



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, NOVEMBER 3, 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, November 3, 2025, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the October 13, 2025, meeting.

E. Regular Business.

- I. ***ITEM HAS BEEN POSTPONED TO NOVEMBER 17, 2025, MEETING OF THE PLAN COMMISSION AT THE REQUEST OF THE APPLICANT.***
(ZP 25-29) Public Hearing on a request to rezone 1109 S Taylor Street from Low-Density Residential (RI) to General Commercial (CI), submitted by Brad Rymer of Vierbicher on

behalf of Dung Nguyen, property owner (Ald. M. Eck, District 11).

2. *****ITEM HAS BEEN POSTPONED TO NOVEMBER 17, 2025, MEETING OF THE PLAN COMMISSION AT THE REQUEST OF THE APPLICANT.*****
(CPA 25-05) Public Hearing on a request to amend the Smart Growth 2022 Comprehensive Plan future land use map at 1109 S Taylor Street from Low Density Residential to Commercial land uses, submitted by Brad Ryer of Vierbicher on behalf of Dung Nguyen, property owner (Ald. M. Eck, District 11).
3. *****ITEM HAS BEEN POSTPONED TO NOVEMBER 17, 2025, MEETING OF THE PLAN COMMISSION AT THE REQUEST OF THE APPLICANT.*****
(ZP 25-31) Public Hearing on a request for a Conditional Use Permit at 1087 W Mason Street and 1101 W Mason Street, seeking to create off-street parking exceeding more than two times a developments use minimum required stalls, submitted by Brad Rymer of Vierbicher, applicant; KTS Investment West LLC, property owner (Ald. J. Ridderbush, District 8).
4. Communication on the request by Alder Hinkfuss (District 12) and Alder Prestley (District 6) to amend the ordinance for short-term rentals (PC-25-03).
5. (ZP 25-30) Public hearing on a request for a Conditional Use Permit at 1201 N. Webster Avenue (Parcel 20-92) for the addition of a second accessory garage exceeding 150 square feet in the Varied-Density Residential (R-3) Zoning District, submitted by Duane Peterson, applicant; Michael Delaney, property owner (Ald. J. Prestley, District 6).
6. (ZP 25-30) Consideration with possible action on a request for a Conditional Use Permit at 1201 N. Webster Avenue (Parcel 20-92) for the addition of a second accessory garage exceeding 150 square feet in the Varied-Density Residential (R-3) Zoning District, submitted by Duane Peterson, applicant; Michael Delaney, property owner (Ald. J. Prestley, District 6).
7. (ZP 25-32) Public Hearing on a request for a Conditional Use Permit at 1806 Bond Street, seeking other public or semi-public facility uses such as community theater and nonprofits office use within a PI Public Institutional District, submitted by Michael Ajango of Evergreen Theater, Inc, applicant; Green Bay Area Public Schools, property owner (Ald. B. Delie, District 10).
8. (ZP 25-32) Consideration with possible action on a request for a Conditional Use Permit at 1806 Bond Street, seeking other public or semi-public facility uses such as community theater and nonprofits office use within a PI Public Institutional District, submitted by Michael Ajango of Evergreen Theater, Inc, applicant; Green Bay Area Public Schools, property owner (Ald. B. Delie, District 10).
9. (CP 25-04) Consideration with possible action on a request to create a 15-lot final 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: November 17, 2025.

G. Adjournment.

1. Adjournment of the Monday, November 3, 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
- 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.