



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, JULY 24, 2023, 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=L2EyVlpDSIZGZlFjcmlpWnZIOEVnUT09>

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: Lisa Hanson - Chair, Jacob Miller - Vice-Chair, Ald. Jim Hutchison, Sidney Bremer, Derius Daniels, Ken Rovinski, and Michael Poradek.

Present: Ken Rovinski, Jacob Miller, Ald. Jim Hutchison, and Michael Poradek

Excused: Sidney Bremer, Lisa Hanson, and Derius Daniels

Others Present: Ald. Jennifer Grant and Ald. Melinda Eck

C. APPROVAL OF THE AGENDA.

I. Approval of the agenda for the July 24, 2023, meeting of the Green Bay Plan Commission.

Moved by Michael Poradek, seconded by Ken Rovinski to amend the agenda to move items 4 and 5 after item 7. Motion Passed.

Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

D. APPROVAL OF MINUTES.

I. Approval of the minutes from the June 12, 2023, meeting of the Green Bay Plan Commission.

Moved by Ald. Jim Hutchison, seconded by Michael Poradek to approve the minutes. Motion Passed.
Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

E. REGULAR BUSINESS.

I. (VR 23-03) Consideration with possible action on the request to deviate from Section 44-557(7) of the Green Bay Municipal Code for the creation of two flag lots, submitted by Brown County on behalf of Brown County and Wisconsin Public Service, property owners (Ald. Scannell, District 7 and Ald. Steuer, District 10).

Moved by Michael Poradek, seconded by Ald. Jim Hutchison to open the floor. Motion Passed.
Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

Speaker:

Cole Runge, Brown County Planning Director

Moved by Michael Poradek, seconded by Ald. Jim Hutchison to close the floor. Motion Passed.
Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

Moved by Ken Rovinski, seconded by Michael Poradek to approve the subdivision variance from Section 44-557(7) of the Green Bay Municipal Code for the creation of two flag lots at 0 Bylsby Avenue. Motion Passed.

Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

2. (ZP 23-22) Public Hearing on the request for a Planned Unit Development (PUD) at 436 South Monroe Avenue for the development of a mixed-use project, submitted by Dajuan Cherry, on behalf of the Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).

Vice Chair Jacob Miller read into record the rules and procedures for the public hearing. This public hearing has been properly posted.

Vice Chair Jacob Miller opened the floor for the public hearing.

Speakers:

Stephanie Hummel

Paul Kosmoski, Moski Corp, 1270 Main Street, Green Bay 54302

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

3. (ZP 23-22) Consideration with possible action on the request for a Planned Unit Development (PUD) at 436 South Monroe Avenue for the development of mixed-use project, submitted by Dajuan Cherry, on behalf of the Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).

Moved by Ken Rovinski, seconded by Michael Poradek to open the floor. Motion Passed.
Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

Speakers:

Stephanie Hummel

Dujuan Cherry, Cherry Faith Properties, 436 S Monroe Ave

Paul Kosmoski, Moski Corp

Moved by Ken Rovinski, seconded by Michael Poradek to close the floor. Motion Passed.

Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

Moved by Ken Rovinski, seconded by Ald. Jim Hutchison to approve a Planned Unit Development (PUD) at 436 South Monroe Avenue for the development of a mixed-use project, subject to the draft PUD with the removal of Section F. 3. Motion Passed.

Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, No- Michael Poradek, Abstain- None.

4. (ZP 23-23) Public hearing on a request for a Conditional Use Permit (CUP) at 310 Van Caster Drive to construct a two-family dwelling, semi-detached in a Low-Density Residential (RI) zoning district, submitted by Radue Homes, Inc on behalf of Kristian and Elizabeth Pearson, property owners (Ald. J. Grant, District I).

Items 4 and 5 were taken after Item 7.

Vice Chair Jacob Miller read into record the rules and procedures for the public hearing. This public hearing has been properly posted.

Vice Chair Jacob Miller opened the floor for the public hearing.

