



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, JULY 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, Ken Rovinski, Jim Hutchison, Emma Fulwilder

Excused: Kelsey Lutzow

Absent: None

C. APPROVAL OF THE AGENDA.

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

Moved by Ken Rovinski, seconded by Jacob Miller to approve the agenda for the July 28, 2025, meeting of the Plan Commission.

Motion Passed.

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

D. APPROVAL OF MINUTES.

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

Moved by Emma Fulwilder, seconded by Ken Rovinski to approve the minutes for the July 7, 2025, meeting.

Motion Passed.

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

E. REGULAR BUSINESS.

- I. (ZP 25-17) Public hearing on a request for a Conditional Use Permit for the purpose of creating single-family attached dwelling, townhouses within the (R1) Low-Density Residential Zoning District at 115 S Van Buren Street, submitted by David Erickson of Neighborworks Green Bay; Green Bay Redevelopment Authority, property owner. (Ald. A. Proffit, District 7)

Chair Lisa Hanson read into record the rules and procedures for the public hearing. Chair Lisa Hanson opened the floor for the public hearing.

Speakers:

Jon LeRoy

Rob Miller – 131 S Van Buren – Navarino Neighborhood Association

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. (ZP 25-17) Consideration with possible action on a request for a Conditional Use Permit for the purpose of creating single-family attached dwelling, townhouses within the (R1) Low-Density Residential Zoning District at 115 S Van Buren Street, submitted by David Erickson of Neighborworks Green Bay; Green Bay Redevelopment Authority, property owner. (Ald. A. Proffit, District 7)

Moved by Jacob Miller, seconded by Ken Rovinski to approve with conditions as recommended by staff.

Approval of the request, subject to:

1. An awning or covered porch must be included with the design of the front entryways of the individual entrances.
2. An individual sidewalk must be included connecting the front entryway and the public sidewalk along S Van Buren Street.

Motion Passed.

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

3. (ZP 25-18) Public Hearing on a request to Amend Zoning Ordinance 03-24, a Planned Unit Development, to permit multiple-family residential development on the east side of Hinkle Street (extended) at 0 Ninth Street / Parcel 6H-1089. Petition submitted by GB Real Estate Investments, LLC on behalf of property owner GB HMC West Mason, LLC (Ald. M. Eck, District 11).

Chair Lisa Hanson read into record the rules and procedures for the public hearing. Chair Lisa Hanson opened the floor for the public hearing.

Speakers:

David Buck

Robert Defnet – 1279 Oregon St.

Garrit Badar – 300 N VanBuren St.

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 25-18) Consideration with possible action on a request to Amend Zoning Ordinance 03-24, a Planned Unit Development, to permit multiple-family residential development on the east side of Hinkle Street (extended) at 0 Ninth Street / Parcel 6H-1089. Petition submitted by GB Real Estate Investments, LLC on behalf of property owner GB HMC West Mason, LLC. (Ald. M. Eck, District 11)

Moved by Jacob Miller, seconded by Emma Fulwilder to approve, as recommended by staff, subject to the following condition(s):

1. Adoption of the draft PUD.

Motion Passed.

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

5. (ZP 25-19) Public Hearing on a request for a Planned Unit Development to permit the development of a 146 single-family lot subdivision including a clubhouse and amenity area at 2892 Nicolet Drive, 2958 Nicolet Drive, and 0 Durham Rd (Parcel 22-144), submitted by

Jason Mroz of Apple Tree, on behalf of Terra Nullius, LLC, property owner. (Ald. J. Grant, District I)

Chair Lisa Hanson read into record the rules and procedures for the public hearing. Chair Lisa Hanson opened the floor for the public hearing.

Speakers:

Stephanie Hummel

Derek Homes – 3317 Pebble Beach Ct

Dave Heath – 3382 Church Rd

John Brady – 3337 Pebble Beach Ct

Jason Mroz – 2425 E Glenhurst Ln, Appleton – Appletree

Laura Goggins – 3333 Pebble Beach Ct

Erin Hoppe – 2865 Duram Rd

Patrick Goggins – 3333 Pebble Beach Ct

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.

