



MINUTES 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.

Present: Lisa Hanson, Derius Daniels, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow

Excused: Jacob Miller, Ken Rovinski

Absent: None

C. APPROVAL OF THE AGENDA.

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

Moved by Ald. Jim Hutchison, seconded by Emma Fulwilder to approve the agenda for the July 7, 2025, meeting of the Plan Commission.

Motion Passed.

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

D. APPROVAL OF MINUTES.

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

Moved by Emma Fulwilder, seconded by Derius Daniels to approve the minutes from the June 16, 2025, meeting.

Motion Passed.

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

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)

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

Gerald Skaletski - 3503 Finger Rd

Peter Skaletski - 3503 Finger Rd

Tim Wanner - 3489 Finger Rd

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

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)

Moved by Emma Fulwilder, seconded by Ald. Jim Hutchison to approve 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.

Motion Passed.

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

3. (ZP 25-16) Public hearing on a request to rezone 3520 and 3542 Finger Road from Low-Density Residential (RI) 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)

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

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

4. (ZP 25-16) Consideration with possible action on a request to rezone 3520 and 3542 Finger Road from Low-Density Residential (RI) 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)

Moved by Emma Fulwilder, seconded by Derius Daniels to approve a request to rezone 3520 and 3542 Finger Road from Low-Density Residential (RI) to Office-Residential (OR) zoning.

Motion Passed.

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

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)

Moved by Ald. Jim Hutchison, seconded by Emma Fulwilder, to approve as recommended, with the following condition:

- I. The Eaton Heights Third Addition Preliminary Plat review comments from June 19, 2025, shall be addressed on the Eaton Heights Third Addition Pre-Final Plat.

Motion Passed.

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

F. INFORMATIONAL.

- I. Director's report.

- Development Director, Cheryl Renier-Wigg, presented the Director's Report.

2. Next Meeting: July 28, 2025

G. ADJOURNMENT.

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

Moved by Emma Fulwilder, seconded by Ald. Jim Hutchison to adjourn the meeting.

Motion Passed.

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