



MINUTES 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.

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

Excused: None

Absent: None

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, April 27, 2026, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, seconded by Derius Daniels to approve the agenda.

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.

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

Moved by Emma Fulwilder, seconded by Ken Rovinski to approve the minutes.

Motion Passed.

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

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)

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

Alder Grant, D1—3425 Yorkshire Rd

Jackie Grzeca—3667 Finger Rd

James Grzeca—3667 Finger Rd

Alan Pieschek—153 S Grandview

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.

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)

Speakers:

Jon LeRoy—Staff

Alder Grant, DI—3425 Yorkshire Rd

Moved by Emma Fulwilder, seconded by Ken Rovinski to open the floor.

Motion Passed.

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

Speakers:

Jon LeRoy—Staff

James Grzeca—3667 Finger Rd

Alan Pieschek—153 S Grandview

Moved by Board Member Emma Fulwilder, seconded by Ken Rovinski to close the floor.

Motion Passed.

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

Moved by Ken Rovinski, seconded by Jacob Miller to approve as recommended by staff 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. Subject to the adoption of the draft PUD. (Public Hearing held April 27, 2026) (ZP 26-07)
Motion Passed.

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

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)

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

Kevin Platte—117 N VanBuren St.

Garritt Bader—President, Whitney Park NA—300 N. Van Buren St.

Justin Scott—909 E Walnut St.

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.

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)

Speakers:

Jon LeRoy—Staff

Alder Proffitt,D7—1262 Cherry St.

Moved by Jacob Miller, seconded by Kelsey Lutzow to approve a Conditional Use Permit to allow a Rooming House at 828 Cherry Street with conditions.

Motion Passed.

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

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)

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

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. (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)

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve the amendment to the 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), subject to the adoption of the draft PUD.

Motion Passed.

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

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)

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

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 26-09)** 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)

(ZP 26-10) Consideration with possible action 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) Consideration with possible action 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)

Moved by Ken Rovinski, seconded by Jacob Miller to approve a conditional use permit request to build a single family home within the S-RLI zoned district with conditions at:

1108 S Broadway, (ZP 26-09)

1112 S Broadway, (ZP 26-10)

1116 S Broadway, (ZP 26-11)

Motion Passed.

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

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)

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

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 26-12)** 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)

(ZP 26-13) Consideration with possible action 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) Consideration with possible action 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) Consideration with possible action 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) Consideration with possible action 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) Consideration with possible action 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)

Moved by Ken Rovinski, seconded by Jacob Miller to approve a Conditional Use Permit to build a single family home within the S-RLI zoned district at:

1216 S Broadway, (ZP 26-12) 1305 S Chestnut Ave, (ZP 26-15)

1319 S Broadway, (ZP 26-13) 1223 S Chestnut Ave, (ZP 26-16)

1321 S Broadway, (ZP 26-14) 1322 S Chestnut Ave, (ZP 26-17)

Subject to compliance with all the regulations of the Green Bay Municipal Code, including standard site plan review and approval for each parcel.

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 Deputy Director, Matt Buchanan, presented the 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.

Moved by Ken Rovinski, seconded by Emma Fulwilder to adjourn.

Motion Passed.

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