—None, Abstain—None.

5. (ZP 26-22) Public Hearing on a request to rezone a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Varied Density Residential (R3), submitted by David O'Brien of Bayland Buildings, Basten Family Real Estate LLC, property owner (Ald. J. Grant, District 1).

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

Speakers:

Jon LeRoy—Staff

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

6. (ZP 26-22) Consideration with possible action on a request to rezone a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Varied Density Residential (R3), submitted by David O'Brien of Bayland Buildings, Basten Family Real Estate LLC, property owner (Ald. J. Grant, District 1).

Moved by Emma Fulwilder, seconded by Derius Daniels to approve. Motion Passed.  
Yes—Lisa Hanson, Derius Daniels, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No—None, Abstain—None.

7. (SV 26-01) Consideration with possible action to vacate a portion of unimproved S Chestnut Avenue right-of-way located at the intersection of Arndt Street, submitted by General Capital Development, Trinity Evangelical Lutheran Church, and the Redevelopment Authority of Green Bay, adjacent property owners (Ald. DeBaker, District 9).

Moved by Ald. Jim Hutchison, seconded by Emma Fulwilder to approve. Motion Passed.  
Yes—Lisa Hanson, Derius Daniels, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No—None, Abstain—None.

8. (TA 26-03) Public Hearing on a text amendment to Articles VI and XVI of Chapter 44 of the Green Bay Municipal Code relating to Office Uses in Residential District, submitted by Community and Economic Development. \*\*\*ITEM HAS BEEN WITHDRAWN AT THE REQUEST OF THE APPLICANT\*\*\*

## **F. INFORMATIONAL.**

1. Director's report.

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

2. Next Meeting: June 29, 2026

## **G. ADJOURNMENT.**

1. Adjournment of the Monday, June 8, 2026, meeting of the Green Bay Plan Commission.

Moved by Ald. Jim Hutchison, seconded by Derius Daniels to adjourn. Motion Passed.  
Yes—Lisa Hanson, Derius Daniels, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No—None, Abstain—None.



Report to the  
**Green Bay Plan Commission**

**MEETING DATE**

June 29, 2026

**PREPARED BY**

**AGENDA ITEM # E.1**

(ZP 26-23) Public hearing on a request for a Conditional Use Permit to allow a single-family home in the Office-Residential (OR) Zoning District at 1033 Gray Street, submitted by David Hartman of HQ Holdings LLC, applicant and property owner (Ald. Delie, District 10).

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None



## Report to the Green Bay Plan Commission

### MEETING DATE

June 29, 2026

### PREPARED BY

Dena Mooney, Staff

### AGENDA ITEM # E.2

(ZP 26-23) Consideration with possible action on a request for a Conditional Use Permit to allow a single-family home in the Office-Residential (OR) Zoning District at 1033 Gray Street, submitted by David Hartman of HQ Holdings LLC, applicant and property owner (Ald. Delie, District 10).

### BACKGROUND

**Reason for Request:** The applicant is requesting to allow a single-family home in the Office-Residential (OR) District. This requires a Conditional Use Permit (CUP).

**Parcel Information:** 1033 Gray Street is a 10,047 square foot, vacant parcel located between Velp Avenue and Desnoyers Street.

**Subject Parcel Zoning and Land Use:** Office-Residential (OR) | Vacant

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

- The subject parcel as well as the parcel to the west, 1040 Ethel Avenue, were originally a part of the northern parcel, 1087 Velp Avenue. The rear/southern portion of 1087 Velp Avenue was green space. In 2025, a Certified Survey Map (CSM) subdivided the parcel, which created two new lots from this green space, 1033 Gray Street and 1040 Ethel Avenue.
- The use of the parcel for a single-family residence is consistent with the established single-family neighborhood on this block of Gray Street.
- The request complies with the CUP Standards of Sec. 44-83(e), which are listed below.
- The site plan complies with Green Bay Municipal Code. The applicant has received conditional building permit approval from the Inspections Department for the home.

**Surrounding Zoning Land Use:**

North: Office-Residential (OR) | Commercial

South: Office-Residential (OR) | Single-Family Residential

East: General Commercial (C1), Community Center Commercial (C3) | Commercial

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

**Comprehensive Plan:** The Go Big Green Bay 2050 Comprehensive Plan recommends Mixed-Use land uses for the project area. This action is consistent with this recommendation.

**Land Use Development Standards:** Not applicable.

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

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

**Public Notification:** Ald. Delie, the Mather Heights Neighborhood Association, and adjacent property owners within 200 ft. of the subject area have been notified of the request. There have been no inquiries or objections made regarding this request as of the drafting of this report.

## RECOMMENDATION

**Recommendation:** Approval of the CUP subject to the following conditions:

1. Compliance with all regulations of the Green Bay Municipal Code.
2. All necessary building permits for the construction of a single-family dwelling must be received.
3. Driveways located at 1033 Gray Street are not allowed to serve 1087 Velp Avenue. Driveways that exist serving this purpose must be removed and curbing installed.

## FISCAL IMPACT

## ATTACHMENTS

1. ZP 26-23 Application\_redacted
2. ZP 26-23 Narrative
3. ZP 26-23 Map
4. 1033 Gray St Approved Site Plan
5. 1033 Gray St Approved Building Plans
6. CSM 25-10 1087 Velp Ave\_Recorded CSM



# 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: 1033 Gray Street

Parcel Number(s): 18-970-1

Petitioner(s): David Hartman Date: 05/20/2026

Email: [REDACTED] Phone Number: [REDACTED]

Address: 1087 Velp Ave City: Green Bay State: wi Zip: 54303

Property Owner: HQ holdings llc/David Hartman 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, David Hartman, respectfully request that the City of Green Bay take the following action:

