



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, SEPTEMBER 9, 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=L2EyVlpDSlZGZlFjcmlpWnZlOEVnUT09>

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: Derius Daniels, Emma Fulwilder, Jacob Miller, Ken Rovinski, Lisa Hanson, Kelsey Lutzow

Absent: Excused: Jim Hutchison

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, September 9, 2024, meeting of the Green Bay Plan

Commission.

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

Motion Passed.

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

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the Monday, August 12, 2024, meeting.

Moved by Jacob Miller, seconded by Derius Daniels to approve the minutes.

Motion Passed.

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

E. REGULAR BUSINESS.

- I. (ZP 24-27) Public hearing on a request to rezone the properties located at 1512 N Baird Street, 1522 N Baird Street, 1520 Weise Street, 1524 Weise Street, and 1538 Weise Street from GI General Industrial district to R-I, Low Density Residential district, submitted by Community and Economic Development. (Ald. 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.

2. (ZP 24-27) Consideration with possible action on a request to rezone the properties located at 1512 N Baird Street, 1522 N Baird Street, 1520 Weise Street, 1524 Weise Street, and 1538 Weise Street from GI General Industrial district to R-I, Low Density Residential district, submitted by Community and Economic Development. (Ald. Prestley, District 6)

Moved by Ken Rovinski, seconded by Kelsey Lutzow to approve a request to rezone the properties located at 1512 N Baird Street, 1522 N Baird Street, 1520 Weise Street, 1524 Weise Street, and 1538 Weise Street from GI General Industrial district to R-I, Low Density Residential district, submitted by Community and Economic Development. (Ald. Prestley, District 6)

Motion Passed.

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

3. (CPA 24-04) Public Hearing on a request to amend the Smart Growth 2022 Comprehensive Plan for 3315 and 3319 Finger Road from Public future land use to medium-high density residential future land use, submitted by Ted Zieman of Zieman Commercial Properties, LLC; applicant and 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.

4. (CPA 24-04) Consideration with possible action on a request to amend the Smart Growth 2022 Comprehensive Plan for 3315 and 3319 Finger Road from Public future land use to medium-high density residential future land use, submitted by Ted Zieman of Zieman Commercial Properties, LLC; applicant and property owner. (Ald. J. Hutchison, District 2)

Moved by Ken Rovinski, seconded by Jacob Miller to approve a request to amend the Smart Growth 2022 Comprehensive Plan for 3315 and 3319 Finger Road from Parks future land use to medium-high density residential future land use, submitted by Ted Zieman of Zieman Commercial Properties, LLC; applicant and property owner. (Ald. J. Hutchison, District 2)
Motion Passed.

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

5. (ZP 24-28) Public Hearing on a request for a rezone at 3315 and 3319 Finger Road from General Commercial (C1) to Varied Density Residential (R3) submitted by Ted Zieman of Zieman Commercial Properties, LLC; applicant and 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 24-28) Consideration with possible action on a request for a rezone at 3315 and 3319 Finger Road from General Commercial (C1) to Varied Density Residential (R3) submitted by Ted Zieman of Zieman Commercial Properties, LLC; applicant and property owner. (Ald. J. Hutchison, District 2)

Moved by Ken Rovinski, seconded by Kelsey Lutzow to approve a request for a rezone at 3315 and 3319 Finger Road from General Commercial (C1) to Varied Density Residential (R3) submitted by Ted Zieman of Zieman Commercial Properties, LLC; applicant and property owner. (Ald. J. Hutchison, District 2)
Motion Passed.

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

7. (ZP 24-29) Public hearing on a request for a Conditional Use Permit to construct a two-family residential building in an Office Residential (OR) district at 418 Fourth Street (Parcel 2-176), 400 block of Fourth Street (Parcel 2-177), 821 S Chestnut Avenue (Parcel 2-178), and 815 S Chestnut Avenue (Parcel 2-178-A) submitted by David Erickson of Neighborworks Green Bay, applicant; City of 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:

Noel Halvorsen - 2443 Deckner Ave

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 24-29) 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 418 Fourth Street (Parcel 2-176), 400 block of Fourth Street (Parcel 2-177), 821 S Chestnut Avenue (Parcel 2-178), and 815 S Chestnut Avenue (Parcel 2-178-A) submitted by David Erickson of Neighborworks Green Bay, applicant; City of Green Bay Redevelopment Authority, property owner. (Ald. B. Johnson, District 9)

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve a request for a Conditional Use Permit to construct a two-family residential building in an Office Residential (OR) district at 418 Fourth Street (Parcel 2-176), 400 block of Fourth Street (Parcel 2-177), 821 S Chestnut Avenue (Parcel 2-178), and 815 S Chestnut Avenue (Parcel 2-178-A) submitted by David Erickson of Neighborworks Green Bay, applicant; City of Green Bay Redevelopment Authority, property owner. (Ald. B. Johnson, District 9)

Motion Passed.

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

F. INFORMATIONAL.

- I. Director's report.

Development Director Cheryl Renier-Wigg provided the Director's report.
Principal Planner David Buck provided an update on the Comprehensive Plan.

2. Date of next meeting: September 23, 2024.

G. ADJOURNMENT.

Moved by Ken Rovinski, seconded by Emma Fulwilder to adjourn.

Motion Passed.

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