6. (ZP 25-19) Consideration with possible action on a request for a Planned Unit Development to permit the development of a 146 single-family lot subdivision including a clubhouse and amenity area at 2892 Nicolet Drive, 2958 Nicolet Drive, and 0 Durham Rd (Parcel 22-144), submitted by Jason Mroz of Apple Tree, on behalf of Terra Nullius, LLC, property owner. (Ald. J. Grant, District I)

Moved by Jacob Miller, seconded by Ken Rovinski to open the floor for discussion with the developer.

Motion Passed.

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

Speakers:

Stephanie Hummel

Jason Mroz – 2425 E Glenhurst Ln, Appleton – Appletree

Moved by Emma Fulwilder, seconded by Ken Rovinski to close the floor.

Motion Passed.

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

Moved by Derius Daniels, seconded by Emma Fulwilder to approve the Planned Unit Development as drafted, with the addition of allowing two pillar signs per each road location, as detailed in Section I of the draft PUD, and subject to the following condition:

- I. This PUD Ordinance shall not take effect until the Pre-Final Subdivision Plat (CP 25-05) for Nicolet Heights is approved by the City.

Motion Passed.

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

7. (CP 25-05) Consideration with possible action on a request to create a preliminary plat with 146 lots and 9 outlots (Nicolet Heights) that includes public dedications at 2892 Nicolet Drive (Parcel 22-135), 2958 Nicolet Drive (Parcel 22-134), and 0 Durham Road (Parcel 22-144), submitted by Jason Mroz of Apple Tree on behalf of Terra Nullius, LLC, property owner. (Ald. J. Grant, District 1)

Speakers:

Dena Mooney

Moved by Ken Rovinski, seconded by Jacob Miller to approve the request to create a preliminary plat with 146 lots, 9 outlots including public dedications.

Approval of the request is subject to the following conditions:

1. The Nicolet Heights Preliminary Plat review comments from July 18, 2025, shall be addressed on the Nicolet Heights Pre-Final Plat.
2. ZO 14-25 (Planned Unit Development for Parcels 22-135, 22-134, and 22-144) is approved by City Council.

Motion Passed.

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

8. (ED 25-01) Consideration with possible action on a request to discontinue a 12' utility easement at the 1300 Block Guns Rd (Parcel 23-243-1-3), 0 Vernon Taylor Dr (Parcel 23-243-1-2 & 23-243-1-1) and 0 Grand Blvd (Parcel 23-243-1), submitted by the City of Green Bay Parks, Recreation and Forestry Department on behalf of Redevelopment Authority of the City of Green Bay, property owner. (Ald. B. Morgan, District 3)

Moved by Jacob Miller, seconded by Ken Rovinski to approve as drafted with the condition that a 12' utility easement remain along Guns Road.

Motion.

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

9. (ED 25-02) Consideration with possible action on a request to discontinue a 40' sanitary sewer easement at the 1300 Block Guns Rd (Parcel 23-243-1-3) and 0 Vernon Taylor Dr (Parcel 23-243-1-2) submitted by the City of Green Bay Parks, Recreation and Forestry Department on behalf of the Redevelopment Authority of the City of Green Bay, property owner. (Ald. B. Morgan, District 3)

Moved by Ald. Jim Hutchison, seconded by Ken Rovinski to approve the request to discontinue a 40' sanitary sewer easement.

Motion Passed.

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

10. (PP 25-02) Consideration with possible action on a request to accept new storm sewer easements for Parcels 23-243-1 and 23-243-1-3, submitted by the City of Green Bay Parks, Recreation, and Forestry Department, on behalf of the Redevelopment Authority of the City of Green Bay, property owner. (Ald. B. Morgan, District 3)

Moved by Jacob Miller, seconded by Ken Rovinski to approve the request to accept new storm sewer easements.

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.

2. Next Meeting: August 11, 2025

G. ADJOURNMENT.

1. Adjournment of the Monday, July 28, 2025, meeting of the Green Bay Plan Commission.

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

Motion Passed.

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