



AGENDA OF THE GREEN BAY PLAN COMMISSION

MONDAY, APRIL 27, 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, April 27, 2026, meeting of the Green Bay Plan Commission.

D. Approval of Minutes.

- I. Approval of the minutes from the April 13, 2026, meeting.

E. Regular Business.

- I. (ZP 26-07) Public Hearing to amend the Grandview Planned Unit Development (PUD), located on parcels #21-16-1-5, #21-10, #21-11, #21-12, #21-13-1, #21-17, #12-11-1, #21-16-1-16, #21-21-A, #21-20, #21-4, submitted by Vierbicher, on behalf of Humboldt Investments LLC, Wood Run LLC, Erie Road Development LLC, Duquaine Development Inc,

and the City of Green Bay, property owners. (Ald. J. Grant, District 1 & Ald. J. Hutchison, District 2)

2. (ZP 26-07) Consideration with possible action to amend the Grandview Planned Unit Development (PUD), located on parcels #21-16-1-5, #21-10, #21-11, #21-12, #21-13-1, #21-17, #12-11-1, #21-16-1-16, #21-21-A, #21-20, #21-4, submitted by Vierbicher, on behalf of Humboldt Investments LLC, Wood Run LLC, Erie Road Development LLC, Duquaine Development Inc, and the City of Green Bay, property owners. (Ald. J. Grant, District 1 & Ald. J. Hutchison, District 2)
3. (ZP 26-08) Public Hearing on a request for a Conditional Use Permit to allow a Rooming House at 828 Cherry Street, submitted by David Nelson on behalf of Casabnor Properties LLC, property owner. (Ald. A. Proffitt, District 7)
4. (ZP 26-08) Consideration with possible action on a Conditional Use Permit to allow a Rooming House at 828 Cherry Street, submitted by David Nelson, on behalf of Casabnor Properties LLC, property owner. (Ald. A. Proffitt, District 7)
5. (ZP 26-18) Public Hearing to amend a Planned Unit Development for the JBS Development Site (Parcels #23-243-1-1, #23-243-1, #23-243-1-2, #23-243-1-3, #B-243-4), submitted by Community and Economic Development Department, on behalf of the Redevelopment Authority of the City of Green Bay and Grand Boulevard Apartments LLC, property owners. (Ald. B. Morgan, District 3)
6. (ZP 26-18) Consideration with possible action to amend a Planned Unit Development for the JBS Development Site (Parcels #23-243-1-1, #23-243-1, #23-243-1-2, #23-243-1-3, #B-243-4), submitted by Community and Economic Development Department, on behalf of the Redevelopment Authority of the City of Green Bay and Grand Boulevard Apartments LLC, property owners. (Ald. B. Morgan, District 3)
7. **(ZP 26-09)** Public Hearing on a conditional use permit request to build a single family home within the S-RLI zoned district at **1108 S Broadway**, submitted by Allison Buckley of Radue Homes, applicant; Redevelopment Authority of the City of Green Bay, property owner. (Ald. DeBaker, District 9)

(ZP 26-10) Public Hearing on a conditional use permit request to build a single family home within the S-RLI zoned district at **1112 S Broadway**, submitted by Allison Buckley of Radue Homes, applicant; Redevelopment Authority of the City of Green Bay, property owner. (Ald. DeBaker, District 9)

(ZP 26-11) Public Hearing on a conditional use permit request to build a single family home within the S-RLI zoned district at **1116 S Broadway**, submitted by Allison Buckley of Radue Homes, applicant; Redevelopment Authority of the City of Green Bay, property owner. (Ald. DeBaker, District 9)
8. **(ZP 26-09)** Consideration with possible action on a Conditional Use Permit request to build a single-family home within the S-RLI zoned district at **1108 S Broadway**, submitted by Allison Buckley of Radue Homes, applicant; Redevelopment Authority of the City of Green

Bay, property owner. (Ald. DeBaker, District 9)

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9. **(ZP 26-12)** Public Hearing on a Conditional Use Permit request to build a single family home within the S-RLI zoned district at **1216 S Broadway**, submitted by Matt Sahs of Green Bay Habitat for Humanity; applicant and property owner. (Ald. DeBaker, District 9)

(ZP 26-13) Public Hearing on a Conditional Use Permit request to build a single family home within the S-RLI zoned district at **1319 S Broadway**, submitted by Matt Sahs of Green Bay Habitat for Humanity; applicant and property owner. (Ald. DeBaker, District 9)

(ZP 26-14) Public Hearing on a Conditional Use Permit request to build a single family home within the S-RLI zoned district at **1321 S Broadway**, submitted by Matt Sahs of Green Bay Habitat for Humanity; applicant and property owner. (Ald. DeBaker, District 9)

(ZP 26-15) Public Hearing on a Conditional Use Permit request to build a single-family home within the S-RLI zoned district at **1305 S Chestnut Ave**, submitted by Matt Sahs of Green Bay Habitat for Humanity; applicant and property owner. (Ald. DeBaker, District 9)

(ZP 26-16) Public Hearing on a Conditional Use Permit request to build a single family home within the S-RLI zoned district at **1223 S Chestnut Ave**, submitted by Matt Sahs of Green Bay Habitat for Humanity; applicant and property owner. (Ald. DeBaker, District 9)

(ZP 26-17) Public Hearing on a Conditional Use Permit request to build a single family home within the S-RLI zoned district at **1322 S Chestnut Ave**, submitted by Matt Sahs of Green Bay Habitat for Humanity; applicant and property owner. (Ald. DeBaker, District 9)

10. **(ZP 26-12)** Consideration with possible action on a Conditional Use Permit request to build a single family home within the S-RLI zoned district at **1216 S Broadway**, submitted by Matt Sahs of Green Bay Habitat for Humanity; applicant and property owner. (Ald. DeBaker, District 9)

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F. Informational.

1. Director's report.
2. Next Meeting: Monday, May 11, 2026

G. Adjournment.

1. Adjournment of the Monday, April 27, 2026, 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.