



MINUTES 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=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, Jacob Miller, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow

Excused: Derius Daniels

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, January 13, 2025, meeting of the Green Bay Plan

Commission.

Moved by Ken Rovinski, seconded by Jacob Miller to approve the agenda.

Motion Passed.

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

D. APPROVAL OF MINUTES.

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

Moved by Ken Rovinski, seconded by Jacob Miller to approve the minutes.

Motion Passed.

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

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).

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:

Ellen Merriman - 1183 Thorndale St

James McGrath Sr - 1137 Thorndale St

Janet Angus - 1804 Spence St

John Cordry - 1288 Thorndale St

Corey Behnke - 1213 Shadow Lane

Melissa Peterson - 1838 S Oneida St

Mike Wood - 1611 Frank St

Debbie Jacques - 1839 S Oneida St

Sara Draeger - 1054 Shadow Lane

Tricia Garrison - 1260 Thorndale St

Cheryl Wolf - 1203 Liberty St

Gary Baranowski - 1239 Shadow Lane

Tracy Fleming - 1177 Thorndale St

Brad Rymer - 400 Security Blvd - Vierbicher

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 24-40) 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).

Moved by Jacob Miller, seconded by Ken Rovinski to open the floor to the developer.
Motion Passed.

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

Speakers:

Brad Rymer - 400 Security Blvd - Vierbicher

Moved by Jacob Miller, seconded by Ken Rovinski to close the floor.
Motion Passed.

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

Moved by Jacob Miller, seconded by Ken Rovinski to approve a Planned Unit Development located at 1835 Ridge Road and 1820 Frank Street with the following amendment and conditions as recommended by staff.

SECTION 2. Pursuant to Chapter 44, Article XX, Green Bay Municipal Code, as they apply, the following conditions are imposed:

F. Architectural Design Standards.

All building elevations shall substantially comply with Exhibit C and subject to the following requirements:

1. Building A shall not exceed 64 feet in height.
2. Building B shall not exceed 53 feet in height.

Approval of the request, subject to the draft PUD and the following conditions:

1. Parcels # 1-1423 and # 1-2193 shall be combined for this PUD to be in effect.
2. Right-of-Way improvements as shown as part of the Traffic Impact Analysis and Site Plan shall be installed as part of this PUD. All right-of-way changes, including any proposed changes, shall be reviewed and approved by the Department of Public Works.

Motion Passed by Role Call Vote.

Yes-Lisa Hanson, Jacob Miller, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow,
No-None, Abstain-None

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).

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:

Cheryl Wolf - 1203 Liberty St
Corey Behnke - 1213 Shadow Lane
John Cordry - 1288 Thorndale St
Ellen Merriman - 1183 Thorndale St
Janet Angus - 1804 Spence St
Steve Bieda - 400 Security Blvd - Vierbicher
Tricia Garrison - 1260 Thorndale St
Debbie Jacques - 1839 S Oneida St
Eric Pelnar - 1802-1806 Frank St
Tracy Fleming - 1177 Thorndale St
Sara Draeger - 1054 Shadow Lane
Mark Vancampenhout - 1195 Thorndale 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.

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).

Moved by Jacob Miller, seconded by Ken Rovinski to approve a Planned Unit Development located at 1835 Ridge Road with recommendations made by staff for land division and the associated PUD.

Approval of the request, subject to the draft PUD and the following condition:

1. A land division is required to create a new parcel for the PUD, as described in the attached PUD Ordinance.
2. This PUD is not considered valid until the associated PUD (ZP 24-40) is executed.

Motion Passed by Role Call Vote.

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

Moved by Jacob Miller, seconded by Ken Rovinski to approve a break to reset for next agenda item.

Motion Passed.

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

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).

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:

Chris Brennen - 1919 S Broadway

Bill Langhoff - 426 E AppleTree Rd, Milwaukee

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. (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).

Moved by Ken Rovinski, seconded by Emma Fulwilder to open the floor.

Motion Passed.

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

Speaker:

Bill Langhoff - 426 AppleTree Rd, Milwaukee

Moved by Jacob Miller, seconded by Ken Rovinski to close the floor.

Motion Passed.

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

Moved by Jacob Miller, seconded by Ken Rovinski to approve to amend the Smart Growth 2022 Comprehensive Plan for 500 Day St from future Industrial land-use to downtown land-use.

Motion Passed.

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

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).

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 24-48) 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).

Moved by Jacob Miller, seconded by Ken Rovinski to approve rezone 500 Day St from GI General Industrial District to D2 Downtown Two District.

Motion Passed.

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

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).

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.

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).

Moved by Ken Rovinski, seconded by Jacob Miller to approve a Conditional Use Permit (CUP) to allow a single-family home use within the (OR) Office-Residential district at 158 N. Maple Street with the following staff recommendations.

Approval of the request to allow a single-family residential home with a covered front porch to extend 6 feet into the front yard setback within the Office Residential (OR) district, subject to:

1. A development agreement shall be approved by the City of Green Bay Redevelopment Authority.
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, Jacob Miller, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None.

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).

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.

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).

Moved by Ken Rovinski, seconded by Jacob Miller to approve a Conditional Use Permit (CUP) to allow a multiple-message sign at 1902 N Irwin Avenue as recommended by staff with the following compliance.

Approval of the request, subject to:

- a. A site plan and applicable permit applications are submitted to the Department of Community and Economic Development for review and approval. Said plan shall include a panel which does not exceed 650 square feet in size.
- b. The sign permit application shall not be valid unless approved by the Director of Public Works or their designee.
- c. The Department of Public Works shall be provided with the means to turn off a digital billboard in the case of hazardous glare, interference with the visibility or effectiveness of a traffic signal or control, or other traffic hazard caused by the sign.
- d. The owner of the sign shall maintain up-to-date contact information with the Department of Public Works. The contact information is to provide 24 hours per day, 7 days per week access to a person or persons that is/are available at all times to respond to a hazardous sign situation.
- e. The proposed signage shall meet all of the requirements of Article III, Off-Premise Advertising, Green Bay Zoning Code.

Motion Passed.

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

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 (D1) district, submitted by Community and Economic Development (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: 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 24-52) 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).

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve the rezone 501 S. Washington Street (Parcel 15-169) from Public Institutional (PI) district to Downtown One (D1) district as recommended by staff.

Motion Passed.

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

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).

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

1. The subject property shall be directed to the property owner of 1650 Mason Way for disposition.
2. An easement is required for the existing overhead WPS facilities at the property owner of 1650 Mason Way's expense.
3. A Certified Survey Map is required to combine the subject parcels and 1650 Mason Way at the property owner of 1650 Mason Way's expense.

Motion Passed.

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

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.

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.

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.

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve to amend Section 44-82(2)d, Green Bay Municipal Code, removing the sections related to the zoning amendment protest petition.

Motion Passed.

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

F. INFORMATIONAL.

1. Director's report.

Development Deputy Director Matthew Buchanan provided the Director's Report.

2. 2025 Plan Commission meeting schedule and deadlines

Principal Planner David Buck provided schedules and deadlines for multiple commissions.

3. Date of next meeting: January 27, 2025.

G. ADJOURNMENT.

Moved by Ken Rovinski, seconded by Jacob Miller to adjourn the meeting.

Motion Passed.

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