



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, NOVEMBER 17, 2025, 6:00 PM
City Hall, Room 203 — Council Chambers.
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 17, 2025, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the November 3, 2025, meeting.

E. Regular Business.

- I. *****ITEM HAS BEEN WITHDRAWN FROM NOVEMBER 17, 2025, MEETING OF THE PLAN COMMISSION AT THE REQUEST OF THE APPLICANT.***** (ZP 25-31) Public Hearing on a request for a Conditional Use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 on behalf of KTS Investment West LLC, property owner (Ald. J. Ridderbush, District 8).

2. (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. (CPA 25-05) Consideration with possible action 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).
4. (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).
5. (ZP 25-29) Consideration with possible action 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)
6. (ZP 25-33) Public Hearing on a request to rezone the property located at 1531 Main Street from Public Institutional (PI) to Neighborhood Commercial (NC), submitted by Community and Economic Development Department, property owner. (Ald. A. Proffitt, District 7)
7. (ZP 25-33) Consideration with possible action on a request to rezone the property located at 1531 Main Street from Public Institutional (PI) to Neighborhood Commercial (NC), submitted by Community and Economic Development Department, property owner. (Ald. A. Proffitt, District 7)
8. (SP 25-04) Consideration with possible action on a request to declare the property located at 1531 Main Street as City Surplus, submitted by the Community and Economic Development Department, property owner. (Ald. A. Proffitt, District 7)
9. (TA 25-06) Public Hearing on amendments to Section 44-1580(j) of the Green Bay Municipal Code, Chapter 44, related to Short Term Rentals, as discussed in Communication PC-25-03.
10. (TA 25-06) Consideration with possible action on amendments to Section 44-1580(j) of the Green Bay Municipal Code, Chapter 44, related to Short Term Rentals, as discussed in Communication PC-25-03.
11. Communication from Alders Hinkfuss and Prestley: To adopt a resolution directed to the Wisconsin State Legislature requesting the laws governing short-term rentals be amended to allow for additional local control.

F. Informational.

1. Director's report.
2. Next Meeting: December 8, 2025.

G. Adjournment.

I. Adjournment of the Monday, November 17, 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.