



# **AGENDA OF THE GREEN BAY PLAN COMMISSION**

**MONDAY, JULY 7, 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.

## **C. Approval of the Agenda.**

- I. Approval of the agenda for the Monday, July 7, 2025, meeting of the Green Bay Plan Commission.

## **D. Approval of Minutes.**

- I. Approval of the minutes from the June 16, 2025 meeting.

## **E. Regular Business.**

- I. (CPA 25-04) Public Hearing a request to amend the Smart Growth 2022 Comprehensive Plan for 3520 and 3542 Finger Road from a combination of Low/Medium Density Residential, Parks and School future land-use to Medium Intensity Retail Office Housing (MIROH) land-use, submitted by Dean Dequaine MJMB Properties LLC., on behalf of Green Bay Area Public

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

2. (CPA 25-04) Consideration with possible action a request to amend the Smart Growth 2022 Comprehensive Plan for 3520 and 3542 Finger Road from a combination of Low/Medium Density Residential, Parks and School future land-use to Medium Intensity Retail Office Housing (MIROH) land-use, submitted by Dean Dequaine MJMB Properties LLC., on behalf of Green Bay Area Public Schools, property owner (Ald. J. Hutchison, District 2)
3. (ZP 25-16) Public hearing on a request to rezone 3520 and 3542 Finger Road from Low-Density Residential (R1) to Office Residential (OR) zoning, submitted by Dean Dequaine MJMB Properties LLC., on behalf of Green Bay Area Public Schools, property owner (Ald. J. Hutchison, District 2)
4. (ZP 25-16) Consideration with possible action on a request to rezone 3520 and 3542 Finger Road from Low-Density Residential (R1) to Office-Residential (OR) zoning, submitted by Dean Dequaine MJMB Properties LLC., on behalf of Green Bay Area Public Schools, property owner (Ald. J. Hutchison, District 2)
5. (CP 25-04) Consideration with possible action on a request to create a 15-lot preliminary plat (Eaton Heights Third Addition) that includes public street dedication at 911 Spartan Road (Parcel 21-8371), submitted by Troy Hewitt of Robert E. Lee and Associates, on behalf of Bay Settlement Investments, LLC, property owners (Ald. Grant, District 1).

#### **F. Informational.**

1. Director's report.
2. Next Meeting: July 28, 2025

#### **G. Adjournment.**

1. Adjournment of the Monday, July 7, 2025, meeting of the Green Bay Plan Commission.

- 1) THIS MEETING IS RECORDED: THE VIDEO OF THIS MEETING AND MINUTES ARE AVAILABLE ONLINE AT [www.greenbaywi.gov](http://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.