Comments were read into the record from:

Mary Stoey, 359 Van Caster Drive

Craig Basten, property owner to the east

Speakers:

Dena Mooney

Bob Wilke, 315 Van Caster Drive

Randall Frailing, 324 Van Caster Drive

Vicki Orde, 334 Van Caster Drive

Ryan Radue, Radue Homes, 2585 S Broadway

David Buck

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

5. (ZP 23-23) Consideration with possible action on a request for a Conditional Use Permit (CUP) at 310 Van Caster Drive to construct a two-family dwelling, semi-detached in a Low-Density Residential (RI) zoning district, submitted by Radue Homes, Inc on behalf of Kristian and Elizabeth Pearson, property owners (Ald. J. Grant, District I).

Moved by Ald. Jim Hutchison, seconded by Michael Poradek to open the floor. Motion Passed.

Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

Speakers:

Dena Mooney
Ald. Jennifer Grant, District I
Randall Frailing, 324 Van Caster Drive
Vicki Orde, 334 Van Caster Drive
Bob Wilke, 315 Van Caster Drive
Ryan Radue, Radue Homes, 2585 S Broadway

Moved by Michael Poradek, seconded by Ald. Jim Hutchison to close the floor. Motion Passed.
Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

Moved by Michael Poradek, seconded by Ken Rovinski to approve a Conditional Use Permit (CUP) at 310 Van Caster Drive to construct a two-family dwelling, semi-detached in a Low-Density Residential (RI) zoning district, subject to the following conditions:

1. Prior to building permit issuance, Planning staff must review and approve the subject parcel's building plans to ensure that the wall articulation standards of Sec. 44-1913(2) are met along the south and west facades. The petitioner can appeal that decision to the Plan Commission.
2. Compliance with all regulations of the Green Bay Municipal Code.

Motion Passed.

Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

6. (ZP 23-24) Public hearing on the request to rezone 203-225 S Monroe Avenue (East Side of Block) and 620-628 Doty Street (South Side of Block) from Office Residential (OR) to Downtown (DI) and Public Institutional (PI), submitted by Department of Community and Economic Development, petitioner and Gage Williamson, Skinny Buddha Tattoo LLC, Green Bay Area Public Schools, Ruesch Properties LLC, and Monroe Central LLC, property owners (Ald. R. Scannell, District 7).

Vice Chair Jacob Miller read into record the rules and procedures for the public hearing. This public hearing has been properly posted.

Vice Chair Jacob Miller opened the floor for the public hearing.

Speakers:
Jon LeRoy

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

7. (ZP 23-24) Consideration with possible action on the request to rezone 203-225 S Monroe Avenue (East Side of Block) and 620-628 Doty Street (South Side of Block) from Office Residential (OR) to Downtown (DI) and Public Institutional (PI), submitted by Department of Community and Economic Development, petitioner and Gage Williamson, Skinny Buddha Tattoo LLC, Green Bay Area Public Schools, Ruesch Properties LLC, and Monroe Central LLC, property owners (Ald. R. Scannell, District 7).

Moved by Ken Rovinski, seconded by Michael Poradek to rezone 203-225 S Monroe Avenue (East Side of Street) and 620-628 Doty Street (South Side of Street) from Office Residential (OR) to Downtown (DI). Motion Passed.

Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

8. (ZP 23-25) Public Hearing on the request by Basudev Adhikari of Green Bay Area Business

Development LLC, applicant, Green Bay Retail Center, LLC, property owner for a Conditional Use Permit to allow a convenience store, drive through restaurant and fueling/gas/service station use within Downtown (D1) district at 201 N Monroe Avenue (Ald. R. Scannell, District 7).

Vice Chair Jacob Miller read into record the rules and procedures for the public hearing. This public hearing has been properly posted.

Vice Chair Jacob Miller opened the floor for the public hearing.

