



# MINUTES OF THE GREEN BAY PLAN COMMISSION

**MONDAY, MARCH 23, 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.

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

Excused: Emma Fulwilder

Others present: Alder Melinda Eck, Alder Brian Johnson, Alder Alyssa Proffitt

## **C. APPROVAL OF THE AGENDA.**

- I. Approval of the agenda for the Monday, March 23, 2026, meeting of the Green Bay Plan Commission.

Moved by Derius Daniels, seconded by Ken Rovinski, to approve the agenda of the March 23, 2026, meeting of the Plan Commission, amended by moving Regular Business items 5, 6, 7, and 8 to the end and bringing items 9 and 10 forward. Motion Passed.

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

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

- I. Approval of the minutes from the February 23, 2026, meeting.

Moved by Jacob Miller, seconded by Derius Daniels to approve. Motion Passed.

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

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

- I. Consideration with possible action on the Downtown Business Improvement District's year-end financial reporting for 2025.

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

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

Speakers:

Rebecca Finco—Staff

Jeff Mirkes—Executive Director, Downtown Green Bay, Inc.

2. Consideration with possible action on the Olde Main Street Business Improvement District's year-end financial reporting for 2025.

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

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

Speakers:

Jeff Mirkes—Executive Director, Olde Main Street, Inc.

3. Consideration with possible action on the Broadway Business Improvement District's year-end financial reporting for 2025.

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

Speakers:

Rebecca Finco—Staff

Brian Johnson—Executive Director, On Broadway, Inc.

4. Consideration with possible action on the Military Avenue Business Improvement District's year-end financial reporting for 2025.

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

Speakers:

Rebecca Finco—Staff

5. (CPA 26-02) Public Hearing on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 1696 Janice Avenue from future Multifamily Residential land use to Low Density Residential land use, submitted by Brad Rymer of Vierbicher on behalf of Landmark Real Estate and Development Inc., 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:

Dena Mooney—Staff

Brad Rymer—Vierbicher

Melinda Eck—Alder, District 11

Chair Lisa Hanson asked staff and the public three (3) times if there was any one else wishing to speak. Hearing/seeing no one else, the public hearing was closed.

6. (CPA 26-02) Consideration with possible action on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 1696 Janice Avenue from future Multifamily Residential land use to Low Density Residential land use, submitted by Brad Rymer of Vierbicher on behalf of Landmark Real Estate and Development Inc., property owner (Ald. M. Eck, District 11).

Moved by Commissioner Jacob Miller, seconded by Derius Daniels to approve. Motion Passed.

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

7. (ZP 26-04) Public Hearing on a request to rezone property located at 1696 Janice Avenue from Varied Density Residential (R3) to Low-Density Residential (R1), submitted by Brad Rymer of Vierbicher on behalf of Landmark Real Estate and Development Inc., 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:

Dena Mooney — Staff

Chair Lisa Hanson asked staff and the public three (3) times if there was any one else wishing to speak. Hearing/seeing no one else, the public hearing was closed.

8. (ZP 26-04) Consideration with possible action on a request to rezone property located at 1696 Janice Avenue from Varied Density Residential (R3) to Low-Density Residential (R1), submitted by Brad Rymer of Vierbicher on behalf of Landmark Real Estate and Development Inc., property owner (Ald. M. Eck, District 11).

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

Yes—Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Kelsey Lutzow.

No—None. Abstain—None.

9. (ZP 26-03) Public Hearing on a request for a Planned Unit Development for Library, Other Semi-Public Uses and surface parking for property located at 515 S Pine Street and 201 N Monroe Avenue, submitted by Dan Teaters of Brown County, applicant and 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:

Jon LeRoy—Staff

Dan Teaters—Planning Director, Brown County

Brian Johnson—Alderman, District 9

Chair Lisa Hanson asked staff and the public three (3) times if there was any one else wishing to speak. Hearing/seeing no one else, the public hearing was closed.

10. (ZP 26-03) Consideration with possible action on a request for a Planned Unit Development for Library, Other Semi-Public Uses and surface parking for property located at 515 S Pine Street and 201 N Monroe Avenue, submitted by Dan Teaters of Brown County, applicant and property owner (Ald. A. Proffitt, District 7).

Moved by Jake Miller, seconded by Jim Hutchison to approve the request to create a Planned Unit Development with the addition of Exhibit A, B1, B2, and C adding the language "The southernmost 25 feet of said 190 feet shall grant ingress-egress shared driveway easement access to any future development to the southern 140 feet of Parcel 11-188." to subsection H, paragraph I.

Moved by Ken Rovinski, seconded by Kelsey Lutzow to amend the motion to add a contingency between the County and the City to execute a development agreement for Parcel 11-188.

Motion failed by roll call vote: Jake Miller—No; Jim Hutchison—No; Derius Daniels—No; Ken Rovinski—Yes; Kelsey Lutzow—Yes; Lisa Hanson—No.

Original Motion: To approve the request to create a Planned Unit Development with the addition of Exhibit A, B1, B2, and C adding the language "The southernmost 25 feet of said 190 feet shall grant ingress-egress shared driveway easement access to any future development to the southern 140 feet of Parcel 11-188." to subsection H, paragraph I.

Motion passed by roll call vote: Jake Miller—Yes; Jim Hutchison—Yes; Derius Daniels—Yes; Ken Rovinski—No; Kelsey Lutzow—No; Lisa Hanson—Yes.

## **F. INFORMATIONAL.**

### 1. Director's report.

-Development Director, Cheryl Renier-Wigg, presented the Director's Report.

### 2. Next Meeting: April 13, 2026

## **G. ADJOURNMENT.**

### 1. Adjournment of the Monday, March 23, 2026, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Commissioner Jacob Miller to adjourn.

Motion Passed.

Yes—Jacob Miller, Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Kelsey Lutzow.

No—None. Abstain—None.