



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, MAY 13, 2024, 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.

Present: Ald. Jim Hutchison, Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Emma Fulwilder, Kelsey Lutzow arriving @ 6:18 via zoom.

Excused: None

C. APPROVAL OF THE AGENDA.

- I. **ITEM WITHDRAWN** - (ZP 24-14) Public hearing on a request for a Conditional Use

Permit to construct an accessory structure exceeding 16 feet in height for a one- or two-family residential use parcel at 1767 East Shore Drive, submitted by Earl Ray Hutchison, applicant and property owner. (District 6)

2. Approval of the agenda for the Monday, May 13, 2024, meeting of the Green Bay Plan Commission.

Moved by Jacob Miller, seconded by Derius Daniels to approve the agenda with the move of items 3 and 4 (ZP 24-15) to the top of regular business.

Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder

No- None, Abstain- None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the April 29, 2024 and May 2, 2024 meetings.

Moved by Jacob Miller, seconded by Ald. Jim Hutchison to approve to the minutes.

Motion Passed.

Yes- Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder

No- None, Abstain- None.

E. REGULAR BUSINESS.

1. (ZP 24-15) Public hearing on a request for a Conditional Use Permit to construct a second accessory structure which exceeds maximum size and is constructed with a metal exterior finish at 3394 Haven Place, submitted by Scott and Sherri Treml, property owners. (Ald. K. Hinkfuss, District 12).

Chair Lisa Hanson read into record the rules and procedures for the public hearing. This public hearing has been properly posted.

Chair Lisa Hanson opened the floor for the public hearing.

Speakers:

Roger Truckey - 3359 Haven Place

Scott Treml - 3349 Haven Place (applicant)

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

2. (ZP 24-15) Consideration with possible action on a request for a Conditional Use Permit to construct a second accessory structure which exceeds maximum size and is constructed

with a metal exterior finish at 3394 Haven Place, submitted by Scott and Sherri Trembl, property owners. (Ald. K. Hinkfuss, District 12)

Moved by Ken Rovinski, seconded by Ald. Jim Hutchison to approve a Conditional Use Permit to construct a second accessory structure which exceeds maximum size and is constructed with a metal exterior finish at 3394 Haven Place, subject to compliance with all other regulations of the Green Bay Municipal Code.

Motion Passed.

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

3. (ZP 23-52) Public hearing on a request to create a Planned Unit Development (PUD) at 221 Cherry Street (12-112) to allow the development of a 8-story building of 268 apartment homes and approximately 4900 square feet of retail space on the street level, submitted by Joey Wisnieski of New Land Enterprises, applicant on behalf of the Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).

Chair Lisa Hanson read into record the rules and procedures for the public hearing. This public hearing has been properly posted. Chair Lisa Hanson opened the floor for the public hearing.

Speakers:

Paul Belschner - 301 N. Adams, Bay Lake City Center Condominium Association, Inc.
Vanya Koepke - 4850 Stella Ct, Hobart, Spring Lake Church
Eugene Smalls - 301 N. Adams, Gateway Collective
Rick Fisher - W13654 Balsam Lake Road, Crivitz, Fisher Associates, Architect
Jeff Pipman - 301 N. Adams, Executive Pastor, Spring Lake Church
Bill Kinnard - 301 N. Adams, Gateway Collective
Steven Meyer - 101 Cherry St., President of Riverfront Loft Homeowners Association
Jeff Mirkes - 130 E. Walnut St., Executive Director of Downtown Green Bay, Inc.
Patricia Jellin - 1286 Northfield Rd., Suamico
Joey Wisniewski - 1850 N. Farwell Ave., Milwaukee, New Land Enterprises
Roger Hannah - 1700 Bentwood Dr.
Ryan Milke - 725 Fulton St., DePere
Hayden Davidson - 2410 Memorial Dr.
Brian Johnson Ald. - Dist. 9
Rex Gobajelli - 136 Cavit Way, DePere
Christian Jensen - 6370 Aspen Drive, Sobieski, Gateway Collective

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

4. (ZP 23-52) Consideration with possible action on a request to create a Planned Unit Development (PUD) at 221 Cherry Street (12-112) to allow the development of a 8-story building of 268 apartment homes and approximately 4900 square feet of retail space on the street level, submitted by Joey Wisnieski of New Land Enterprises, applicant on behalf of the

Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).

