



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, NOVEMBER 25, 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: Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder

Excused: Jacob Miller, Kelsey Lutzow

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, November 25, 2024, meeting of the Green Bay Plan Commission.

Moved by Derius Daniels, seconded by Ken Rovinski to approve the change of agenda items order to reflect item number one and item number three to exchange places.

Motion Passed.

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

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

Motion Passed.

Yes-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 November 4, 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.

3. Consideration with possible action on the request by On Broadway Inc., (OBI) to approve their 2025 Business Improvement District Operating Plan.

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve the request by On Broadway Inc., (OBI) to approve their 2025 Business Improvement District Operating Plan.

Motion Passed.

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

2. Consideration with possible action on the request by Olde Main Street Inc., (OMS) to approve their 2025 Business Improvement District (BID) Operating Plan.

Moved by Ken Rovinski, seconded by Ald. Jim Hutchison to approve the request by Olde Main Street Inc., (OMS) to approve their 2025 Business Improvement District (BID)

Operating Plan.

Motion Passed.

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

1. Consideration with possible action on the request by Downtown Green Bay, Inc., (DGBI) to approve their 2025 Business Improvement District (BID) Operation Plan.

Moved by Ken Rovinski, seconded by Derius Daniels to approve the request by Downtown Green Bay, Inc., (DGBI) to approve their 2025 Business Improvement District (BID) Operation Plan.

Motion Passed.

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

4. Consideration with possible action on the request by Military Avenue Inc., (MAI) to approve their 2025 Business Improvement District (BID) Operating Plan.

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve the request by Military Avenue Inc., (MAI) to approve their 2025 Business Improvement District (BID) Operating Plan.

Motion Passed.

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

5. (ZP 24-37) Public Hearing on a request for a Conditional Use Permit to allow a single-family residence in an (OR) Office Residential district located at 129 Oak Grove Avenue, submitted by Dennis and Cindy Scherer, property owners. (Ald. C. Stevens, District 5)

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: Staff Only

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 24-37) Consideration with possible action on a request for a Conditional Use Permit to allow a single-family residence in an (OR) Office Residential district located at 129 Oak Grove Avenue, submitted by Dennis and Cindy Scherer, property owners. (Ald. C. Stevens, District 5)

Moved by Ken Rovinski, seconded by Ald. Jim Hutchison to approve a Conditional Use Permit to allow a single-family residence in an (OR) Office Residential district located at 129 Oak Grove Avenue as recommended by staff, subject to the following conditions:

1. The Zoning designation of the property is changed to the Office Residential (OR) District as part of Zoning Petition 24-35 / Zoning Ordinance 25-24.
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.

7. (ZP 24-44) Public Hearing on a request for a Conditional Use Permit to allow a covered

front porch within the front yard setback located at 823 Neufeld Street, submitted by Karstin Van Stechelman, property owner. (Ald. C. Wery, District 8)

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: Staff Only

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 24-44) Consideration with possible action on a request for a Conditional Use Permit to allow a covered front porch within the front yard setback located at 823 Neufeld Street, submitted by Karstin Van Stechelman, property owner. (Ald. C. Wery, District 8)

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve, as recommended by staff, the request for a Conditional Use Permit to allow a covered front porch within the front yard setback located at 823 Neufeld 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.

9. (ZP 24-42) Public hearing on a request to rezone Parcel 21-1336-2 located on the 1600 Block of Amy Street from Low-Density Residential (R1) to Medium-Density Residential (R2), submitted by Dalton Ruesch, JJP Acquisitions LLC, 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.

Speakers:

Kallista Baebler - 811 Heyrman St

Laura Wall - 1658 Amy St

John Barrett - 1656 Edison St

Ald. Bill Galvin - 1244 Emilie St

Joy Peterson - 807 Heyrman St

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.

10. (ZP 24-42) Consideration with possible action on a request to rezone Parcel 21-1336-2 located on the 1600 Block of Amy Street from Low-Density Residential (R1) to Medium-Density Residential (R2), submitted by Dalton Ruesch, JJP Acquisitions LLC, property owner. (Ald. B Galvin, District 4)

Moved by Ald. Jim Hutchison, seconded by Ken Rovinski to open the floor for discussion.
Motion Passed.

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

Speakers:

Kallista Baebler - 811 Heyrman St

Laura Wall - 1658 Amy St

John Barrett - 1656 Edison St

Joy Peterson - 807 Heyrman St

Dalton Ruesch - Developer - 1241 Bellevue St

Moved by Derius Daniels, seconded by Ken Rovinski to close the floor.

Motion Passed.

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

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve, as written, the request to
rezone Parcel 21-1336-2 located on the 1600 Block of Amy Street from Low-Density
Residential (R1) to Medium-Density Residential (R2).

Motion Passed.

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

11. (ZP 24-43) Public hearing on a request to amend uses and physical development standards of a Planned Unit Development (PUD) at 216 S Military Avenue, submitted by David Martin of Henry Real Estate Development LLC, applicant and property owner. (Ald. M. Eck, District 11)

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 Martin - 320 S Military Av

Leah Weycker - 425 S Military Av

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. (ZP 24-43) Consideration with possible action on a request to amend uses and physical development standards of a Planned Unit Development (PUD) at 216 S Military Avenue, submitted by David Martin of Henry Real Estate Development LLC, applicant and property owner. (Ald. M. Eck, District 11)

Moved by Ald. Jim Hutchison, seconded by None to approve, as recommended by staff, a draft PUD to amend uses and physical development standards of a Planned Unit Development (PUD) at 216 S Military Avenue.
Motion Failed.

