



MINUTES 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.

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

Excused: None

Absent: None

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Monday, November 17, 2025, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Derius Daniels to approve the agenda of the November 17, 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 November 3, 2025, meeting.

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve the minutes of the November 3, 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 *****ITEM HAS BEEN WITHDRAWN FROM NOVEMBER 17, 2025, MEETING OF THE PLAN COMMISSION AT THE REQUEST OF THE APPLICANT.***** (ZP 25-31) Public Hearing on a request for a Conditional Use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 Ryer of Vierbicher on behalf of Dung Nguyen, 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:

Stephanie Hummel

Tammy Korab – 1121 Taylor St.

Cheryl Lee – 1110 Michaline Dr.

Sandy Vandenberg – 1106 Michaline Dr.

Alder Eck, District 11 – 1634 Birchwood Dr.

Leah Weycker – 425 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.

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).

Moved by Jacob Miller, seconded by Ken Rovinski to approve as recommended the request to amend the Go Big Green Bay 2050 Comprehensive Plan future land use map at 1109 S Taylor Street from Low Density Residential to Commercial land uses.

Motion Passed.

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

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).

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.

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)

Moved by Jacob Miller, seconded by Derius Daniels to approve a request to rezone 1109 S Taylor Street from Low-Density Residential (RI) to General Commercial (CI).

Motion Passed.

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

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)

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

Georgiana Baenen – 216 Newhall St.

Mark Piepenburg – 1524 Ellis St.

Dale Phillips – 1516 Ellis St.

Joanne Piepenburg – 1524 Ellis 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.

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)

Moved by Jacob Miller, seconded by Emma Fulwilder to approve as recommended a request to rezone the property located at 1531 Main Street from Public Institutional (PI) to Neighborhood Commercial (NC).

Speakers: Stephanie Hummel

Motion Passed.

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

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)

Moved by Ken Rovinski, seconded by Derius Daniels to approve as recommended a request to declare the property located at 1531 Main Street as City Surplus.

Approval of the request, subject to the following conditions:

1. The subject property shall be directed to the City's Redevelopment Authority for disposition.
2. The Redevelopment Authority will work with Wisconsin Public Service to accommodate their easement requests.

Motion Passed.

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

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.

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

Amanda Williams – 301 S Maple Ave.

Annette Chavez – 1070 Shadow Ln.

Ann Lor – 1591 Biemeret St.

Ben Bauknecht – 3409 Glendale Ave., Howard

Ben DeBaker – 901 S Oakland St.

Brooke Tassoul – 440 Easy St. – STR 127 S Ashland Ave

Cinnamon Harley – 1198 Canterbury Rd., Ashwaubenon

Dan Piechowski – 1744 13th Ave.

Erika Escamilla – 427 Humboldt Rd.

Erin Buntin – 3279 Barkwood Cir., De Pere

Fran Bourassa – 1198 Shadow Ln.

Frank Torres – 1490 Capital Dr.

Jackie Greely (online) – 8236 Maryland Cir., S Bloomington, MN

James Albright – 2107 Allouez Ave., Bellevue

Jayne Clermont (online) – 11234 84th Pl., N Maple Grove, MN – STR 1019 Redwood Dr.

Jane Lincoln – 1508 Hillcrest Dr. – STR 1601 Hillcrest Dr.

Kevin Lincoln – 1508 Hillcrest Dr. – STR 1601 Hillcrest Dr.

Janet Angus – 1403 Shirley St.

Jason Fisher – 2540 Breezeway Bluff Ct., Suamico

Jerry Hanson – 1922 Old Valley Ct., De Pere – STRs 1810 & 1802 S Ridge Rd.

Jody Demuth – 1600 S Locust St.

John Griffin – 5381 Norway Dr., Pulaski – STR 1285 Liberty St.

Josh Brown – 363 S Main St., Oconto Falls

Kim Martin Berg – 412 Bonduel St., Cecil – STR 1206 Gross Ave.

Kristen Jonas – 3151 Renaissance Ln. – STR 3151 Renaissance Ct.

Kaylynn Bierke – 1432 S Chestnut Ave.

Laura Ritchie – 3801 N Quail Ridge Dr., Appleton

Laurence Chetcuti – 1624 Chateau Dr.

Lonnie Whiting – 1753 Gross Ave.

Mark Danen – 825 Spring Hills Ct., De Pere – STR 111 N Broadway

Melissa Miller – 3113 School Ln., Suamico

Melissa Peterson – 1166 Morris Ave., Ashwaubenon – STRs 1838 & 1844 S Oneida

Mike Boyea – 1292 San Jose Pl., – STR 710-712 Grignon St.

Nick Meisner – 1945 Argonne St., – Discover Green Bay

Rev. Bridget Flad – 2117 Lakeside Pl.

Rick Schlike – 1280 Echo Ln., Ashwaubenon – STR 1485 Biemeret St.

Rick Dejardin – 2811 Classic Dr.

Rob Heinritz – 1807 Lost Dauphin Rd., De Pere

Robin Ondrake – 2531 Indian Hill Dr.

Ron Morrison – 306 N. Clay St.

Scott Miles – 1189 Raleigh St.

Steve Bielefeldt – 1954 W Telemark Cir.

Steve Wilcox – 2057 Wintergreen Ct., De Pere

Steven Karls – 1522 Delores St.

Suzanne Nash – 1928 W Telemark Cir.
Tim Engelbrecht (online) – 15911 Ellsworth D., Tampa, FL – STRs 1311 & 1624 S Locust St.
Tony Schneider – 1019 Crawford St.
Tony Wauters – 3896 Short Crest Trl., Scott
Tyler Kabat – 3120 N Windsong Ln., Appleton
Tyler LeRoy – W2560 County Road OO, Oostburg – STR 3184 Morning Wood Ct.
Zachary Waldrop – 2216 Jen Rae Rd., Bellevue

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. (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.

Moved by Ald. Jim Hutchison, seconded by Derius Daniels, to approve amendments to Section 44-1580(j) of Chapter 44 of the Green Bay Municipal Code, relating to Short-Term Rentals, as outlined in Communication PC-25-03.

KEEP — Owner contact information policy changes

Text amendment to subsection (6)

If the local representative responsible for managing short-term rental property varies from the owner of the parcel, the placard shall also contain the name and telephone number of the parcel owner.

KEEP — Three-Strikes policy

Text amendment to updated subsection (13)

In addition to the violations listed above, STR permits shall be revoked if a cumulation of three or more violations of items specified in Chapter 24–75 Definitions: Chronic Nuisance Premises or violations listed in Chapter 44-1580(j) (13) occur over a 365-day period.

STRIKE — Total number of days a dwelling may be rented in a year

Text amendment added as new subsection (11)

Total number of days the dwelling unit may be rented within any 365-day period of an annual license shall not exceed 180 consecutive days. The STRP applicant shall provide the start date on an annual application as to when 180 days shall start and end during the annual license periods.

Motion Passed.

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

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.

Moved by Jacob Miller, seconded by Ken Rovinski to approve a resolution directed to the Wisconsin State Legislature requesting the laws governing short-term rentals be amended to allow for additional local control.

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: December 8, 2025.

G. ADJOURNMENT.

1. Adjournment of the Monday, November 17, 2025, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Derius Daniels to adjourn the meeting.

Motion Passed.

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