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

Owner Signature: [Signature] Date: 5/20/26

Petitioner Signature(s): [Signature] 5/20/26

- 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.: \_\_\_\_\_

BCB Construction, LLC

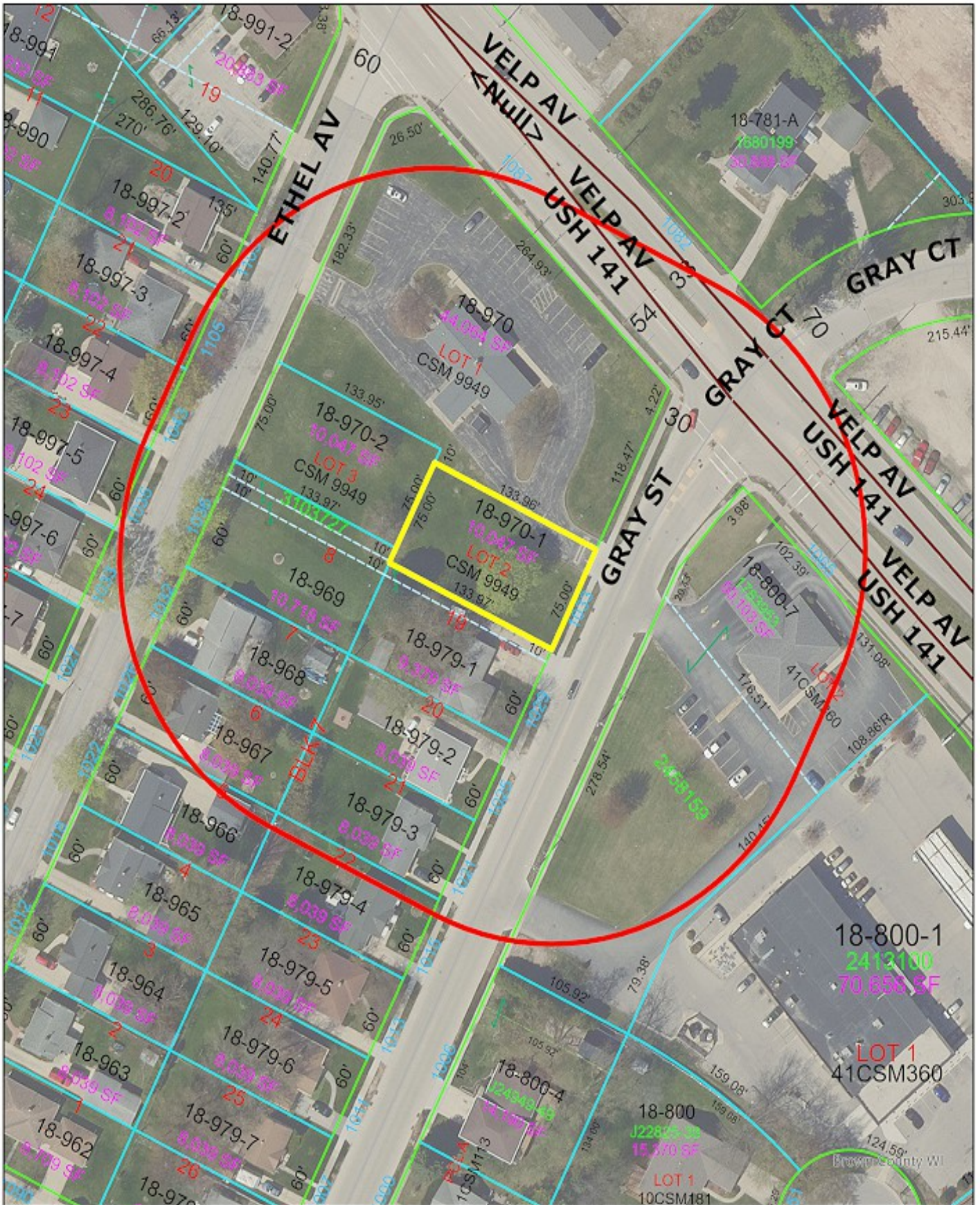
2217 Fox Point Court  
DePere, WI 54115

Location:

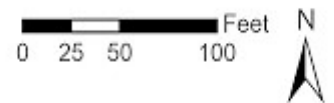
1033 Gray St

Narrative:

We will be building a new construction single family home.  
Site plan and building plan are included for your reference.



(ZP 26-23) Conditional Use Permit at  
1033 Gray Street



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

- 1033 Gray Street
- 200' Notification Buffer

# SITE PLAN & EROSION CONTROL PLAN

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 9949, DOCUMENT NUMBER 3104668, BROWN COUNTY RECORDS, SAID MAP BEING LOCATED IN PART OF THE LAVENTURE CLAIM, WEST SIDE OF THE FOX RIVER, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.

ADDRESS: GRAY STREET, PARCEL: 18-970-1

BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, BROWN COUNTY, THE RECORDED LOT 3, CERTIFIED SURVEY MAP NO. 9949, DOCUMENT NUMBER 3104668, BROWN COUNTY RECORDS.

**PROPERTY OWNERS**  
 HQ HOLDINGS LLC  
 ETHEL AVENUE  
 GREEN BAY, WI 54303

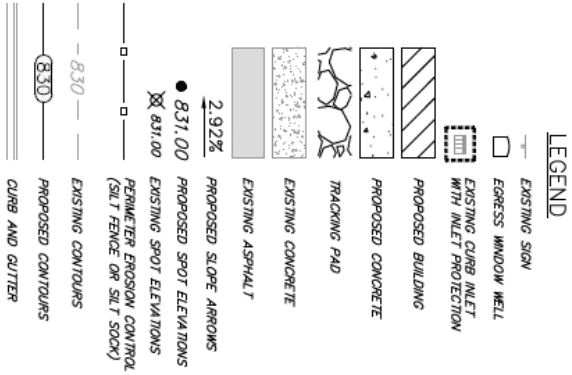
**CONTRACTOR**  
 SHAWN BARTOLAZZI  
 BCB CONSTRUCTION, LLC  
 2217 FOX POINT COURT  
 DE PERE, WI 54115  
 (920)6539-4606  
 bartolazzi@cbconstructionhuiders@gmail.com

**PREVIOUS SURFACES**  
 PROPOSED BUILDING 2,299.0 SQ. FT.  
 PROPOSED CONCRETE: 817 SQ. FT.  
 TOTAL: 3,116 SQ. FT.  
 (31.0% OF PARCEL)

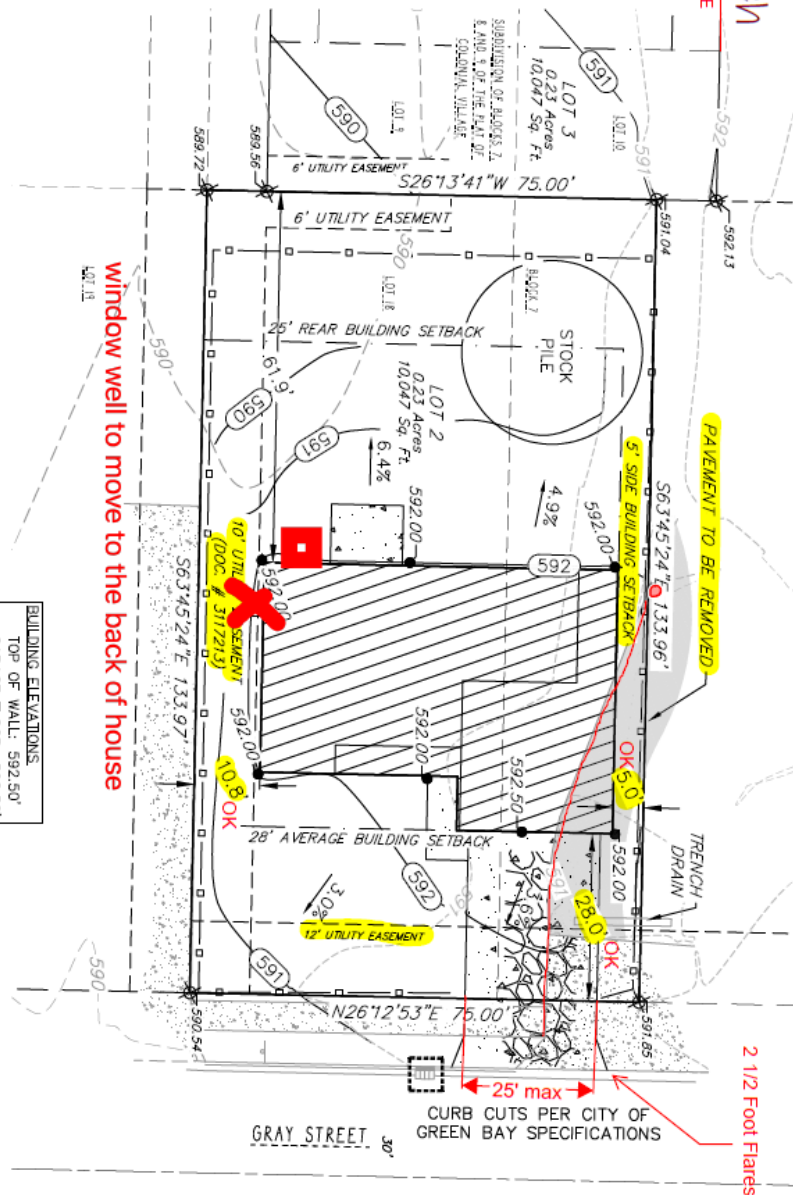
TOTAL DISTURBANCE AREA = 9,020 SQ. FT.

P#124066  
 Conditionally  
**APPROVED**  
 Building Inspection Division  
 Green Bay, Wisconsin  
**Matt Babilitch**

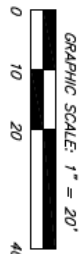
SEE CORRESPONDENCE  
 6/4/2026



**EROSION & SEDIMENT CONTROL NOTE**  
 FOLLOW THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AS FOUND AT:  
[dnr.wisconsin.gov/topic/Stormwater/standards/const\\_standards.html](http://dnr.wisconsin.gov/topic/Stormwater/standards/const_standards.html)  
 ALSO REFER TO CITY OF GREEN BAY ORDINANCE CHAPTER 16 FOR FURTHER REQUIREMENTS.