Moved by Ken Rovinski, seconded by Derius Daniels to approve a draft PUD to amend uses and physical development standards of a Planned Unit Development (PUD) at 216 S Military Avenue with a 5-year sunset clause stating "Any non (C1) General Commercial uses shall not be permitted within Development Area C after December 17, 2029."
Motion Passed.
Yes-Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None, Abstain-Emma Fulwilder.

13. (ZP 24-45) Public Hearing on a request to amend a Planned Unit Development (Southwest Woods) located at 2405 W. Mason Street Frontage Road and the 1100-1200 Block of Hinkle Street from W. Mason Street Frontage Road to Hobart Drive, submitted by DT HMC West Mason, LLC, on behalf of multiple property owners. (Ald. M. Eck, District 11)

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: Staff Only

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 24-45) Consideration with possible action on a request to amend a Planned Unit Development (Southwest Woods) located at 2405 W. Mason Street Frontage Road and the 1100-1200 Block of Hinkle Street from W. Mason Street Frontage Road to Hobart Drive, submitted by DT HMC West Mason, LLC, on behalf of multiple property owners. (Ald. M. Eck, District 11)

Moved by Ald. Jim Hutchison, seconded by Ken Rovinski to open the floor for discussion.
Motion Passed.

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

Speakers:

Garritt Bader - 300 N Van Buren St

Ald. Melinda Eck - 1634 Birchwood Dr

Ald. Kathy Hinkfuss - 525 Antelope Tr

Ald. Bill Galvin - 1244 Emilie St

Steve Grenier - 100 N Jefferson St

Moved by Ald. Jim Hutchison, seconded by Ken Rovinski to close the floor.
Motion Passed.

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

Abstain-None.

Moved by Ald. Jim Hutchison, seconded by Emma Fulwilder to approve, as recommended by staff, the request to amend a Planned Unit Development (Southwest Woods) located at 2405 W. Mason Street Frontage Road and the 1100-1200 Block of Hinkle Street from W. Mason Street Frontage Road to Hobart Drive. With the exception of access distance from intersection (Amendment #2) and driveway separation distance (Amendment #3), subject to approval of the draft PUD with the following condition:

1.) Approval and recording of CSM 24-17.

Motion Passed.

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

15. (ZP 24-46) Public Hearing on a request to rezone 2425 W. Mason Street Frontage Road and parts of 2415 and 2405 W. Mason Street Frontage Road from General Commercial (C1) to Highway Commercial (C2), submitted by GB Real Estate Investments, LLC on behalf of GB Real Estate Investments, LLC, DJG West Mason, LLC, and DT HMC West Mason LLC, property owners. (Ald. M. Eck, District 11)

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: Staff Only

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.

16. (ZP 24-46) Consideration with possible action on a request to rezone 2425 W. Mason Street Frontage Road and parts of 2415 and 2405 W. Mason Street Frontage Road from General Commercial (C1) to Highway Commercial (C2), submitted by GB Real Estate Investments, LLC on behalf of GB Real Estate Investments, LLC, DJG West Mason, LLC, and DT HMC West Mason LLC, property owners. (Ald. M. Eck, District 11)

Moved by Ken Rovinski, seconded by Derius Daniels to approve, as recommended by staff, the request to rezone 2425 W. Mason Street Frontage Road and parts of 2415 and 2405 W. Mason Street Frontage Road from General Commercial (C1) to Highway Commercial (C2), subject to the following condition:

1.) Approval and recording of CSM 24-17.

Motion Passed.

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

17. (ZP 24-47) Public Hearing on a request for a Conditional Use Permit to allow for a surface parking lot on parts of 2425, 2415, and 2405 W. Mason Street Frontage Road, submitted by GB Real Estate Investments, LLC on behalf of GB Real Estate Investments, LLC, DJG West Mason, LLC, and DT HMC West Mason LLC, property owners. (Ald. M. Eck, District 11)

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: Staff Only

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.

18. (ZP 24-47) Consideration with possible action on a request for a Conditional Use Permit to allow for a surface parking lot on parts of 2425, 2415, and 2405 W. Mason Street Frontage Road, submitted by GB Real Estate Investments, LLC on behalf of GB Real Estate Investments, LLC, DJG West Mason, LLC, and DT HMC West Mason LLC, property owners. (Ald. M. Eck, District 11)

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve, as recommended by staff, the request for a Conditional Use Permit to allow for a surface parking lot on parts of 2425, 2415, and 2405 W. Mason Street Frontage Road. Subject to the following conditions:

1. Approval of ZP 24-46 Rezone Application.
2. Approval of CSM 24-17.
3. The CUP for a principal parking lot is valid for 2 years after City Council approval. A permitted principal use must be established within the 2 years or the paved parking area must be removed.
4. The parking lot complies with all aspects of the Green Bay Municipal Code.

Motion Passed.

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

F. INFORMATIONAL.

1. Director's report.

Development Director Cheryl Renier-Wigg provided the Director's Report.

2. Date of next meeting: January 13, 2025.

G. ADJOURNMENT.

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

Motion Passed.

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