



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, SEPTEMBER 29, 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=L2EyVlpDSIZGZlFjcmlpWnZIOEVnUT09>

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, September 29, 2025, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the special meeting Thursday, September 4 and Monday, September 8, 2025, meeting.

E. Regular Business.

- I. (SC 25-01) Public Hearing on a request to authorize the partial closure of the 1000-1700 Blocks North Quincy Street, 700 Block Eastman and the 700 Block of Vanderbraak Street, submitted by the City of Green Bay (Ald. J. Prestley, District 6 and Ald. A. Proffitt, District

- 7).
2. (SC 25-01) Consideration with possible action on a request to authorize the partial closure of the 1000-1700 Blocks North Quincy Street, 700 Block Eastman and the 700 Block of Vanderbraak Street, submitted by the City of Green Bay, property owner (Ald. J. Prestley, District 6 and Ald. A. Proffitt, District 7).
 3. (ZP 25-25) Public Hearing on a request to amend a Conditional Use Permit at 1053 Velp Avenue to allow operations of the fuel station/convenience store to increase operating times to 24 hours a day, submitted by Michael Knox of True North Energy LLC, property owner (Ald. A. Proffitt, District 7).
 4. (ZP 25-25) Consideration with possible action on a request to amend a Conditional Use Permit at 1053 Velp Avenue to allow operations of the fuel station/convenience store to increase operating times to 24 hours a day, submitted by Michael Knox of True North Energy LLC, property owner (Ald. A. Proffitt, District 7).
 5. (ZP 25-26) Public hearing on a request to rezone properties at 1577 Langlade Avenue and the 1400 Block of Argonne Drive (Parcel 6-299-A-8) from a Planned Unit Development (ZO 07-23) to PI Public Institutional; submitted by Angie Strechenback, applicant; Timothy Kuehn of Rock Lake Properties LLC, property owner (Ald. M. Eck, District 11).
 6. (ZP 25-26) Consideration with possible action on a request to rezone properties at 1577 Langlade Avenue and the 1400 Block of Argonne Drive (Parcel 6-299-A-8) from a Planned Unit Development (ZO 07-23) to PI Public Institutional; submitted by Angie Strechenback, applicant; Timothy Kuehn of Rock Lake Properties LLC, property owner (Ald. M. Eck, District 11).
 7. (ZP 25-27) Public hearing on a request to amend a Planned Unit Development (ZO 20-07) for property located at 1726 and 1760 Shawano Avenue submitted by Aaron Breitenfeldt of Robert E Lee and Associates, applicant; St. Mary's Hospital Medical Center of Green Bay, Inc, property owner (Ald. B. Delie, District 10).
 8. (ZP 25-27) Consideration with possible action on a request to amend a Planned Unit Development (ZO 20-07) for property located at 1726 and 1760 Shawano Avenue submitted by Aaron Breitenfeldt of Robert E Lee and Associates, applicant; St. Mary's Hospital Medical Center of Green Bay, Inc, property owner (Ald. B. Delie, District 10).
 9. (ZP 25-28) Public Hearing on a request to allow a firearms sales use within the Community Center (C3) district for property located at 2430 E Mason Street, submitted by Jeffery Talbot and John Palmer, on behalf of Sky Green Bay LLC, Inc, property owner (Ald. W. Morgan, District 3).
 10. (ZP 25-28) Consideration with possible action on a request to allow a firearms sales use within the Community Center (C3) district for property located at 2430 E Mason Street, submitted by Jeffery Talbot and John Palmer, on behalf of Sky Green Bay LLC, Inc, property owner (Ald. W. Morgan, District 3).
 11. (AC 25-01) Consideration with possible action on a partial alley closure located near 409 W Walnut Street, submitted by The Tarlton Theatre, adjacent property owner (Ald. B. Johnson, District 9).

12. (CP 25-05) Consideration with possible action on a request to create a final plat with 88 lots and 7 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).

F. Informational.

1. Director's report.
2. Next Meeting: Monday, October 13, 2025

G. Adjournment.

1. Adjournment of the Monday, September 29, 2025, meeting of the Green Bay Plan Commission.
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- 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.