



MINUTES 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.

Members Present: Derius Daniels, Ken Rovinski, Emma Fulwilder, Lisa Hanson, Ald. Jim Hutchison

Members Excused: Jacob Miller, 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.

Items E9, E10, E15, and E16 have been withdrawn by the applicants.

Moved by Ken Rovinski, seconded by Derius Daniels to amend the agenda to remove Items E9, E10, E15, and E16.

Motion Passed.

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

Moved by Ald. Jim Hutchison, seconded by Ken Rovinski to approve the agenda as amended.
Motion Passed.

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

D. APPROVAL OF MINUTES.

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

Moved by Ken Rovinski, seconded by Ald. Jim Hutchison to approve the minutes.

Motion Passed.

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

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)

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.

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 24-19) 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)

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve the request for a Conditional Use Permit to construct a two-family residential building in an Office Residential

(OR) district at 1308 E Walnut Street, subject to compliance with all other regulations of the Green Bay Municipal Code.

Motion Passed.

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

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)

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:

David O'Neil, 1221 Oregon Street

Doug Doefer, 1225 Oregon Street

Online comment:

Kate LeMieux Espinosa, 1231 Oregon Street

David Espinosa, 1231 Oregon Street

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 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)

Moved by Ken Rovinski, seconded by Ald. Jim Hutchison to approve the 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, subject to the following conditions:

1. All materials and architectural details shall be consistent with the home, as determined by the Zoning Administrator at the time of Site Plan Review.
2. Site plan approval by the Office of Community and Economic Development.
3. Compliance with all other regulations of the Green Bay Municipal Code.

Motion Passed.

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

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)

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.

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.

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)

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

Motion Passed.

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

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)

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.

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.

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)

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve the 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, subject to the following conditions:

1. Install off-street parking for a two-family residential use that is in compliance with the Green Bay Municipal Code.
2. Compliance with all other regulations of the Green Bay Municipal Code

Motion Passed.

Yes- Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, No- None,

Abstain- None.

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)

Item was withdrawn by applicant.

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)

Item was withdrawn by applicant.

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)

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.

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.

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)

Moved by Ken Rovinski, seconded by Ald. Jim Hutchison to approve the 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.

Motion Passed.

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

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)

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.

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.

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)

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

Motion Passed.

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

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)

Item was withdrawn by applicant.

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)

Item was withdrawn by applicant.

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)

Moved by Ken Rovinski, seconded by Ald. Jim Hutchison to approve the request to vacate a 5' x 58.68' strip of unimproved right-of-way located at the intersection of Tilkens and Tommark Streets, with the entire vacated area being deeded to 1272 Tilkens Street, subject to the following condition:

1. Utilities located within the vacated right-of-way shall be protected with an easement(s).

Motion Passed.

Yes- Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, No- None,

Abstain- None.

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)

Moved by Ken Rovinski, seconded by Derius Daniels to approve the request to vacate a portion of right-of-way located at the southwest corner of Northland Avenue and N Adams Street, subject to the following condition:

- I. Utilities or other reviewing agency interests located within the vacated right-of-way shall be protected with easement(s).

Motion Passed.

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

F. INFORMATIONAL.

1. Director's report.

Deputy Director Matt Buchanan provided the Director's report.

Principal Planner David Buck provided an update on the Comprehensive Plan.

2. Date of next meeting: August 12, 2024.

G. ADJOURNMENT.

Moved by Derius Daniels, seconded by Ken Rovinski to adjourn.

Motion Passed.

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