**NOTES**  
 ELEVATIONS ARE REFERENCED TO THE NAVD 88 BENCHMARK DATUM.  
 CONVERSION FACTOR TO CITY OF GREEN BAY DATUM IS -483.79'.  
 DISTANCES ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT.  
 FOOTPRINT OF PROPOSED HOUSE IS FOUNDATION PLAN FROM WISCONSIN BUILDING SUPPLY, PLAN # 25-008-R, REVISION DATE 04/08/2025.



FIELDWORK COMPLETED: 07/14/25

DRAWING # X-2533

DATE	REVISIONS
DATE	REMARKS
5/05/26	

DATE	5/05/26
DRAWER	BBEL
CHECKED	
PROJECTION	250917
SHEET	1 OF 1

**RESIDENTIAL SITE PLAN**  
 PREPARED FOR  
 BCB CONSTRUCTION LLC



Insulation certificate required at service panel at time of final building inspection

Ladder to be provided on site for access to attic at final inspection

A visual inspection of the sealing/flashing of all penetrations through the water resistive barrier (house wrap) is required prior to concealing.

Truss plans to be on site at rough inspection

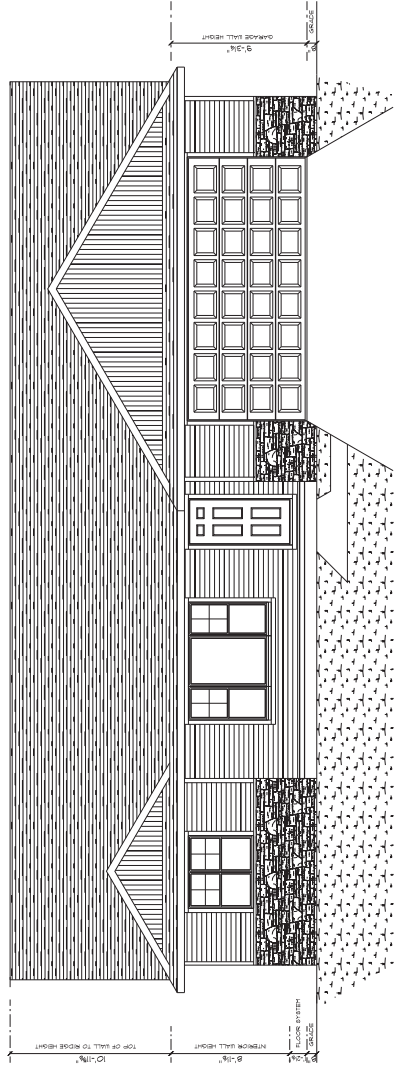
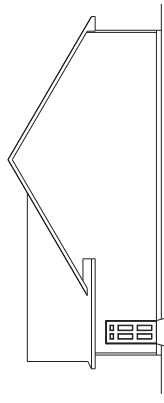
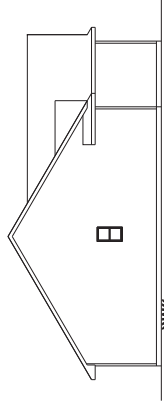
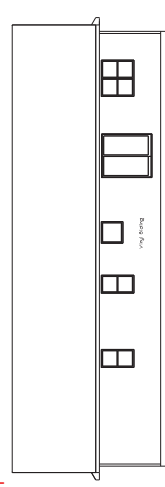
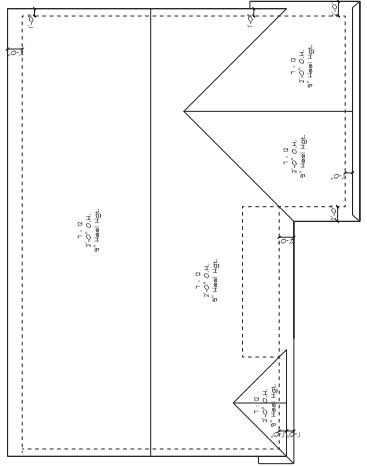
GABLE END TRUSS BRACING REQUIRED IN ACCORDANCE WITH TRUSS MANUFACTURERS SPECIFICATIONS OR SBCA - BCSI-B3 SUMMARY SHEET

Basement access required for rough in inspections

Attic access required for final building inspection

SQUARE FOOTAGE:	
FIRST FLOOR:	1433
GARAGE:	369
COVERED PORCH:	102

**P#124066**  
**Conditionally APPROVED**  
 Building Inspection Division  
 Green Bay, Wisconsin  
**Matt Babitch**  
 SEE CORRESPONDENCE  
 .6/4/2026



DATE: JANUARY 16, 2025	DATE: 02/05/25
DATE: 02/05/25	DATE: 02/05/25
DATE: 02/05/25	DATE: 02/05/25
DATE: 02/05/25	DATE: 02/05/25

JOB NAME: 814 NORTH DUNE DRIVE  
 BCB, Construction  
 ARCHITECT DESIGNED FOR: [blank]

**IMPORTANT NOTE:**  
 I AM ASKING THAT ALL WORK BE DONE IN ACCORDANCE WITH THE PERMITS AND ALL APPLICABLE CODES AND REGULATIONS. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. I AM NOT RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. I AM NOT RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. I AM NOT RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS.

**Wisconsin BUILDING SUPPLY**

MAILING ADDRESS:  
 P.O. BOX 1001  
 GREEN BAY, WI 54307

COMPONENTS:  
 THE HOUSE TRUSSES  
 ARE MANUFACTURED BY [blank]

GENERAL CONTRACTOR: [blank]

DATE: [blank]

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

3104668

MAP# 9949  
CHERYL BERKEN  
BROWN COUNTY  
REGISTER OF DEEDS  
GREEN BAY, WI  
RECORDED ON  
09/08/2025 09:36 AM  
REC FEE:  
REC FEE: 30.00  
PAGES: 5

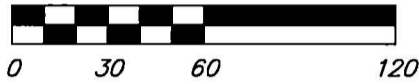
# CERTIFIED SURVEY MAP

All of Lots 10, 11 and 17 and also part of Lots 9, 18, 12, 13, 14, 15 and 16, Block 7, of the Subdivision of Blocks 7, 8 and 9 of the Plat of Colonial Village, recorded as Volume 6, Plats, Page 32 (Document #367662), Brown County Records, located in part of the Laventure Claim, West Side of the Fox River, City of Green Bay, Brown County, Wisconsin.

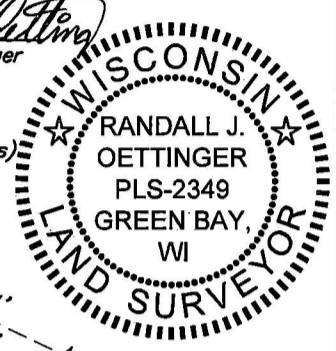
© Vierbicher Associates, Inc.



GRAPHIC SCALE: 1" = 60'



*Randall J. Oettinger*  
Randall J. Oettinger  
PLS-2349  
July 15, 2025  
Rev. 8/28/2025  
(Review comments)



BEARING REFERENCED TO THE SOUTH LINE OF LOTS 51-56, FORT HOWARD MILITARY RESERVE, WHICH BEARS S64°02'58"E.

