



MINUTES 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.

- 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, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow

Excused: None

Absent: None

C. APPROVAL OF THE AGENDA.

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

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

Motion Passed.

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

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the May 12, 2025, meeting.

Moved by Jacob Miller, seconded by Derius Daniels to approve the minutes.

Motion Passed.

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

E. REGULAR BUSINESS.

- I. Election of Officers.

Moved by Jacob Miller, seconded by Derius Daniels to approve the appointment of Lisa Hanson as Chair of the Plan Commission.

Motion Passed.

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

Moved by Lisa Hanson, seconded by Ken Rovinski to approve the appointment of Jacob Miller as Vice Chair of the Plan Commission.

Motion Passed.

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

Moved by Lisa Hanson, seconded by Jacob Miller to approve the appointment of Cheryl Reiner-Wigg, Director of Community and Economic Development, as Secretary of the Plan Commission.

Motion Passed.

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

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).

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:

Dena Mooney

Chair Lisa Hanson asked staff and the public three (3) times if there was anyone wishing to speak. Hearing/seeing no one else, the public hearing was closed.

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).

Moved by Ken Rovinski, seconded by Jacob Miller to approve as recommended, with the following conditions:

1. The concrete, asphalt, and rock crushing facility must have a permanent, indoor restroom and wash station on-site meeting zoning, building & plumbing code requirements.
2. Compliance with all other regulations of the Green Bay Municipal Code.

Motion Passed.

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

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).

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:

Jon LeRoy

Joshua Schwalbe - 232 N Danz Ave

Diane Omdahl - 251 N Danz Ave

Maggie Aluk - 321 Highlands Park Ave, Parkway Landing Senior Living

Chair Lisa Hanson asked staff and the public three (3) times if there was anyone wishing to speak. Hearing/seeing no one else, the public hearing was closed.

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).

Moved by Jacob Miller, seconded by Ken Rovinski to approve as recommended by staff, to change the 2022 Smart Growth Plan's future land-use designation of the parcel from medium-high density residential to low-density residential.

Motion Passed.

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

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).

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:

Jon LeRoy

Maggie Aluk - 321 Highlands Park Ave, Parkway Landing Senior Living

Joshua Schwalbe - 232 N Danz Ave

Chair Lisa Hanson asked staff and the public three (3) times if there was anyone wishing to speak. Hearing/seeing no one else, the public hearing was closed.

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).

Moved by Ald. Jim Hutchison, seconded by Ken Rovinski to approve the request for a zoning change from Varied-Density Residential (R3) Zoning to Medium-Density Residential (R2) Zoning rather than the original request to Low-Density Residential (R1) Zoning.

Motion Passed.

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

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.

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:

Stephanie Hummel

Chair Lisa Hanson asked staff and the public three (3) times if there was anyone wishing to speak. Hearing/seeing no one else, the public hearing was closed.

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.

Moved by Jacob Miller, seconded by Ken Rovinski to approve as proposed amendments to Section 44-1553(5) of the Green Bay Municipal Code, Chapter 44, related to Historic Preservation.

Motion Passed.

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

10. (TA 25-04) Public Hearing on amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Mail Distribution Facilities.

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:

Stephanie Hummel

Chair Lisa Hanson asked staff and the public three (3) times if there was anyone wishing to speak. Hearing/seeing no one else, the public hearing was closed.

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.

Moved by Emma Fulwilder, seconded by Derius Daniels to approve as proposed amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Mail Distribution Facilities.

Motion Passed.

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

F. INFORMATIONAL.

1. Director's report.

- Development Director, Cheryl Renier-Wigg, presented the 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.

- The July 1st special meeting of the Plan Commission is canceled and rescheduled to either September 2nd or 3rd, yet to be determined.
- The date of our next regular meeting is Monday, July 7, 2025.

G. ADJOURNMENT.

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

Motion Passed.

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