



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JULY 22, 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.

C. Approval of the Agenda.

- I. Approval of the agenda for the Monday, July 22, 2024, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the Monday, June 17, 2024, meeting.

E. Regular Business.

- I. (ZP 24-19) Public Hearing on a request for a Conditional Use Permit to construct a two-family residential building in an Office Residential (OR) district at 1308 E Walnut Street. David Erickson of Neighborworks Green Bay, applicant; City of Green Bay Redevelopment Authority, property owner. (Ald. B. Galvin, District 4)

2. (ZP 24-19) Consideration with possible action on a request for a Conditional Use Permit to construct a two-family residential building in an Office Residential (OR) district at 1308 E Walnut Street. David Erickson of Neighborworks Green Bay, applicant; City of Green Bay Redevelopment Authority, property owner. (Ald. B. Galvin, District 4)
3. (ZP 24-20) Public Hearing on a request for a Conditional Use Permit to construct a covered porch in the front yard setback in a Low-Density Residential District (R-1) at 1225 Oregon Street, submitted by Douglas Doefer, property owner. (Ald. B. Delie, District 10)
4. (ZP 24-20) Consideration with possible action on a request for a Conditional Use Permit to construct a covered porch in the front yard setback in a Low-Density Residential District (R-1) at 1225 Oregon Street, submitted by Douglas Doefer, property owner. (Ald. B. Delie, District 10)
5. (ZP 24-21) Public Hearing on a request to establish a Planned Unit Development for the Grandview Industrial Park on property located at the 900 Block of Erie Road (Parcel 21-199). Petition submitted by the City of Green Bay, property owner. (Ald. J. Hutchison, District 2)
6. (ZP 24-21) Consideration with possible action on a request to establish a Planned Unit Development for the Grandview Industrial Park on property located at the 900 Block of Erie Road (Parcel 21-199). Petition submitted by the City of Green Bay, property owner. (Ald. J. Hutchison, District 2)
7. (ZP 24-22) Public Hearing on a request for a Conditional Use Permit to develop a two-family residential use in the Low-Density Residential District (R-1) at 814 S. Ashland Avenue, submitted by Erika Hernandez Martinez, property owner. (Ald. B. Johnson, District 9)
8. (ZP 24-22) Consideration with possible action on a request for a Conditional Use Permit to develop a two-family residential use in the Low-Density Residential District (R-1) at 814 S. Ashland Avenue, submitted by Erika Hernandez Martinez, property owner. (Ald. B. Johnson, District 9)
9. (ZP 24-23) Public Hearing on a request for a Conditional Use Permit to construct a single-family residential building in an Office Residential (OR) district at 158 N Maple Avenue. Umer Sheikh of Investment Creations, LLC, applicant; City of Green Bay Redevelopment Authority, property owner. (Ald. B. Johnson, District 9)
10. (ZP 24-23) Consideration with possible action on a request for a Conditional Use Permit to construct a single-family residential building in an Office Residential (OR) district at 158 N Maple Avenue. Umer Sheikh of Investment Creations, LLC, applicant; City of Green Bay Redevelopment Authority, property owner. (Ald. B. Johnson, District 9)
11. (CPA 24-02) Public Hearing on a request to amend the Smart Growth 2022 Comprehensive Plan for the northern side of the 1200 Block of Perrot Street from Medium to High Density Residential to Low Density Residential, submitted by the Department of Community and Economic Development. (Ald. J. Prestley, District 6)
12. (CPA 24-02) Consideration with possible action on a request to amend the Smart Growth 2022 Comprehensive Plan for the northern side of the 1200 Block of Perrot Street from

Medium to High Density Residential to Low Density Residential, submitted by the Department of Community and Economic Development. (Ald. J. Prestley, District 6)

13. (ZP 24-24) Public Hearing on a request to rezone the northern side of the 1200 Block of Perrot Street from R-3, Varied Density Residential district, to R-1, Low Density Residential district, submitted by Community and Economic Development. (Ald. J. Prestley, District 6)
14. (ZP 24-24) Consideration with possible action on a request to rezone the northern side of the 1200 Block of Perrot Street from R-3, Varied Density Residential district, to R-1, Low Density Residential district, submitted by Community and Economic Development. (Ald. J. Prestley, District 6)
15. (ZP 24-25) Public Hearing on a request to establish a Planned Unit Development for the property located at 1820 Frank Street, submitted by Vierbicher on behalf of Wisco Short Term Rentals LLC, property owner. (Ald. C. Wery, District 8)
16. (ZP 24-25) Consideration with possible action on a request to establish a Planned Unit Development for the property located at 1820 Frank Street, submitted by Vierbicher on behalf of Wisco Short Term Rentals LLC, property owner. (Ald. C. Wery, District 8)
17. (SV 24-01) Consideration with possible action on a request to vacate a 5' x 58.68' strip of unimproved right-of-way located at the intersection of Tilkens and Tommark Streets, submitted by Richard Zuehlke and Heather Karcz of Greenback Towers LLC, property owners. (Ald. C. Wery, District 8)
18. (SV 24-02) Consideration with possible action on a request to vacate a portion of right-of-way located at the southwest corner of Northland Avenue and N Adams Street, submitted by Rick Fisher on behalf of Spring Lake Church. (Ald. B. Johnson, District 9)

F. Informational.

1. Director's report.
2. Date of next meeting: August 12, 2024.

G. Adjournment.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT www.greenbaywi.gov
- 2) ACCESSIBILITY: Any person wishing to attend who requires special accommodation because of a disability, should contact the City Safety Manager at 920-448-3125 at least 48 hours before the scheduled meeting time so that arrangements can be made.
- 3) QUORUM: Please take notice that a majority or quorum of the Common Council will attend this Plan Commission meeting and will constitute a meeting of the Common Council for purposes of discussion and information gathering relative to this agenda.
- 4) REPRESENTATION: The party requesting the communication, or their representative, should be present at this meeting.