



## **MINUTES OF THE GREEN BAY PLAN COMMISSION**

**MONDAY, JANUARY 12, 2026, 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/89807832363?pwd=hbXVaci8EmXu3rNzVafMVwXDhFg693.I>

Or call in by phone: +1 312 626 6799

Meeting ID: 898 0783 2363

Passcode: 421007

If you wish to leave a comment for this public meeting, 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, January 12, 2026, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve the agenda. Motion Passed.

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

#### **D. APPROVAL OF MINUTES.**

- I. Approval of the minutes from the December 8, 2025 meeting.

Moved by Ken Rovinski, seconded by Derius Daniels to approve the minutes. Motion Passed.

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

#### **E. REGULAR BUSINESS.**

- I. (CP 25-07) Consideration with possible action on a request to create a final plat with 38 lots (The Pines Subdivision) that includes public dedications at 0 Deuchert Street (Parcel 21-1229) submitted by Jim Wolfe and Nathan Kovacic of Vierbicher Associates, Inc., on behalf of Broadway Realty LLC, property owner. (Ald. C. Stevens, District 5)

Moved by Ken Rovinski, seconded by Jacob Miller to approve the request to create a final plat with 38 lots (The Pines Subdivision) that includes public dedications at 0 Deuchert Street (Parcel 21-1229) subject to the following conditions:

- I. City of Green Bay Community and Economic Development Department site plan approval of drainage, stormwater, and erosion control plans.

Motion Passed.

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

2. (ZP 25-37) Public hearing request for a Conditional Use Permit at the 600 Block of Woodside Road; seeking to create a telecommunication tower/wireless communications facility in a residentially zoned district, submitted by Michael Bieniek, applicant; Basten Family Real Estate Properties LLC, property owner. (Ald. J. Grant, District 1)

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

Jon Wallace – LCC Telecom

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. (ZP 25-37) Consideration with possible action on a Conditional Use Permit at the 600 Block of Woodside Road; seeking to create a telecommunications tower/wireless communications facility in a residentially zoned district, submitted by Michael Bieniek, applicant; Basten Family Real Estate Properties LLC, property owner. (Ald. J. Grant, District I)

Moved by Ken Rovinski, seconded by Board Member Emma Fulwilder to approve a Conditional Use Permit at the 600 Block of Woodside Road; seeking to create a telecommunications tower/wireless communications facility in a residentially zoned district subject to the following conditions:

- a. Parcel must have at least one (1) parking stall on site.
- b. Legal parking stall(s) must be setback outside the front yard setback.
- c. Site plans must include a notation to address future pedestrian access way to the facility.
- d. Ground-mounted equipment shall be screened from view by suitable vegetation along all sides of the fence enclosure. Ground-mounted equipment located outside the fence enclosure must be screened from view from the right of way. Landscaping plans must be provided.
- e. The commercial wireless support structure shall be designed to accommodate both the applicant's antennas and comparable antennas for at least two additional users, as well as be designed to allow for future rearrangement of antennas and to accept antennas mounted at varying heights.
- f. Barbed wire fencing is not permitted.
- g. Compliance with all other regulations of the Green Bay Municipal Code.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Derius Daniels, Ald. Jim Hutchison, Ken Rovinski, 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: January 26, 2026

## **G. ADJOURNMENT.**

1. Adjournment of the Monday, January 12, 2026, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Derius Daniels to adjourn. Motion Passed.  
Yes—Jacob Miller, Lisa Hanson, Derius Daniels, Ald. Jim Hutchison, Ken Rovinski, Emma Fulwilder, Kelsey Lutzow, No-None, Abstain-None.