



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, JUNE 16, 2025, 6:00 PM
City Hall, Room 604 - The Harry Maier Room.
Virtual attendance is also available via Zoom.

A. Zoom Meeting Information.

1. 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.

1. 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.

1. Approval of the agenda for the Monday, June 16, 2025, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

1. Approval of the minutes from the May 12, 2025, meeting.

E. Regular Business.

1. Election of Officers.
2. (ZP 25-15) Public Hearing on a request for a Conditional Use Permit (CUP) for a concrete, asphalt, and rock crushing facility in the General Industrial (GI) District on property located

in the 1300 Block of Hurlbut Street (Parcel 6-3042-1), submitted by James Wolfe, Jr. of Vierbicher, on behalf of Martell Development LLC, property owner (Ald. B. Delie, District 10).

3. (ZP 25-15) Consideration with possible action on a request for a Conditional Use Permit (CUP) for a concrete, asphalt, and rock crushing facility in the General Industrial (GI) District on property located in the 1300 Block of Hurlbut Street (Parcel 6-3042-1), submitted by James Wolfe, Jr. of Vierbicher, on behalf of Martell Development LLC, property owner (Ald. B. Delie, District 10).
4. (CPA 25-02) Public Hearing on a request to amend the Smart Growth 2022 Comprehensive Plan for the 2100 Block of Deuchert Street (Parcel ID 21-1229) from future Medium/High Density Residential land-use to Low-Density Residential land use, submitted by James Wolfe, Jr. of Vierbicher, on behalf of Broadway Realty LLC, property owner (Ald. C. Stevens, District 5).
5. (CPA 25-02) Consideration with possible action on a request to amend the Smart Growth 2022 Comprehensive Plan for the 2100 Block of Deuchert Street (Parcel ID 21-1229) from future Medium/High Density Residential land-use to Low-Density Residential land use, submitted by James Wolfe, Jr. of Vierbicher, on behalf of Broadway Realty LLC, property owner (Ald. C. Stevens, District 5).
6. (ZP 25-14) Public hearing on a request to rezone the 2100 Block of Deuchert Street (Parcel ID 21-1229) from Varied Residential (R3) district to Low-Density Residential (R1) district, submitted by James Wolfe, Jr. of Vierbicher, on behalf of Broadway Realty LLC, property owner (Ald. C. Stevens, District 5).
7. (ZP 25-14) Consideration with possible action on a request to rezone the 2100 Block of Deuchert Street (Parcel ID 21-1229) from Varied Residential (R3) district to Low-Density Residential (R1) district, submitted by James Wolfe, Jr. of Vierbicher, on behalf of Broadway Realty LLC, property owner (Ald. C. Stevens, District 5).
8. (TA 25-03) Public Hearing on amendments to Section 44-1553(5) of the Green Bay Municipal Code, Chapter 44, related to Historic Preservation.
9. (TA 25-03) Consideration with possible action on amendments to Section 44-1553(5) of the Green Bay Municipal Code, Chapter 44, related to Historic Preservation.
10. (TA 25-04) Public Hearing on amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Mail Distribution Facilities.
11. (TA 25-04) Consideration with possible action on amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Mail Distribution Facilities.

F. Informational.

1. Director's report.
2. Date of next meeting: Special Meeting for the Comprehensive Plan Update on Tuesday, July 1, 2025. Next regular meeting on Monday, July 7, 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.