Speakers:

Jon LeRoy

Brad Broecker, Century 21, 822 S 8th Street, Manitowoc, representing Basudev Adhikari

Garritt Bader, 300 N Van Buren Street

Kenyotta Brown, Green Bay Area Business Development LLC

Murray Wikol, 201 N Monroe Avenue, Green Bay Retail Center LLC

George Lepak, 533 E Walnut Street

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

9. (ZP 23-25) Consideration with possible action on a request by Basudev Adhikari of Green Bay Area Business Development LLC, applicant, Green Bay Retail Center, LLC, property owner for a Conditional Use Permit to allow a convenience store, drive through restaurant and fueling/gas/service station use within a Downtown (D1) district at 201 N Monroe Avenue (Ald. R. Scannell, District 7).

Moved by Michael Poradek, seconded by Ald. Jim Hutchison to open the floor. Motion Passed.

Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

Speakers:

Jon LeRoy

Basudev Adhikari, 916 Mulberry Lane, Kohler WI 53044

Moved by Ald. Jim Hutchison, seconded by Michael Poradek to close the floor. Motion Passed.

Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

Moved by Michael Poradek, seconded by Ken Rovinski to deny a Conditional Use Permit to allow a convenience store, drive through restaurant and fueling/gas/service station use within a Downtown (D1) district at 201 N Monroe Avenue, subject to the following conditions:

1. Developers must provide an Initial Review (IR) scoping document and an abbreviated Traffic Impact Analysis (TIA) report to address the proper number and location of access points for redevelopment. Developers shall engage with the Department of Public Works and Department of Community and Economic Development to create revised/final plans which satisfy both departments.
2. A photometric plan providing lighting must be submitted and approved by both the Department of Community and Economic Development and the Police Department.
3. A maximum of 3 gasoline fuel pumps (6 total gasoline stations (3 x 2 sides per pump)).
4. A minimum of 3 electric vehicle (EV) charging stations.
5. Compliance with all other regulations of the Green Bay Municipal Code.

Motion Failed 2-2.

Yes- Ken Rovinski, Michael Poradek, No- Jacob Miller, Jim Hutchison, Abstain- None.

Moved by Michael Poradek to deny. Motion Failed for lack of a second.

Moved by Ken Rovinski, seconded by Ald. Jim Hutchison to approve a Conditional Use Permit to allow a convenience store, drive through restaurant and fueling/gas/service station use within a Downtown (DI) district at 201 N Monroe Avenue, subject to the following conditions:

1. Developers must provide an Initial Review (IR) scoping document and an abbreviated Traffic Impact Analysis (TIA) report to address the proper number and location of access points for redevelopment. Developers shall engage with the Department of Public Works and Department of Community and Economic Development to create revised/final plans which satisfy both departments.
2. A photometric plan providing lighting must be submitted and approved by both the Department of Community and Economic Development and the Police Department.
3. A maximum of 3 gasoline fuel pumps (6 total gasoline stations (3 x 2 sides per pump)).
4. A minimum of 3 electric vehicle (EV) charging stations.
5. Compliance with all other regulations of the Green Bay Municipal Code.

Motion Failed 2-2.

Yes- Jacob Miller, Jim Hutchison, No- Ken Rovinski, Michael Poradek, Abstain- None.

10. (ZP 23-27) Public hearing on a request for a Conditional Use Permit (CUP) at 3102 S Sandstone Court to construct a two-family dwelling, semi-detached in a Low-Density Residential (RI) zoning district, submitted by NxGen Investments, property owners (Ald. J. Brunette, District 12).

Vice Chair Jacob Miller read into record the rules and procedures for the public hearing. This public hearing has been properly posted.

Vice Chair Jacob Miller opened the floor for the public hearing.

Speakers:

Jon LeRoy

Thomas Howlett, 1370 Fox River Drive

Ken Frisque, 1331 Sandstone Place

Sabrina Frisque, 1331 Sandstone Place

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

11. (ZP 23-27) Consideration with possible action on the request for a Conditional Use Permit (CUP) at 3102 S Sandstone Court to construct a two-family dwelling, semi-detached in a Low-Density Residential (RI) zoning district, submitted by NxGen Investments, property owners (Ald. J. Brunette, District 12).

Moved by Ald. Jim Hutchison, seconded by Michael Poradek to open the floor. Motion Passed.

Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

Speakers:

Jon LeRoy

Thomas Howlett, 1370 Fox River Drive

Moved by Michael Poradek, seconded by Ken Rovinski to close the floor. Motion Passed.
Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

Moved by Ken Rovinski, seconded by Michael Poradek to approve a Conditional Use Permit (CUP) at 3102 S Sandstone Court to construct a two-family dwelling, semi-detached in a Low-Density Residential (RI) zoning district, subject to compliance with all of the regulations of the Green Bay Municipal Code. Motion Passed.

Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

12. (OMA 23-01) Consideration with possible action on a request to amend the City's Official Map by removing multiple roadways and adding an extension of Hinkle Street running from West Mason Street south to Hobart Drive, submitted by GB HMC West Mason LLC, property owner (Ald. Eck, District 11).

Moved by Ken Rovinski, seconded by Michael Poradek to open the floor. Motion Passed.

Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

Speakers:

David Buck

Stephanie Hummel

Garritt Bader, 300 N Van Buren Street

Chris Kintz, 1256 Hobart Drive

Lori Destarke, 1302 Hobart Drive

Gary Destarke, W1417 Shady Road, Seymour

James Farah, 255 Sumac Drive

Robert Schmidt, 1239 Hobart Drive

Paul Haney, 1233 Hobart Drive

Ald. Melinda Eck

Moved by Ald. Jim Hutchison, seconded by Ken Rovinski to amend the City's Official Map by removing multiple roadways and adding an extension of Hinkle Street running from West Mason Street south to Hobart Drive, with the intersection of Hobart Drive and the extended Hinkle Street at a 90-degree extension, contingent upon a waiting period and public hearing, and subject to the following conditions:

1. The full extent of Hinkle Street right-of-way be officially mapped at an 80' width.
2. New intersection of extended Hinkle Street and Hobart Drive be mapped at a 90-degree angle.
3. Platted Bellwood Lane, Springdale Lane and Meadowbrook Drive be vacated as requested in Street Vacation (SV) 23-02.

Motion Passed.

Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, No- Michael Poradek, Abstain- None.

13. (SV 23-02) Consideration with possible action on the request to vacate an unbuilt Bellwood Lane/Springdale Lane/Meadowbrook Drive public right of way located East of Hobart Drive as well as two unbuilt and unnamed portions of right-of-way adjacent to and east of Parcel 6H-1110-21 and 6H-1110-4-G, submitted by GB HMC West Mason LLC, property owner (Ald. Eck, District 11).

Moved by Michael Poradek, seconded by Ald. Jim Hutchison to open the floor. Motion Passed.

Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

Moved by Michael Poradek, seconded by Ken Rovinski to close the floor. Motion Passed.

Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

Moved by Ald. Jim Hutchison, seconded by Ken Rovinski to vacate an unbuilt Bellwood Lane/Springdale Lane/Meadowbrook Drive public right of way located East of Hobart Drive as well as two unbuilt and unnamed portions of right-of-way adjacent to and east of Parcel 6H-1110-21 and 6H-1110-4-G with the following conditions:

1. Easement rights for existing public utilities within the unnamed street area as well as the vacated right-of-way areas shall be established.
2. Easement rights for Spectrum/Charter Communication located within the right-of-way shall be established.

Motion Passed.

Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

14. Ald. Grant Communication: Consideration with possible action to amend the R1 Zoning single family home definition of unrelated and family adult limitations to limit define family as_____ and limit the number of unrelated adults to_____.

Moved by Ken Rovinski, seconded by Michael Poradek to receive and place on file. Motion Passed.

Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.

Speakers:

David Buck

Ald. Jennifer Grant, District 1

F. INFORMATIONAL.

1. 2850 Humboldt Road - Withdrawn

2. 1131 Shadow Lane -Withdrawn

3. Director's Report.

4. Date of next meeting: August 14, 2023

G. ADJOURNMENT.

Moved by Ken Rovinski, seconded by Michael Poradek to adjourn. Motion Passed.

Yes- Jacob Miller, Ken Rovinski, Jim Hutchison, Michael Poradek, No- None, Abstain- None.