



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, APRIL 28, 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: Jacob Miller, Lisa Hanson, Derius Daniels, Jim Hutchison, Emma Fulwilder, Ken Rovinski (arrived at 6:13pm)

Excused: Kelsey Lutzow

Absent: None

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, April 28, 2025, meeting of the Green Bay Plan Commission.

Moved by Commissioner Jacob Miller, seconded by Derius Daniels to approve the agenda.
Motion Passed.

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

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the April 7, 2025, meeting.

Moved by Derius Daniels, seconded by Board Member Emma Fulwilder to approve the minutes.

Motion Passed.

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

E. REGULAR BUSINESS.

- I. (AV 25-01) Consideration with possible action on the request to vacate an alley between N. Broadway and Alma Street, submitted by Community and Economic Development Department, NEW Community Shelter, Inc., Greg Krumholz, and Edwardo Martinez (Ald. Proffitt, District 7).

Moved by Derius Daniels, seconded by Emma Fulwilder to approve with condition(s).
The following condition(s):

- I. A shared access and maintenance easement agreement between Parcels 5-72 (Martinez) and 5-73 (Krumholz) must be filed with the Brown County Register of Deeds immediately after the recording of the alley vacation per Section 44-1691(2) of the Green Bay Municipal Code.
2. Utility easements be granted to the City of Green Bay the full width and length of the subject vacated alley by the property owners.
3. A no-build easement is recorded within the subject vacated right-of-way by the property owners.

Motion Passed.

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

2. (ZP 25-11) Public Hearing on a request for a Planned Unit Development to permit Industrial and Commercial uses at 2735 University Avenue, submitted by Tonya Wagner of Vierbicher on behalf of property owner New Ideal Properties, LLC (Ald. J. Prestley, District 6).

Vice Chair Jacob Miller 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:

Laura Messerschmidt - 2760 St. Anthony Dr

Terry Borzick - 2825 University Ave

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.

3. (ZP 25-11) Consideration with possible action on a request for a Planned Unit Development to permit Industrial and Commercial uses at 2735 University Avenue, submitted by Tonya Wagner of Vierbicher on behalf of property owner New Ideal Properties, LLC (Ald. J. Prestley, District 6).

Moved by Jacob Miller, seconded by Ken Rovinski to approve with condition(s).

Subject to the draft PUD approval and the following condition(s):

1. A land division is required to create two new parcels for the PUD, as described in the attached PUD Ordinance.

Motion Passed.

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

4. (ZP 25-12) Public Hearing on a request for a Conditional Use Permit (CUP) to allow an electric vehicle fuel service station at 1240 Radisson Street, submitted by Michael Wieber, on behalf of Wattslots Properties LLC, property owner (Ald. J. Prestley, District 6).

Vice Chair Jacob Miller 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.

5. (ZP 25-12) Consideration with possible action on a request for a Conditional Use Permit (CUP) to allow an electric vehicle fuel service station at 1240 Radisson Street, submitted by Michael Wieber, on behalf of Wattslots Properties LLC, property owner (Ald. J. Prestley, District 6).

Moved by Emma Fulwilder, seconded by Derius Daniels to approve with condition(s):

Approval of the application, subject to the following condition(s):

1. The fueling station complies with the Green Bay Municipal Code.
2. 24/7 video surveillance cameras be installed so all portions of the site are monitored.
3. All vehicles parked on the property must be operable on public streets and

registered.

4. No outside storage is allowed.
5. A photometric lighting plan be submitted to the Community and Economic Development Department when a site plan is submitted for approval that shows the property is adequately lit without spilling onto neighboring properties.
6. The buffer area along the south property line shall consist of either a masonry wall, fence, berm, plantings, or a combination thereof that forms a screen a minimum of six feet in height and not less than 90 percent opaque on a year-round basis.
7. The conditional use is for an electric vehicle fueling station only. Any other fueling station such as gasoline requires a different Conditional Use Permit application.

Motion Passed.

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

6. (ZP 25-07) Public hearing on a request for a Planned Unit Development to permit residential, agricultural, retail, greenhouse, assembly hall, limited production and processing, restaurant, outdoor recreational, educational, and renewable energy (solar, small wind) uses at 3026 Nicolet Drive, submitted by Mark Valentine, applicant and property owner (Ald. J. Grant, District 1).

Vice Chair Jacob Miller 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:

Clayton Vader - 751 Fredrick Ct, Allouez

Julia Noordyk - 3221 Nicolet Dr

Justin Kroening - 3225 Oakridge Cir, De Pere

Richard Wilson - 1315 S Van Buren, Allouez

Joe Morgan - President, Nicolet Neighborhood Association, 2995 Nicolet Dr

Shelly Tatro - 3410 Church Rd

Diane Heyrman - 2615 Nicolet Dr

Erich Metzler - 3067 Nicolet Dr

Mark Valentine - owner-operator, 3026 Nicolet Dr

Kendall Blahnik - N5680 Henry Ct, Luxemburg

Tom Tedford - 3416 Church Rd

Crystal Schmidt - 862 Hubbard St

Ray Dowham - 3438 Church Rd

Cheryl Lensinger - 2828 Sussex Rd

Sara Valentine - owner-operator, 3026 Nicolet Dr

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.

7. (ZP 25-07) Consideration with possible action for a Planned Unit Development to permit residential, agricultural, retail, greenhouse, assembly hall, limited production and processing, restaurant, outdoor recreational, educational, and renewable energy (solar, small wind) uses at 3026 Nicolet Drive, submitted by Mark Valentine, applicant and property owner (Ald. J. Grant, District I).

Moved by Jacob Miller, seconded by Ken Rovinski to approve the request for the Planned Unit Development with the amended list of permitted uses as follows: residential, agricultural, retail, greenhouse, and educational uses at 3026 Nicolet Drive.

Motion Passed.

Yes-Jacob Miller, 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 presented the Director's Report.
- Principal Planner David Buck discussed Public Hearing Statements.

2. Date of next meeting: May 12, 2025.

G. ADJOURNMENT.

Moved by Ken Rovinski, seconded by Fulwilder to adjourn meeting.

Motion Passed.

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