Moved by Ken Rovinski, seconded by Ald. Jim Hutchison to approve a Planned Unit Development (PUD) at 221 Cherry Street (12-112) to allow the development of a 8-story building of 268 apartment homes and approximately 4900 square feet of retail space on the street level, subject to compliance with all other regulations of the Green Bay Municipal Code.

Motion Passed.

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

Online comment submittals and Spring Lake Church drawing (handout from Fisher & Associates) attached to minutes.

F. INFORMATIONAL.

1. Director's report.

A report and development tracking update will be provided at the next Plan Commission meeting.

2. Date of next meeting: June 3, 2024.

G. ADJOURNMENT.

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

Motion Passed.

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

From: [Inspection Website Mail](#)
To: [David Buck](#); [Shannon Sjoquist](#)
Subject: FW: Online Form Submittal: Comment Form for Committees and Council - PLAN COMMISSION
Date: Monday, May 13, 2024 4:18:01 PM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, May 13, 2024 4:16 PM
To: Inspection Website Mail <InspectionWebsiteMail@greenbaywi.gov>
Subject: Online Form Submittal: Comment Form for Committees and Council

Comment Form for Committees and Council

The City of Green Bay welcomes input regarding actions of the Common Council or a Committee/Commission/Board. There are many opportunities for interested parties to speak at a public meeting. Signing this form does not obligate you to speak. If you decide to speak, please keep your comments relevant to the topic being deliberated, and also please compose your comments to last around 3 minutes. Thank you!

Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Holly
Last Name	Holst
Address	509 DUTTON AVE
City	GREEN BAY
State	WI
Zip Code	54304-4923
(Section Break)	
Which Committee/Commission/Board do you have comments for?	Green Bay Plan Commission
What is the date of the meeting?	5/13/2024
For which item do you wish to	The residential building project on the Adams Parking

provide comments?	Lot
What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	No, I do not want to speak at the meeting. I only want to submit my comments through this form.
Comments	Hello! I am unable to attend the meeting but I would like to leave a comment. My family and I are members of Spring Lake Church and we've been attending the Downtown Campus for about 4 years. We are in support for the residential building and for the hopes of revitalizing downtown Green Bay, but we do have some concerns. Our concerns are losing the front entrance access, the privacy of the WorkForce Housing Units above the church, losing the 5 ADA parking spots and the church building being out of code with the residential building being built so close. We would like you to reconsider the layout of the residential building to where Spring Lake Church could still utilize the front entrance in a reasonable manner and there be enough space to grant the residents of the WorkForce Housing adequate privacy. Along with replacements of the 5 ADA parking spots in close proximity to the church and WorkForce Housing Units and great financial help for any building expenses we may need to do to accommodate with the new residential building. Thanks for reading this and I pray we can come to an agreement where both parties are satisfied!

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From: [Inspection Website Mail](#)
To: [Lisa Bergelin](#); [David Buck](#); [Shannon Sjoquist](#)
Subject: FW: Online Form Submittal: Comment Form for Committees and Council - PLAN COMMISSION
Date: Monday, May 13, 2024 3:10:13 PM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, May 13, 2024 2:23 PM
To: Inspection Website Mail <InspectionWebsiteMail@greenbaywi.gov>
Subject: Online Form Submittal: Comment Form for Committees and Council

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Online comments will be accepted up until 1.5 hours before the meeting.