SOUTHWEST CORNER LOT 56, F.H.M.R. (FD. CROSS IN CONCRETE)

SOUTHWEST CORNER LOT 51, F.H.M.R. (FD. CROSS IN CONCRETE)

UNPLATTED LANDS

GRAY STREET (70')

See sheet 2 for Curve Data

See sheet 2 for block breakdown

### SURVEY LEGEND

- PUBLIC LAND CORNER AS NOTED
- SET 1.32" (O.D.) X 18" IRON PIPE WEIGHING 1.68 LBS/LIN FT
- FOUND 1" O.D. IRON PIPE
- SET CHISELED "X"

02 Sep 2025 - 8:13a G:\HQ Holdings LLC\CADD\250529\_CSM.dwg by: roel

OWNER: HQ HOLDINGS, LLC (DOC. #2285726)  
TAX PARCEL: 18-970  
FIELDWORK COMPLETED: 07/14/25

**vierbicher**  
planners | engineers | advisors



Job #: 250529  
Date: 07/15/2025  
Rev:  
Drafted By: RJO  
Checked By: MAND

SURVEYED FOR:  
HQ HOLDINGS, LLC  
SITE ADDRESS:  
1087 VELP AVENUE  
DRAWING #: L-12489

SURVEYED BY:  
Vierbicher Associates, Inc.  
400 Security Blvd, Ste 1  
Green Bay, WI 54313  
(920) 434-9670

**SHEET**  
**1 OF 5**



Report to the  
**Green Bay Plan Commission**

**MEETING DATE**

June 29, 2026

**PREPARED BY**

**AGENDA ITEM # E.3**

(ZP 26-24) Public Hearing on a request to rezone 703, 707, and 713 Roy Avenue from Neighborhood Commercial (NC) to Low-Density Residential (RI), submitted by Jared Stupsky of Blue Badger Holdings LLC, applicant and property owner (Ald. Delie, District 10).

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None



## Report to the Green Bay Plan Commission

### MEETING DATE

June 29, 2026

### PREPARED BY

Stephanie Hummel, Staff

### AGENDA ITEM # E.4

(ZP 26-24) Consideration with possible action on a request to rezone 703, 707, and 713 Roy Avenue from Neighborhood Commercial (NC) to Low-Density Residential (RI), submitted by Jared Stupsky of Blue Badger Holdings LLC, applicant and property owner (Ald. Delie, District 10).

### BACKGROUND

**Reason for Request:** This rezoning will bring three residential parcels into conformance with the Zoning Code.

**Parcel Information:** 703, 707, and 713 Roy Avenue are all residential lots that are 6,868 square feet in area. They have been used as residences since at least 1960.

**Subject Parcel Zoning and Land Use:** Neighborhood Commercial (NC) | Single- and Two-Family Homes

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

- 703 & 707 Roy Avenue are single-family homes. 713 Roy is a two-family home. The current zoning district, NC, allows for single- and two-family uses with a Conditional Use Permit (CUP). As these residential uses have been established prior to the adoption of this Zoning Code, there are no CUPs on file, and these would be considered Legal Non-Conforming uses.
- Rezoning to RI would make all three properties conforming, as single and two-family uses are permitted by right in the RI district. Additionally, the future land use map designates these parcels for low-density residential uses.

**Surrounding Zoning Land Use:**

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

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

East: Neighborhood Commercial (NC) | Office & Service Uses

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

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

**Public Notification:** Alder Delie, Northwest Railway Gardens Neighborhood Association, and neighbors within 200' were notified. No comments were received as of the drafting of this report.

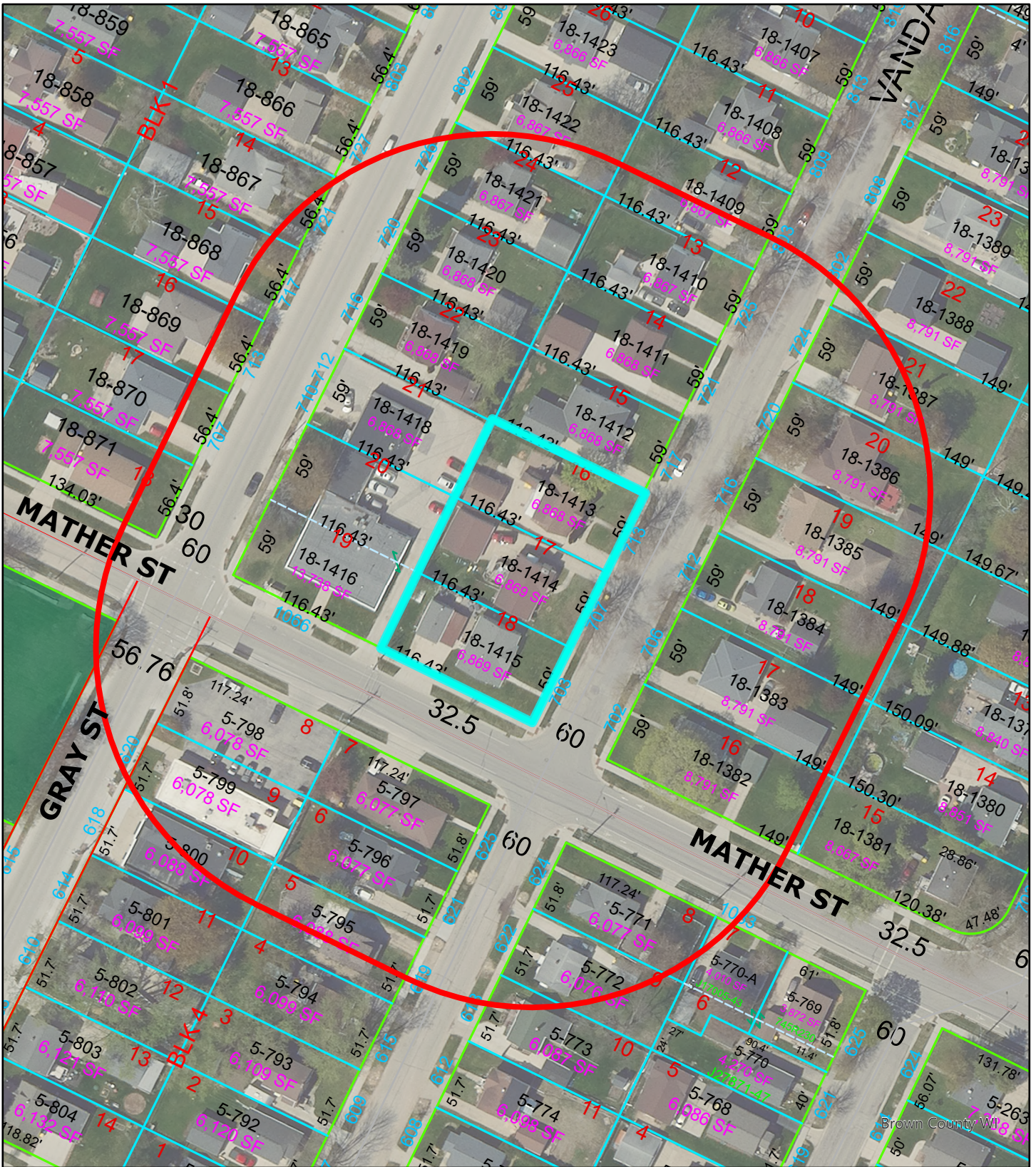
### RECOMMENDATION

Approval of the request.

