



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, MARCH 10, 2025, 6:00 PM
City Hall, Room 203 - COMMON COUNCIL CHAMBERS.
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 and Ken Rovinski.
Excused: Emma Fulwilder; Kelsey Lutzow.

Present: Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison

Excused: Emma Fulwilder, Kelsey Lutzow

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, March 10, 2025, meeting of the Green Bay Plan

Commission.

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

Motion Passed.

Yes-Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None,
Abstain-None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the February 24, 2025, meeting.

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

Motion Passed.

Yes-Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None,
Abstain-None.

E. REGULAR BUSINESS.

- I. (ZP 25-05) Public Hearing on a request for a Conditional Use Permit (CUP) to exceed the maximum building height location at 100 E Mason Street, submitted by Derek Liebhauser, Spark Development Company, on behalf of Miller Land Investments LLC, 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:

Tom Delsart - 2502 Riverside Dr., Allouez

Thomas Saharsky - 741 S. Irwin 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.

2. (ZP 25-05) Consideration with possible action on a request for a Conditional Use Permit (CUP) to exceed the maximum building height location at 100 E Mason Street, submitted by Derek Liebhauser, Spark Development Company, on behalf of Miller Land Investments LLC, property owner (Ald. B. Johnson, District 9).

Moved by Jacob Miller, seconded by Ken Rovinski to approve with condition the Conditional Use Permit (CUP) to exceed the maximum building height location at 100 E Mason Street.

Condition: Subject to compliance with all other regulations of the Green Bay Municipal Code.

Motion Passed.

Yes-Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None, Abstain-None.

3. (ZP 25-04) Public Hearing on a request for a Conditional Use Permit to allow a consignment store use within a C1 General Commercial District at 1831 Main Street submitted by William J Gosse of Green Bay C, LLC; applicant and property owner (Ald. B. Morgan, District 3).

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.

4. (ZP 25-04) Consideration with possible action on a request for a Conditional Use Permit to allow a consignment store use within a C1 General Commercial District at 1831 Main Street submitted by William J Gosse of Green Bay C, LLC; applicant and property owner (Ald. B. Morgan, District 3).

Moved by Derius Daniels, seconded by Jacob Miller to approve with condition the request for a Conditional Use Permit (CUP) to allow a consignment store use within a C1 General Commercial District at 1831 Main Street.

Condition: Subject to compliance with all other regulations of the Green Bay Municipal Code.

Motion Passed.

Yes-Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None, Abstain-None.

5. (ZP 25-03) Public Hearing on a request to establish a Planned Unit Development (PUD) on property bounded by Algoma Rd, Sussex Rd, Church Rd, and Bay Settlement Rd (Parcels 22-106, 22-111, 22-120, 22-124, 22-SC195-3, 22-SC196, 22-SC198-1, 22-SC199, 22-SC204, & 22-SC208) submitted by Vierbicher, on behalf of TJDM LLC, property owner (Ald. J Grant, District 1).

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:

Gary Fifarek - 3464 Edinburgh Rd

Angela Paschke - 3535 Baywatch Dr

Steve McDonnell - 2730 Sussex Rd

Bobbi Jo Taylor - 2588 Sussex Rd

Joe Bernardy - 2625 Shore Ridge Ct

Monica Bernardy - 2625 Shore Ridge Ct
Leah Rebne - 3377 Wiggins Way
Marcus Ruh - 3478 Fagerville Way
Jenna Reimer- 3335 Davies Ave
Benjamin Hintz - 2991 Sussex Rd
Tim Wentworth - 3494 Edinburgh Rd
Jessica Puyleart - 3553 Blackwolf Run
Natasha Rowell - 2840 Sussex Rd
Douglas Knight - 3247 Peterson Rd
Lisa Laluzerne - 3549 Blackwolf Run
Leslie Hintz - 2991 Sussex Rd
Lori Ashmann - 2629 Kathy Dr
Brad Rymer, Vierbicher - 400 Security Blvd
Steve Bieda, Vierbicher - 400 Security Blvd

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 25-03) Consideration with possible action on a request to establish a Planned Unit Development (PUD) on property bounded by Algoma Rd, Sussex Rd, Church Rd, and Bay Settlement Rd (Parcels 22-106, 22-111, 22-120, 22-124, 22-SCI95-3, 22-SCI96, 22-SCI98-1, 22-SCI99, 22-SC204, & 22-SC208) submitted by Vierbicher, on behalf of TJDM LLC, property owner (Ald. J Grant, District 1).

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

Yes-Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None,
Abstain-None.

Speaker:
Steve Bieda, Vierbicher - 400 Security Blvd

Moved by Jacob Miller, seconded by Derius Daniels to close the floor.
Motion Passed.

Yes-Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None,
Abstain-None.

Moved by Jacob Miller, seconded by Ken Rovinski to approve as drafted the request to establish a Planned Unit Development (PUD) on property bounded by Algoma Rd, Sussex Rd, Church Rd, and Bay Settlement Rd.

Motion Passed.

Yes-Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None,
Abstain-None.

7. (SP 25-02) Consideration with possible action on the declaration of surplus for city-owned properties located at 605 Cherry Street, 221 N Quincy Street, 227 N Quincy Street, 624

Pine Street, 618 Pine Street, and 616 Pine Street, submitted by the Department of Community and Economic Development, on behalf of the City of Green Bay, property owner (Ald. A. Proffitt, District 7).

Moved by Ken Rovinski, seconded by Jacob Miller to approve as recommended with condition and language amendment on the declaration of surplus for city-owned properties located at 605 Cherry Street, 221 N Quincy Street, 227 N Quincy Street, 624 Pine Street, 618 Pine Street, and 616 Pine Street.

The following condition:

The subject properties shall be directed to the City's Redevelopment Authority for disposition.

Motion Passed.

Yes-Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None, Abstain-None.

8. (SP 25-03) Consideration with possible action on the declaration of surplus for city-owned properties located at 212 S Madison Street, 503 E Walnut Street, and 512 Cherry Street, submitted by the Department of Community and Economic Development, on behalf of the City of Green Bay, property owner (Ald. A. Proffitt, District 7).

Moved by Jacob Miller, seconded by Ken Rovinski to approve as recommended with conditions and language amendment the declaration of surplus for city-owned properties located at 212 S Madison Street, 503 E Walnut Street, and 512 Cherry Street.

The following conditions:

1. The subject properties shall be directed to the City's Redevelopment Authority for disposition.

2. An easement shall be granted for existing WPS facilities if they are deemed to be located on the subject parcels are not part of the adjacent alleyway.

Motion Passed.

Yes-Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, 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: April 7, 2025

G. ADJOURNMENT.

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

Motion Passed.

Yes-Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, No-None, Abstain-None.