First Name	karen
Last Name	seas
Address	805 Allouez Terrace
City	Green Bay
State	WI
Zip Code	54301
(Section Break)	
Which Committee/Commission/Board do you have comments for?	Green Bay Plan Commission
What is the date of the meeting?	5/13/2024
For which item do you wish to	Proposed development on Adams St parking lot

provide comments?

What is your opinion of the item?

I OPPOSE the item.

Would you like to speak at the meeting?

No, I do not want to speak at the meeting. I only want to submit my comments through this form.

Comments

As the petition has stated I am not opposed to progress. What is a legitimate concern though is the process here. It seems the city is pushing this without due consideration for the impact. It will produce a "catch 22" situation in terms of code/safety issues not to mention accessibility for people who need accommodations like close up parking. SLC will be forced to expend resources to redesign it's entrance for access on Adams St (which will be difficult during the 21 mos of construction!) Since the city is forcing the issue it should consider some accommodation for that. Another issue is ease of access of emergency vehicles. Businesses are expected to comply with that but how will that be handled without adequate consideration for their access because of space limitations. No if this project is to succeed and be beneficial for Green Bay citizens/tax payers it must be done more equitably!

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From: [Inspection Website Mail](#)
To: [Matthew Buchanan](#); [David Buck](#); [Shannon Sjoquist](#); [Lisa Bergelin](#)
Subject: FW: Online Form Submittal: Comment Form for Committees and Council - PLAN COMMISSION/EDA
Date: Monday, May 13, 2024 3:13:22 PM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, May 13, 2024 2:05 PM
To: Inspection Website Mail <InspectionWebsiteMail@greenbaywi.gov>
Subject: Online Form Submittal: Comment Form for Committees and Council

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Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Debbie
Last Name	Hanamann
Address	717 Terraview Dr
City	Green Bay
State	Wi
Zip Code	54301
(Section Break)	
Which Committee/Commission/Board do you have comments for?	Economic Development Authority
What is the date of the meeting?	5/13/2024
For which item do you wish to	Adams Street development

provide comments?

What is your opinion of the item?

I OPPOSE the item.

Would you like to speak at the meeting?

No, I do not want to speak at the meeting. I only want to submit my comments through this form.

Comments

I'm unable to make the meeting this evening but am a downtown Spring Lake member and don't understand how a new development can be approved when it puts existing buildings such as our own out of code? I am concerned about the 13 ft alley way this new building will create at our entrance forcing us to change our entrance layout and will emergency vehicles be able to access our facility? I also feel that any building renovations required in order for us to come back to code should be paid for by the new development.

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From: [Inspection Website Mail](#)
To: [David Buck](#); [Shannon Sjoquist](#)
Subject: FW: Online Form Submittal: Comment Form for Committees and Council - PLAN COMMISSION
Date: Monday, May 13, 2024 3:36:28 PM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, May 13, 2024 3:17 PM
To: Inspection Website Mail <InspectionWebsiteMail@greenbaywi.gov>
Subject: Online Form Submittal: Comment Form for Committees and Council

Comment Form for Committees and Council

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Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Beth
Last Name	Propp
Address	2980 Ruby Ridge Ct
City	Suamico
State	WI
Zip Code	54313
(Section Break)	
Which Committee/Commission/Board do you have comments for?	Green Bay Plan Commission
What is the date of the meeting?	5/13/2024
For which item do you wish to	Adams Street New Land Eight Story Development Plan -

From: [Inspection Website Mail](#)
To: [David Buck](#); [Shannon Sjoquist](#)
Subject: FW: Online Form Submittal: Comment Form for Committees and Council - PLANING COMMISSION/RDA
Date: Monday, May 13, 2024 3:37:25 PM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, May 13, 2024 3:18 PM
To: Inspection Website Mail <InspectionWebsiteMail@greenbaywi.gov>
Subject: Online Form Submittal: Comment Form for Committees and Council

Comment Form for Committees and Council

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Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Keis
Last Name	Vandenheuvel
Address	2753 Mayline Dr
City	Green Bay
State	WI
Zip Code	54311
(Section Break)	
Which Committee/Commission/Board do you have comments for?	Redevelopment Authority
What is the date of the meeting?	5/13/2024
For which item do you wish to	New 8 story luxury apartment complex

provide comments?