## FISCAL IMPACT

## ATTACHMENTS

1. ZP 26-24 Map
2. ZP 26-24 Application, Redacted



**(ZP 26-24) Rezone from Neighborhood  
Commercial (NC) to Low Density Residential (R1)**



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. 09 Jun 2026 C:\Users\stephaniehu\Documents\ArcGIS\Projects\MyProject\MyProject1.aprx

- 703, 707, & 713 Roy Avenue
- 200' Notification Area



# REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic  
Development Department  
100 N. Jefferson Street, Rm 608  
Green Bay, WI 54301-5026  
(920) 448-3400 - phone  
(920) 448-3426 - fax  
planning@greenbaywi.gov  
www.greenbaywi.gov

Location of Property: 707 Roy Ave, Green Bay, WI

Parcel Number(s): 18 1414

Petitioner(s): Blue Badger Holdings LLC (Jared Stupsky) Date: 06/01/2026

Email: [REDACTED] Phone Number: [REDACTED]

Address: 120 E 4th St. City: Kaukauna State: WI Zip: 54130

Property Owner: Blue Badger Holdings LLC 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, Jared Stupsky, respectfully request that the City of Green Bay take the following action:

- Rezone Property (\$375.00 Review Fee)
- Conditional Use and CUP Amendment, including Single Lot Duplexes (\$375.00 Review Fee)
- Planned Unit Development (PUD)/New (\$600.00 Review Fee)
- Planned Unit Development (PUD)/Amendment (\$250.00 Review Fee)
- Approve Preliminary City/Extraterritorial Subdivision Plat (\$150.00 + \$35.00 per Lot/Outlot Review Fee)
- Approve Preliminary Condominium Plat (\$250.00 + \$35.00 per Lot/Outlot/Lot Equivalent Review Fee)
- Approve Preliminary City/Extraterritorial Certified Survey Map (\$250.00 Review Fee)
- Approve Final City/Extraterritorial Subdivision Plat (\$150.00 Review Fee)
- Approve Final Condominium Plat (\$150.00 Review Fee)
- Grant a City/Extraterritorial Subdivision/CSM Variance (\$200.00 Review Fee)
- Development District Map Amendment (\$200.00 Administration Fee)
- Official Map Amendment (\$200.00 Administration Fee)
- Plat of Right-of-Way (\$200.00 Administration Fee)
- Public Utility Easement Acceptance or Discontinuance (\$200.00 Administration Fee)
- Street Name Change (\$200.00 Administration Fee)
- Declare City Property "City Surplus" (\$200.00 Administration Fee)
- Vacate a Street/Alley/Pedestrian Way (\$300.00 Administration Fee) PLEASE FILL OUT PAGE 2 OF APPLICATION
- APPLICATION Closure of Street/Alley/Pedestrian Way (\$300.00 Administration Fee)
- Comprehensive Plan Amendments (\$375.00 Review Fee)
- Other (\$200.00 Administration Fee):

Owner Signature: [Signature] Date: 06/01/2026

Petitioner Signature(s): [Signature]

- Checklist of required attachments:
- Map
  - Legal Description
  - Applicant Narrative Describing Project
  - All Other Pertinent Information

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

For office use only:  
Review Fee: \_\_\_\_\_ Receipt No.: \_\_\_\_\_ Zoning Petition No.: \_\_\_\_\_



## Report to the Green Bay Plan Commission

### MEETING DATE

June 29, 2026

### PREPARED BY

Dena Mooney, Staff

### AGENDA ITEM # E.5

(CP 26-04) Consideration with possible action on a request to create a preliminary plat with 9 lots (Shorehaven) that includes a public dedication at 2892 Nicolet Drive (Parcel 22-135), submitted by Scott Andersen, Davel Engineering, on behalf of Greenway Property Inc., property owner (Ald. J. Grant, District I).

### BACKGROUND

**Reason for Request:** The applicant is requesting to create a 9-lot preliminary plat (Shorehaven) that includes the dedication of right-of-way for the development of single-family homes. Preliminary plats with a dedication are brought before the Plan Commission for action. The final plat will be brought before both Plan Commission and City Council for final approval and road acceptance.

**Parcel Information:** Shorehaven is a 3.95-acre development located in the north-east corner of 2958 Nicolet Drive along Church Road.

**Subject Parcel Zoning and Land Use:** Low-Density Residential (R1) | Vacant

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

- The proposed road dedication for Nicolet Court is consistent with the City's Official Map.
- The intended use, which is single-family residential, is permitted.
- Planning staff has forwarded the preliminary plat to the land division review team for review. All comments received have been forwarded to the surveyor.

**Surrounding Zoning Land Use:**

North: Conservancy (CON), Low-Density Residential (R1) | Parkway, Vacant with solar panels

South: Low-Density Residential (R1) | Parkway

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

West: Low-Density Residential (R1) | Parkway

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

**Land Use Development Standards:** Not applicable.

**Public Notification:** None.

### RECOMMENDATION

Approval of the request subject to the following condition:

- I. The Shorehaven Preliminary Plat review comments from June 10, 2026, shall be addressed on the Shorehaven Final Plat.

## FISCAL IMPACT

## ATTACHMENTS

1. CP 26-04 Application\_redacted
2. CP 26-04 Shorehaven Preliminary Plat
3. CP 26-04 Official Map
4. CP 26-04 Shorehaven Review Comments



# REQUEST FOR CITY ACTION PLAN COMMISSION

Community and Economic  
Development Department  
100 N. Jefferson Street, Rm 608  
Green Bay, WI 54301-5026  
(920) 448-3400 - phone  
(920) 448-3426 - fax  
www.greenbaywi.gov

Location of Property: 2958 NICOLET DR

Parcel Number(s): 22-134

Petitioner(s): Davel Engineering (Scott Andersen) Date: 2026.05.07

Email: [REDACTED] Phone Number: [REDACTED]

Address: 1164 Province Terrace City: Menasha State: WI Zip: 54952

Property Owner: Greenway Property, Inc 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, Jason Mroz, respectfully request that the City of Green Bay take the following action:

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

Owner Signature: [Signature] Date: 5/7/20

Petitioner Signature(s): [Signature] 2026-05-07

### Checklist of required attachments:

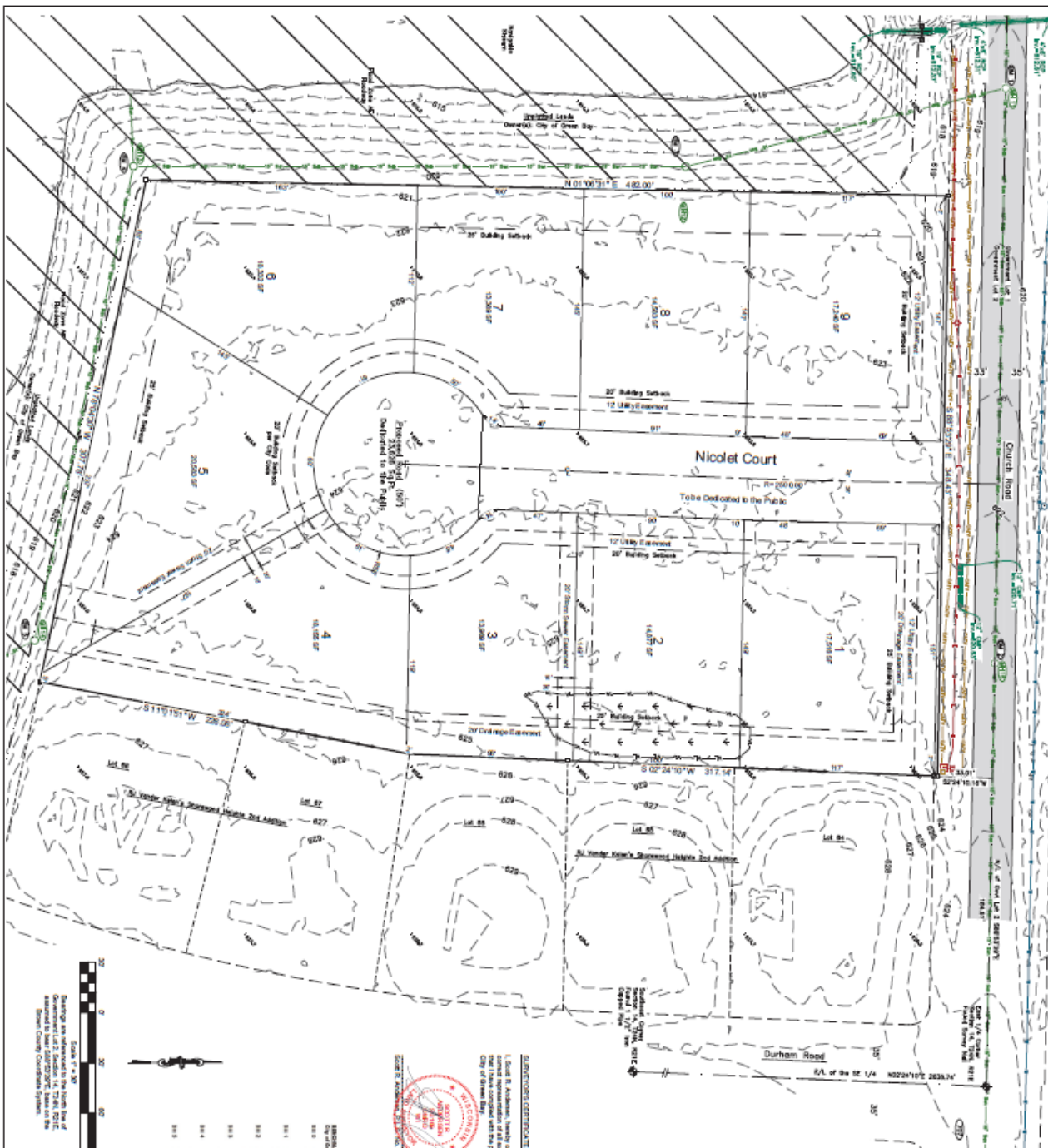
- Map
- Legal Description
- Applicant Narrative Describing Project
- All Other Pertinent Information

