



MINUTES 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.

Present: Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow

Excused: None

Absent: None

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Monday, November 3, 2025, meeting of the Green Bay Plan Commission.

Moved by Derius Daniels, seconded by Ken Rovinski to approve the agenda of the November 3, 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.

1. Approval of the minutes from the October 13, 2025, meeting.

Moved by Ken Rovinski, seconded by Jacob Miller to approve the minutes of the October, 13, 2025 meeting.

Motion Passed.

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

E. REGULAR BUSINESS.

1. *****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 Rymer 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).

Moved by Ald. Jim Hutchison, seconded by Ken Rovinski to amend to move the item to the November 17, 2025, meeting to accommodate proper notice at a public hearing.

Motion Passed.

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

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).

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

Duane Peterson – 1201 N Webster

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 25-30) 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).

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve as recommended by staff the 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 with conditions:

Approval of the request, subject to the following conditions:

(1) Site plan approval by the Office of Community and Economic Development.

(2) Compliance with all other 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.

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).

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

Judy Patefield – 1840 Adler Way

Miles Grasso – 1775 Bond St

Alder Alyssa 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 25-32) 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).

Moved by Ken Rovinski, seconded by Jacob Miller to approve as recommended by staff a Conditional Use Permit at 1806 Bond Street, seeking other public or semi-public facility uses such as community theater and nonprofit office use within a PI Public Institutional District, with the following condition:

Approval of the request subject to the following condition:

1. Other public or semi-public uses in this Conditional Use Permit shall be classified as non-profit community theater and office space for non-profit groups or community groups.

Motion Passed.

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

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).

Moved by Ken Rovinski, seconded by Derius Daniels to approve the request to create a 15-lot final plat (Eaton Heights Third Addition) that includes public street dedication at 911 Spartan Road (Parcel 21-8371).

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: November 17, 2025.

G. ADJOURNMENT.

1. Adjournment of the Monday, November 3, 2025, meeting of the Green Bay Plan Commission.

Moved by Jacob Miller, seconded by Derius Daniels to adjourn.

Motion Passed.

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