



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

Moved by Derius Daniels, seconded by Emma Fulwilder to approve the agenda for the September 29, 2025, meeting 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.

D. APPROVAL OF MINUTES.

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

Moved by Ken Rovinski, seconded by Jacob Miller to approve the minutes for the September 4 and September 8, 2025, meetings.

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. (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).

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:

Dena Mooney

Kevin Kuehn – 401 North Quincy St

Valerie Joosten, Director of DPW – 100 N Jefferson 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.

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).

Moved by Jacob Miller, seconded by Ken Rovinski to approve the request to authorize a partial closure of the 1000–1700 Blocks North Quincy Street, 700 Block Eastman but holding the 700 Block of Vanderbraak Street until the October 13, 2025, Plan Commission meeting.

Motion Passed.

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

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).

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

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 25-25) 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).

Moved by Jacob Miller, seconded by Darius Daniels to approve the amendment request on 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, subject to the following conditions:

1. The car wash operating hours shall remain at 7:00am to 10:00pm.
2. Subject to compliance with all existing conditions of the Conditional Use Permit and all other regulations of the Green Bay Municipal Code.

Motion Passed.

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

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).

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

Bill Czaja – 1528 Koehler Ct., Bellevue

Alan Hicks – 902 S. Madison St

Karen Novotny – 1330 S Military Ave

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 25-26) 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).

Moved by Derius Daniels, seconded by Emma Fulwilder to approve the 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.

Motion Passed.

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

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).

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

Alder Eck – 1634 Birchwood Dr

Jared Schmidt – 1250 Centennial Blvd – Robert E. Lee and Associates

Alder Proffitt – 1262 Cherry 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.

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).

Moved by Ken Rovinski, seconded by Jacob Miller to open the floor.

Motion Passed.

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

Discussion with Applicant

Jared Schmidt – 1250 Centennial Blvd – Robert E. Lee and Associates

Moved by Ken Rovinski, seconded by Derius Daniels to close the floor.

Motion Passed.

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

Moved by Ken Rovinski, seconded by Kelsey Lutzow to approve to amend a Planned Unit Development (ZO 20-07) for property located at 1726 and 1760 Shawano Avenue.

Motion Passed.

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

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).

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

Alder Morgan – 2405 Grouse Ct

John Palmer – 5607 New King Dr – Sky Green Bay LLC

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.

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).

Moved by Jacob Miller, seconded by Emma Fulwilder to approve the request to allow firearms sales use within the Community Center (C3) district for property located at 2430 E Mason Street, subject to the following conditions:

- I. Firearms sales are only allowed in conjunction with a sporting goods store.

2. Compliance with all 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.

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).

Moved by Ken Rovinski, seconded by Derius Daniels to approve a partial alley closure located near 409 W Walnut Street with the following conditions:

1. A maintenance/closure agreement shall be established with the Department of Public Works.
2. An ingress/egress easement is required over the drive alley portion of Parcel 3-99, connecting to the open portion of the alley.
3. This alley closure is contingent on a PUD or other planning device being enacted to create a food truck yard and event space at 409 W Walnut Street.

Motion Passed.

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

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).

Moved by Ken Rovinski, seconded by Derius Daniels to approve the 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), subject to the following condition:

1. Site plan approval of drainage, stormwater, and erosion control plans.

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. Next Meeting: Monday, October 13, 2025

G. ADJOURNMENT.

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

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

Motion Passed.

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