For office use only:

Review Fee: \$465

Receipt No.: 2769573-2

Zoning Petition No.: CP 26-04



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

**PRELIMINARY**



**PERMANENT DATA**  
 TOTAL AREA: 750,227.32 SQ. FT.  
 TOTAL AREA OF LOT 2: 1,468,500.00 SQ. FT.  
 TOTAL AREA OF SECTION 14: 3,317,400.00 SQ. FT.  
 NUMBER OF LOTS: 1,428  
 NUMBER OF ACRES: 33.81  
 UNDIVIDED PART OF SECTION 14 - 2681.7  
 PROPOSED ZONING: R-1  
 APPROVED JURISDICTION:  
 BROWN COUNTY  
 ORDERING AND DRAWING INFORMATION:  
 \* ALL DIMENSIONS AND DISTANCES  
 WILL BE GIVEN IN FEET AND INCHES

**STATEMENT OF CERTIFICATE**  
 I, Scott B. Anderson, having carefully read the Plat hereby filed as a preliminary plat of a proposed subdivision of land, including the location and boundaries of the proposed streets, easements, and other improvements and subdivisions, and the plat hereby proposed, and the City of Green Bay, Wisconsin, do hereby certify that the same are correct and true to the best of my knowledge and belief.

**Sanitary Structures**

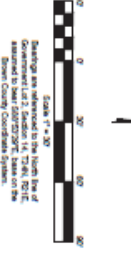
STRUCTURE #	SIZE	TYPE	SIZE	MATERIAL	DIRECTION
SM# 1	24	60X30	60X30	24"	PVC W
SM# 2	24	60X30	60X30	24"	PVC E
SM# 3	24	60X30	60X30	24"	PVC S
SM# 4	24	60X30	60X30	24"	PVC N
SM# 5	24	60X30	60X30	24"	PVC W
SM# 6	24	60X30	60X30	24"	PVC E
SM# 7	24	60X30	60X30	24"	PVC S
SM# 8	24	60X30	60X30	24"	PVC N
SM# 9	24	60X30	60X30	24"	PVC W
SM# 10	24	60X30	60X30	24"	PVC E
SM# 11	24	60X30	60X30	24"	PVC S
SM# 12	24	60X30	60X30	24"	PVC N
SM# 13	24	60X30	60X30	24"	PVC W
SM# 14	24	60X30	60X30	24"	PVC E
SM# 15	24	60X30	60X30	24"	PVC S
SM# 16	24	60X30	60X30	24"	PVC N
SM# 17	24	60X30	60X30	24"	PVC W
SM# 18	24	60X30	60X30	24"	PVC E
SM# 19	24	60X30	60X30	24"	PVC S
SM# 20	24	60X30	60X30	24"	PVC N

**PROPOSED EASEMENTS**

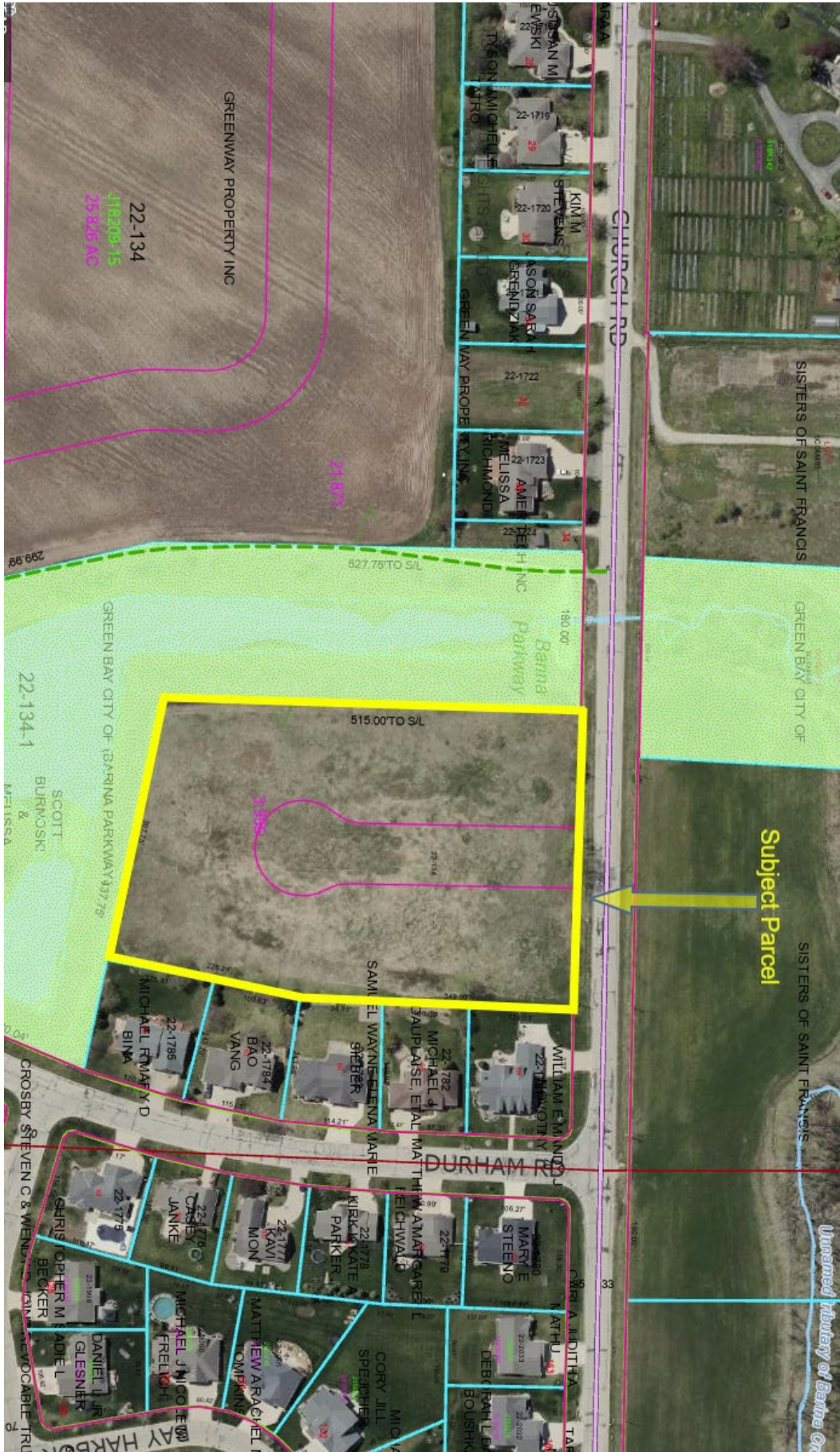
NO.	DESCRIPTION	DATE	TYPE	START POINT	END POINT
1	20' Building Setback	01/15/2025	W	0+00	1+00
2	12' Utility Easement	01/15/2025	W	0+00	1+00
3	20' Building Setback	01/15/2025	E	0+00	1+00
4	12' Utility Easement	01/15/2025	E	0+00	1+00
5	20' Building Setback	01/15/2025	S	0+00	1+00
6	12' Utility Easement	01/15/2025	S	0+00	1+00
7	20' Building Setback	01/15/2025	N	0+00	1+00
8	12' Utility Easement	01/15/2025	N	0+00	1+00
9	20' Building Setback	01/15/2025	W	1+00	2+00
10	12' Utility Easement	01/15/2025	W	1+00	2+00
11	20' Building Setback	01/15/2025	E	1+00	2+00
12	12' Utility Easement	01/15/2025	E	1+00	2+00
13	20' Building Setback	01/15/2025	S	1+00	2+00
14	12' Utility Easement	01/15/2025	S	1+00	2+00
15	20' Building Setback	01/15/2025	N	1+00	2+00
16	12' Utility Easement	01/15/2025	N	1+00	2+00
17	20' Building Setback	01/15/2025	W	2+00	3+00
18	12' Utility Easement	01/15/2025	W	2+00	3+00
19	20' Building Setback	01/15/2025	E	2+00	3+00
20	12' Utility Easement	01/15/2025	E	2+00	3+00
21	20' Building Setback	01/15/2025	S	2+00	3+00
22	12' Utility Easement	01/15/2025	S	2+00	3+00
23	20' Building Setback	01/15/2025	N	2+00	3+00
24	12' Utility Easement	01/15/2025	N	2+00	3+00
25	20' Building Setback	01/15/2025	W	3+00	4+00
26	12' Utility Easement	01/15/2025	W	3+00	4+00
27	20' Building Setback	01/15/2025	E	3+00	4+00
28	12' Utility Easement	01/15/2025	E	3+00	4+00
29	20' Building Setback	01/15/2025	S	3+00	4+00
30	12' Utility Easement	01/15/2025	S	3+00	4+00
31	20' Building Setback	01/15/2025	N	3+00	4+00
32	12' Utility Easement	01/15/2025	N	3+00	4+00
33	20' Building Setback	01/15/2025	W	4+00	5+00
34	12' Utility Easement	01/15/2025	W	4+00	5+00
35	20' Building Setback	01/15/2025	E	4+00	5+00
36	12' Utility Easement	01/15/2025	E	4+00	5+00
37	20' Building Setback	01/15/2025	S	4+00	5+00
38	12' Utility Easement	01/15/2025	S	4+00	5+00
39	20' Building Setback	01/15/2025	N	4+00	5+00
40	12' Utility Easement	01/15/2025	N	4+00	5+00