What is your opinion of the item?

I OPPOSE the item.

Would you like to speak at the meeting?

No, I do not want to speak at the meeting. I only want to submit my comments through this form.

Comments

I have lived in GB my entire life and this new development of building an eight story building in the wonderful city center space is just wrong. This reminds me of Port Plaza Mall. The people of GB were divided on the Mall project and look what happened! We are getting our downtown back only to have someone come in and ruin it again! As an attender of Spring Lake Church I believe this space is needed not only for the members but for the community! The special events and service they give brings our community together. Why would you want to take this away? Keep the Town Square and keep Spring Lake and our community alive and well!

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provide comments?	please HOLD off on a final recommendation & resolve questions, concerns
What is your opinion of the item?	I OPPOSE the item.
Would you like to speak at the meeting?	No, I do not want to speak at the meeting. I only want to submit my comments through this form.
Comments	I support this development for all the great reasons it will provide BUT there are major concerns and impacts that need to be addressed. Please PAUSE the process long enough to address the issues at hand. Approval of the proposed development in its current state forces already established downtown business owners out of code compliance with our city officials who are complicit in forcing these owners to spend exorbitant private dollars to become compliant once again. Make no mistake; this is not merely a matter of financial inconvenience. It is a harrowing betrayal of trust.

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From: [Inspection Website Mail](#)
To: [David Buck](#); [Shannon Sjoquist](#)
Subject: FW: Online Form Submittal: Comment Form for Committees and Council - PLAN COMMISSION/RDA
Date: Monday, May 13, 2024 3:38:47 PM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, May 13, 2024 3:27 PM
To: Inspection Website Mail <InspectionWebsiteMail@greenbaywi.gov>
Subject: Online Form Submittal: Comment Form for Committees and Council

Comment Form for Committees and Council

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Online comments will be accepted up until 1.5 hours before the meeting.

First Name	Sherri
Last Name	Baierl
Address	13731 Velp Ave.
City	Suamico
State	Wi
Zip Code	54173
(Section Break)	
Which Committee/Commission/Board do you have comments for?	Redevelopment Authority
What is the date of the meeting?	5/13/2024
For which item do you wish to	Redevelopment of the Adams St. lot.

provide comments?

What is your opinion of the item?

I OPPOSE the item.

Would you like to speak at the meeting?

No, I do not want to speak at the meeting. I only want to submit my comments through this form.

Comments

I oppose the building project on the Adams St. lot. Spring Lake Church (SLC) has a vibrant community and would be impacted significantly by this project. SLC uses its facility to help, encourage, and equip many ministries and groups in the area including the one I am Executive Director of. SLC uses their space and resources to partner and create a center of good will and community impact that has benefited the city at large including tutoring youth, caring for homeless, grief share for those suffering, counseling, community meetings in support of positive initiatives, youth programs from the church and Young Life, opening the building up for Art Space's usage in the past, a Community Christmas event free to the public and sees serval hundred people (1/2 don't attend the church,) and much much more. The facility only truly works well with the adjoining lot and the ability to accommodate the diverse population it serves. Each group receives visitors and much of it is at night. Their generosity is as testament to their love for this city. Personally, I would like to see the lot stay as is because it offers a downtown outdoor location option, on the east side, for events and it is one of the few remaining public lots that is not in a ramp, which feels safer to use in the evenings. With all of the parking ramps being a city block away after this construction, all the businesses in the building would have similar concerns about parking. I will be less likely to visit downtown without this lot in its current location. Please do not move forward with redevelopment of the Adams St. lot.

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