



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, FEBRUARY 24, 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.

Present: Lisa Hanson, Derius Daniels, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow
(arrived @ 6:44pm)

Excused: Jacob Miller, Ken Rovinski

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, February 24, 2025, meeting of the Green Bay Plan

Commission.

Moved by Derius Daniels, seconded by Emma Fulwilder to approve the agenda.

Motion Passed.

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

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the Monday, January 13, 2025, meeting.

Moved by Ald. Jim Hutchison, seconded by Derius Daniels to approve the minutes.

Motion Passed.

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

E. REGULAR BUSINESS.

1. Consideration with possible action on the Broadway Business Improvement District's (BBID) year-end financial reporting for 2024.

Moved by Ald. Jim Hutchison, seconded by Emma Fulwilder to approve the Broadway Business Improvement District's (BBID) year-end financial reporting for 2024.

Motion Passed.

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

2. Consideration with possible action on the Downtown Green Bay, Inc. (DGBI) Business Improvement District's (BID) year-end financial reporting for 2024.

Moved by Emma Fulwilder, seconded by Ald. Jim Hutchison to approve the Downtown Green Bay, Inc. (DGBI) Business Improvement District's (BID) year-end financial reporting for 2024.

Motion Passed.

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

3. Consideration with possible action on the Olde Main Street, Inc. (OMSI) Business Improvement District's (BID) year-end financial reporting for 2024.

Moved by Ald. Jim Hutchison, seconded by Derius Daniels to approve the Olde Main Street, Inc.(OMSI) Business Improvement District's (BID) year-end financial reporting for 2024.

Motion Passed.

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

4. Consideration with possible action on the Military Avenue Business Improvement District's (BID) year-end financial reporting for 2024.

Moved by Ald. Jim Hutchison, seconded by Emma Fulwilder to approve the Military Avenue Business Improvement District's (BID) year-end financial reporting for 2024.

Motion Passed.

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

5. (ZP 25-01) Public hearing on a request to rezone 1650 Mason Way from Varied-Density Residential (R3) district to Low-Density Residential (R1) district, submitted by Community and Economic Development Department, on behalf of Jason Smith, 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.

No Speakers

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 25-01) Consideration with possible action on a request to rezone 1650 Mason Way from Varied-Density Residential (R3) district to Low-Density Residential (R1) district, submitted by Community and Economic Development Department, on behalf of Jason Smith, property owner (Ald. B. Galvin, District 4).

Moved by Emma Fulwilder, seconded by Derius Daniels to approve a request to rezone 1650 Mason Way from Varied-Density Residential (R3) district to Low-Density Residential (R1) district (Ald. B. Galvin, District 4).

Motion Passed.

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

7. (ZP 25-02) Public hearing on a request to rezone 3385 Finger Road from Rural Residential (RR) district and Low-Density Residential (R1) district to Public Institutional (PI) district, submitted by Community and Economic Development Department, 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.

No Speakers

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 25-02) Consideration with possible action on a request to rezone 3385 Finger Road from Rural Residential (RR) district and Low-Density Residential (R1) district to Public Institutional (PI) district, submitted by Community and Economic Development Department,

property owner (Ald. J. Hutchison, District 2).

Moved by Ald. Jim Hutchison, seconded by Derius Daniels to approve the rezone 3385 Finger Road from Rural Residential (RR) district and Low-Density Residential (RI) district to Public Institutional (PI) district.

Motion Passed.

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

9. (PP 25-01) Consideration with possible action on the request to approve the University of Wisconsin – Green Bay 2024 Campus Master Plan as required by the development standards for a Conditional Use Permit for a University in the Public Institutional (PI) Zoning District, submitted by Alan Peters, UWGB.

Moved by Ald. Jim Hutchison, seconded by Derius Daniels to adopt the University of Wisconsin – Green Bay 2024 Campus Master Plan and provide comments to the University administration as follows:

1. Forward Facing Campus, Community Connectivity, and Transportation – Walk, Bike & Park. Campus plans should reflect better connections and interfaces with exterior community roadways including Nicolet Dr, Scottwood Dr and Bay Settlement Rd.
2. Forward Facing Campus & Update On-Campus Living Accommodations. The campus plans should depict expanding campus planning area in the future or work with private entities to utilize the 50+ acres at the southeast corner of East Circle Dr. and Scottwood Dr. This could include housing, commercial/service support businesses or educational facilities.
3. Community Connectivity. City thinks that the plan should also open up the campus to the community by “bringing campus to community” not just bringing “community to campus” as it is currently stated.
4. Community Connectivity & Transportation – Walk, Bike, Park. University campus could further enhance bicycle and pedestrian connections to areas outside the campus. Focus on connections to Nicolet Dr, East Shore Dr and the Bay Beach Wildlife Sanctuary trail systems.
5. Transportation – Walk, Bike, Park. University should consider allowing rentable scooters and electric bikes to service the campus (currently Bird Scooters).
6. Welcome Visitors to Campus & Transportation – Walk, Bike, Park. University should include more visible, convenient and quality of experience transit hub(s) and also work with Green Bay Transit to promote usage and improve service. Focus on main entrance, innovation park area, student housing, recreational areas (arboretum trails and amenities like disc golf, sports fields and athletic center) and housing.

Motion Passed.

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

F. INFORMATIONAL.

- I. Director's report.

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

2. Date of next meeting: March 10, 2025.

G. ADJOURNMENT.

Moved by Emma Fulwilder, seconded by Ald. Jim Hutchison to adjourn.

Motion Passed.

Yes-Lisa Hanson, Derius Daniels, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None.