**LEGEND**

- Proposed Building Footprint
- Proposed Sanitary Structure
- Proposed Utility Line
- Proposed Easement
- Proposed Right-of-Way
- Proposed Building Setback
- Proposed Utility Easement
- Proposed Right-of-Way
- Proposed Building Footprint
- Proposed Sanitary Structure
- Proposed Utility Line
- Proposed Easement
- Proposed Right-of-Way
- Proposed Building Setback
- Proposed Utility Easement
- Proposed Right-of-Way



# OFFICIAL MAP





City of Green Bay  
Department of Community and Economic Development

June 10, 2026

Scott Anderson  
Davel Engineering  
1164 Province Terrace  
Menasha, WI 54952

Re: Conditional Preliminary Plat Approval- Shorehaven

Dear Mr. Anderson:

Please be informed that Green Bay Plan Commission staff has recommended conditional approval of the Preliminary Plat located along Church Road. Approval is subject to the following:

1. Comply with all standards and easements as required by Chapter 36, Subdivision & Platting, Green Bay Municipal Code.
2. City of Green Bay Planning Department Comments
  - a. Remove all building setback lines.
3. City of Green Bay Department of Public Works Comments:
  - a. See attached comment sheet.
4. Wisconsin Public Service Comments:
  - a. If the developer of this property intends to have WPSC extend facilities within the Utility Easement(s) shown on the land division, the attached Utility Easement Provision needs to be included as part of the final recorded survey document. Attached is the Utility Easement Provision for inclusion on the land division. The inclusion of the Utility Easement Provision is not a requirement for recording of the survey document, however WPSC will not utilize the newly platted Utility Easement(s) unless the Utility Easement Provision is included as part of the final recorded survey document. If the Utility Easement Provision is not included as part of the final recorded survey document, WPSC will require a separate easement document from the owner(s) at the time of application for service, potentially causing delays.

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

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

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

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

Sincerely,  
Dena Mooney  
Planner I

DAM:

Attachments

cc: File CP 26-04  
Ald. Grant

**DEVELOPMENT AND PARKLAND FEE ASSESSMENT INVOICE**

(CP 26-04) 2958 Nicolet Drive	Cash Bond	Cash Payment	Cash Equivalent
<b>DEPARTMENT OF PUBLIC WORKS:</b> Pat Molski			
Interior Lot Drainage (Acct. 401-21108)	\$ 10,000.00		
Street Grading (Acct. 401-21108)	\$ 10,000.00		
Street Lights (Acct. 401500-48990)		\$ 0.00	
Sidewalks (Acct. 402500-46938)			\$ 0.00
Adjacent Improvements:			
Pavement (Acct. 401500-46938)			\$ 158,000.00
Sanitary Sewer (Acct. 403500-46938)			\$ 93,000.00
Storm Sewer (Acct. 412500-46938)			\$ 71,000.00
Extension Costs:			
Pavement (Acct. 401500-46938)			\$ 0.00
Sanitary Sewer (Acct. 403500-46938)			\$ 0.00
Storm Sewer (Acct. 412500-46938)			\$ 0.00
<b>PUBLIC WORKS TOTAL</b> By: <u>VJS</u> Date: <u>6/9/24</u>	\$ 20,000.00	\$ 0.00	\$ 322,000.00
<b>PARKS DEPARTMENT:</b> Brian Pelot/Emma Browne			
Street Trees (Acct. 804600-46811)		\$ 0.00	
Parkland Fee (Acct. 803600-46811)		\$ 0.00	
<b>PARKS TOTAL</b>		\$ 0.00	
Street Trees By: _____ Date: _____			
Parkland By: _____ Date: _____			
<b>GREEN BAY WATER DEPARTMENT:</b> Brian Powell			
Adjacent Improvements:			
Watermain (Acct. 501-25101)			\$ 0.00
Extension Costs:			
Watermain (Acct. 501-25101)			\$ 0.00
<b>WATER TOTAL</b> By: _____ Date: _____			\$ 0.00
<b>CITY CLERK:</b> Celestine Jeffreys			
Pavement Assessments (Acct. 401-25153)		\$ 0.00	
Sanitary Sewer Assessments (Acct. 403-25152)		\$ 0.00	
Storm Sewer Assessments (Acct. 412-25155)		\$ 0.00	
Watermain Assessments (Acct. 408-25151)		\$ 0.00	
Sidewalks (Acct. 402-25154)		\$ 0.00	
Taxes		\$ 0.00	
<b>CLERKS TOTAL</b> By: _____ Date: _____		\$ 0.00	

<b>TOTAL DUE AT PLAT SIGNING TO CLERKS OFFICE:</b>			
<b>**PAYMENT ACCEPTED BY APPOINTMENT ONLY**</b>	\$20,000.00	\$0.00	
<b>TOTAL DUE PRIOR TO CONSTRUCTION TO FINANCE:</b>			\$322,000.00
<b>TOTAL PROJECT COST:</b>		\$342,000.00	
<i>For Internal Use</i>	Comments:		
Obligation Satisfied			
Date: _____			
Initial: _____			

**CITY OF GREEN BAY**  
**DEPARTMENT OF PUBLIC WORKS**  
**ENGINEERING DIVISION**  
 100 N. Jefferson Street, Room 300  
 Green Bay, WI 54301  
 Tel (920) 448-3100  
 Fax (920) 448-3102

