



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, NOVEMBER 4, 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, November 4, 2024, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the October 7, 2024, meeting.

E. Regular Business.

- I. [ITEM HELD AT PETITIONERS REQUEST] (ZP 24-40) Public Hearing on a request to establish a Planned Unit Development located at 1835 Ridge Road and 1820 Frank Street, submitted by Vierbicher on behalf of Kuehn Ridge Holdings LLC, property owner (Ald. C. Wery, District 8) **[PUBLIC HEARING and CONSIDERATION WITH POSSIBLE**

ACTION IS POSTPONED]

2. [ITEM HELD AT PETITIONERS REQUEST] (ZP 24-41) Public Hearing on a request to establish a Planned Unit Development located at 1825 Frank Street, submitted by Vierbicher on behalf of WISC Short Term Rentals LLC, property owner (Ald. C. Wery, District 8). **[PUBLIC HEARING and CONSIDERATION WITH POSSIBLE ACTION IS POSTPONED]**
3. (ZP 24-35) Public hearing on a request to rezone properties located at 1644, 1648, 1652, and 1656 Deckner Avenue and 129, 133, 137, and 145 Oak Grove Avenue from General Commercial (CI) District to Office-Residential (OR) District, submitted by Dennis and Cindy Scherer and the City of Green Bay Community and Economic Development Department (Ald. C. Stevens, District 5).
4. (ZP 24-35) Consideration with possible action on a request to rezone properties located at 1644, 1648, 1652, and 1656 Deckner Avenue and 129, 133, 137, and 145 Oak Grove Avenue from General Commercial (CI) District to Office-Residential (OR) District, submitted by Dennis and Cindy Scherer and the City of Green Bay Community and Economic Development Department (Ald. C. Stevens, District 5).
5. (ZP 24-36) Public hearing on the request for a Conditional Use Permit (CUP) to allow a substation/distribution equipment use within the (GI) General Industrial district at 2020 North Quincy Street in the form of a Battery Energy Storage System (BESS). Tern Energy Storage LLC-petitioner, US Venture Inc-Property Owner (Ald. Prestley, District 6).
6. (ZP 24-36) Consideration and possible action on the request for a Conditional Use Permit (CUP) to allow a substation/distribution equipment use within the (GI) General Industrial district at 2020 North Quincy Street in the form of a Battery Energy Storage System (BESS). Tern Energy Storage LLC-petitioner, US Venture Inc-Property Owner (Ald. Prestley, District 6).
7. (ZP 24-38) Public hearing on the request for a Conditional Use Permit (CUP) to allow a single-family residential property use within the (R3) Varied-Density Residential district at 815 N Webster Avenue; Christian Ortega of Ortegas properties LLC, applicant and property owner (Ald. A. Proffitt, District 7).
8. (ZP 24-38) Consideration with possible action on the request for a Conditional Use Permit (CUP) to allow a single-family residential property use within the (R3) Varied-Density Residential district at 815 N Webster Avenue; Christian Ortega of Ortegas properties LLC, applicant and property owner (Ald. A. Proffitt, District 7).
9. (ZP 24-39) Public Hearing on a request to amend a Planned Unit Development located at 226 Borneman Street, submitted by Summit BHC on behalf of 226 Borneman LLC, property owner (Ald. C. Stevens, District 5).
10. (ZP 24-39) Consideration with possible action on a request to amend a Planned Unit Development located at 226 Borneman Street, submitted by Summit BHC on behalf of 226 Borneman LLC, property owner (Ald. C. Stevens, District 5).

F. Informational.

1. Director's report.
2. Date of next meeting: November 25, 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.