



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JANUARY 13, 2025, 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, January 13, 2025, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the November 25, 2024 meeting.

E. Regular Business.

- I. (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).

2. (ZP 24-40) Consideration with possible action 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).
3. (ZP 24-41) Public Hearing on a request to establish a Planned Unit Development located at 1835 Ridge Road, submitted by Vierbicher on behalf of WISC Short Term Rentals LLC, property owner (Ald. C. Wery, District 8).
4. (ZP 24-41) Consideration with possible action on a request to establish a Planned Unit Development located at 1835 Ridge Road, submitted by Vierbicher on behalf of WISC Short Term Rentals LLC, property owner (Ald. C. Wery, District 8).
5. (CPA 24-05) Public hearing on a request to amend the Smart Growth 2022 Comprehensive Plan for 500 Day St from future Industrial land-use to downtown land-use, submitted by Community and Economic Development (Ald. Proffitt, District 7).
6. (CPA 24-05) Consideration with possible action on a request to amend the Smart Growth 2022 Comprehensive Plan for 500 Day St from future Industrial land-use to downtown land-use, submitted by Community and Economic Development (Ald. Proffitt, District 7).
7. (ZP 24-48) Public hearing on a request to rezone 500 Day St from GI General Industrial District to D2 Downtown Two District, submitted by Community and Economic Development (Ald. Proffitt, District 7).
8. (ZP 24-48) Consideration with possible action on a request to rezone 500 Day St from GI General Industrial District to D2 Downtown Two District, submitted by Community and Economic Development (Ald. Proffitt, District 7).
9. (ZP 24-50) Public Hearing on a request for a Conditional Use Permit (CUP) to allow a single-family home use within the (OR) Office-Residential district at 158 N. Maple Street, submitted by David Erickson of Neighborworks Green Bay, applicant; City of Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).
10. (ZP 24-50) Consideration with possible action on a request for a Conditional Use Permit (CUP) to allow a single-family home use within the (OR) Office-Residential district at 158 N. Maple Street, submitted by David Erickson of Neighborworks Green Bay, applicant; City of Green Bay Redevelopment Authority, property owner (Ald. B. Johnson, District 9).
11. (ZP 24-51) Public Hearing on the request for a Conditional Use Permit (CUP) to allow a multiple-message sign at 1902 N Irwin Avenue, submitted by Trevor Bowman of Lamar Central Outdoor, LLC, applicant and easement holder; Manuel Bustamante Razo, property owner (Ald. J. Prestley, District 6).
12. (ZP 24-51) Consideration with possible action on the request for a Conditional Use Permit (CUP) to allow a multiple-message sign at 1902 N Irwin Avenue, submitted by Trevor Bowman of Lamar Central Outdoor, LLC, applicant and easement holder; Manuel Bustamante Razo, property owner (Ald. J. Prestley, District 6).
13. (ZP 24-52) Public Hearing on a request to rezone 501 S. Washington Street (Parcel 15-169) from Public Institutional (PI) district to Downtown One (DI) district, submitted by Community and Economic Development (Ald. B. Johnson, District 9).

14. (ZP 24-52) Consideration with possible action on a request to rezone 501 S. Washington Street (Parcel 15-169) from Public Institutional (PI) district to Downtown One (D1) district, submitted by Community and Economic Development (Ald. B. Johnson, District 9).
15. (SP 25-01) Consideration with possible action on the request to declare city-owned properties as surplus located at 0 Mason Way (Parcel 21-1288-2 & Portion of Parcel 21-1281), submitted by Department of Community and Economic Development, property owner (Ald. B. Galvin, District 4).
16. (TA 24-03) Public Hearing on a request to Amend Section 44-82(2)d, Green Bay Municipal Code, removing the sections related to the zoning amendment protest petition, submitted by the City of Green Bay Law Department.
17. (TA 24-03) Consideration with possible action on a request to Amend Section 44-82(2)d, Green Bay Municipal Code, removing the sections related to the zoning amendment protest petition, submitted by the City of Green Bay Law Department.

F. Informational.

1. Director's report.
2. 2025 Plan Commission meeting schedule and deadlines
3. Date of next meeting: January 27, 2025.

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.