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

Approved By: \_\_\_\_\_  
 Date: \_\_\_\_\_

Date Received: 5-19-2026		<b>Shorehaven Preliminary Plat (CP 26-04)</b>	
		<input checked="" type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Pre-Final Plat
		<input type="checkbox"/> C.S.M.	
<b>SANITARY AND STORM SEWER</b>		<b>COMMENTS:</b>	
1	Sanitary Sewer Service Available? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Can be made available	1. Sanitary sewer to be extended within Church rd to service the subdivision. 2. Yes, storm sewer easements are shown on plans. 3. Yes. 4. Stormwater management plan has been submitted. Stormwater is directed out of the subdivision into an existing stormwater pond as shown on plans, south of the development.	
2	Sewer Easement(s) Required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
3	Backyard Drainage Required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Amount of Drainage Bond = 10,000		
4	Stormwater Management Plan Required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Fee in lieu of		
Reviewed By: MJB		Date: 06/09/2026	
<b>STREET GRADES</b>		<b>COMMENTS:</b>	
5	Contours Required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Cul-de-sac minimum R/W radius 55 feet and a minimum 30 feet radii at the approach to the turnaround.  Sidewalks preferred on both sides, required on East Lots (1, 2, 3, and 4)	
	Grading Required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Amount of Bond = \$10,000		
<b>HORIZONTAL ALIGNMENT</b>			
6	R/W Widths <input type="checkbox"/> OK <input checked="" type="checkbox"/> See Comments		
	Curves <input type="checkbox"/> OK <input checked="" type="checkbox"/> See Comments		
	Intersections <input checked="" type="checkbox"/> OK <input type="checkbox"/> See Comments		
	Meet alignment of streets in adjoining plats <input checked="" type="checkbox"/> OK <input type="checkbox"/> See Comments		
	Street Names <input checked="" type="checkbox"/> OK <input type="checkbox"/> See Comments		
Sidewalks Note Required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Reviewed By: CY		Date: 6-9-2026	
<b>DO LOTS AND STREETS HAVE IMPROVEMENTS?</b>		<b>COMMENTS:</b>	
7	Sanitary Laterals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This subdivision has not been constructed yet. The proposed subdivision will have a new 8" sanitary main down the center of Nicolet Court and a new 18" & 24" storm main down the Northbound Lane of Nicolet Court. Each lot is receiving a new storm and sanitary lateral.	
	Storm Laterals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Pavement <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Curb & Gutter <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Reviewed By: TJM		Date: 06/01/2026	
<b>8   UTILITY EASEMENTS/STREET LIGHTS</b>			
<b>COMMENTS:</b>			
Install two streetlights. Install (1) 100 W LED streetlight of the SW corner of Nicolet Court and Church Road. Existing Streetlight to the west can be removed. Install (1) 100 W LED streetlight between lots 3 & 4 or between lots 6 & 7 of Nicolet Court.			
Reviewed By: TSS		Date: 05/20/2026	

**ADDITIONAL COMMENTS:**

Label Lots accordingly (all standard buildable lots, all outlots, some of both?) ex. LOT 1, LOT 2, OUTLOT 1, ect.

Include curve data for cul-du-sac

1 and 9 along Proposed Nicolet Court 48' label - is this an angle point with a bearing change?

2 - 10' label

8 - 9' label

Include Easement Provisions

Land Owner address and phone number must be listed

JEA 02JUN26





## UTILITY EASEMENT PROVISIONS

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

List Grantor (Land Owner), Grantor, to

**WISCONSIN PUBLIC SERVICE CORPORATION, a Wisconsin corporation, Grantee,**

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

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

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



Report to the  
Green Bay Plan Commission

**MEETING DATE**

June 29, 2026

**PREPARED BY**

**AGENDA ITEM # F.I**

Director's report.

**BACKGROUND**

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

- I. Development Tracking 20260605

**City of Green Bay Development Tracker (Large Scale) - June 2026**

	Project Name	Developer	Project Location	Project Description	Status Update	Housing Units		Est. Prop Value
<b>Multi-family</b>								
1	Skyline@425	Living Downtown LLC	425 Pine Street	Market multi-family rental, commercial	Construction underway	Total #	Under 80%	\$9,600,000.00
						66	0	
2	1116 Hobart Drive	Moski Corp	1116 Hobart Drive	Market multifamily	Construction underway	Total #	Under 80%	\$3,000,000.00
						30	0	
3	Merge @ Shipyard	Merge LLC	239 Arndt Street	Market multi-family rental, retail	Amendment 3 denied 3/17	Total #	Under 80%	\$21,000,000.00
						225	0	
4	200 N. Monroe	Three Sixty LLC	200 N. Monroe	Market multi-family rental, commercial	DA approved in April	Total #	Under 80%	\$18,500,000.00
						164	0	
5	Gorman @ JBS	Gorman & Co.	0 Lime Kiln Rd	Workforce multi-family	Construction underway	Total #	Under 80%	\$11,000,000.00
						95	0	
6	Fire Station Flats	General Capital	420 S. Broadway/419 S. Maple	Multi-family rental, retail, Fire Station/Admin, greenway	Construction planned for Oct. 2026	Total #	Under 80%	\$7,000,000.00
						85	85	
7	New Land 221 Cherry	New Land Enterprises	221 Cherry	Market rate multi-family rental, retail	Construction underway, to be complete summer '26	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 Development	100 E. Mason	Market rate multi-family rental	Construction underway	Total #	Under 80%	\$15,500,000.00
						126	0	
10	Tank & Elmore Schools	TBD	814 S Oakland Ave, 615 Ethel Ave	Adaptive reuse to multifamily	RFP under review w/ GBAPS	Total #	Under 80%	\$0.00
						0	0	
						Total #	Under 80%	

11	1531 Main Street	GB Real Estate	1531 Main Street	Market rate multi-family rental	PO deadline 7/12/26	40	0	\$3,000,000.00
12	1409 Velp	Velp Locust Investments LLC	1409 Velp Ave	Market rate multi-family rental	DA/TIF request being considered at June RDA	Total # 90	Under 80% 0	\$9,500,000.00
<b>Single-family</b>								
13	Southwest Woods	Garritt Bader	Hinkle S. of Mason	Single family housing with new roads	Construction underway	Total # 29	Under 80% 0	\$8,000,000.00
14	The Pines	Broadway Realty	0 Deuchert Street	Single family housing with new roads	Construction starting this summer	Total # 41	Under 80% 0	\$10,000,000.00
<b>Commercial</b>								
15	S&S Buildings	Investment Creations	227 E Walnut, 101 & 109 N Adams	Mixed use law office, retail, market rate apartment	Construction underway	Total # 1	Under 80% 0	\$1,500,000.00
16	Fire Station One	MOWGS LLC	501 S. Washington	Fire station rehab conversion to commercial uses	Tenant recruitment underway	Total # 0	Under 80% 0	\$1,000,000.00
17	C. Reiss Relocation	Port of Green Bay / Brown County	420 S. Broadway/419 S. Maple	Port development / C. Reiss relocation	Port improvements underway	Total # 0	Under 80% 0	TBD
18	Green Bay Public Market	On Broadway, Inc	211 N. Broadway	Public Market	DA amendment terms under negotiation	Total # 0	Under 80% 0	\$7,000,000.00
19	United Soccer League Stadium	USL	TBD	Soccer Stadium	Site selection, owner recruitment underway	Total # 0	Under 80% 0	TBD
<b>Industrial</b>								
20	WE Hoban Co.	Hoban Real Estate	Finger Rd at Northview Rd	Industrial	Construction underway	Total # 0	Under 80% 0	\$10,500,000.00
21	Grandview - Keller 9 Acres	Keller client	Erie Rd south of Mason	Industrial	TIF request under review	Total # 0	Under 80% 0	tbd



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

	Units	Under 80%	Value
<b>TOTALS</b>	<b>1,331</b>	<b>85</b>	<b>\$184,600,000.00</b>