



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, JUNE 8, 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: Lisa Hanson, Derius Daniels, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow

Excused: Jacob Miller, Ken Rovinski

Others Present: Alder Jennifer Grant

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Monday, June 8, 2026, meeting of the Green Bay Plan Commission.

Moved by Derius Daniels, seconded by Emma Fulwilder to approve. Motion Passed.
Yes—Lisa Hanson, Derius Daniels, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No—None, Abstain—None.

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the May 11, 2026 meeting.

Moved by Emma Fulwilder, seconded by Derius Daniels to approve. Motion Passed.
Yes—Lisa Hanson, Derius Daniels, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No—None, Abstain—None.

E. REGULAR BUSINESS.

1. (ZP 26-21) Public Hearing to amend a Planned Unit Development located at 1835 Ridge Road, submitted by Vierbicher on behalf of Kuehn Ridge Holdings LLC, property owner (Ald. Ridderbush, District 8).

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—Staff
Tim Kuehn—1835 Ridge Rd.
Jody Labs—231 S. Adams St.
Brad Rymer—400 Security Blvd.
Corey Behnke—1213 Shadow Ln.
Dan Wilhelm—1800 S. Ridge Rd.

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 26-21) Consideration with possible action to amend a Planned Unit Development located at 1835 Ridge Road, submitted by Vierbicher on behalf of Kuehn Ridge Holdings LLC, property owner (Ald. Ridderbush, District 8).

Moved by Ald. Jim Hutchison, seconded by Emma Fulwilder to approve the amended PUD as drafted, with the following edit: Section 2.K(1) shall be amended to reflect a change from four (4) trees and 20 shrubs to two (2) trees and ten (10) shrubs. Motion Passed.
Yes—Lisa Hanson, Derius Daniels, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No—None, Abstain—None.

ZP 26-21 Request for City Action attachment has been included in the Agenda Packet after initial publication.

3. (CPA 26-03) Public Hearing on a request to amend the future land use for a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Mixed Residential (R3), submitted by David O'Brien of Bayland Buildings, Basten Family Real Estate 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—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.

4. (CPA 26-03) Consideration with possible action on a request to amend the future land use for a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Mixed Residential (R3), submitted by David O'Brien of Bayland Buildings, Basten Family Real Estate LLC, property owner (Ald. J. Grant, District 1).

Moved by Ald. Jim Hutchison, seconded by Emma Fulwilder to approve. Motion Passed. Yes—Lisa Hanson, Derius Daniels, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No—None, Abstain—None.

5. (ZP 26-22) Public Hearing on a request to rezone a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Varied Density Residential (R3), submitted by David O'Brien of Bayland Buildings, Basten Family Real Estate 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—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 26-22) Consideration with possible action on a request to rezone a portion of property located at the 600 block of Woodside Road from Low-Density Residential (R1) to Varied Density Residential (R3), submitted by David O'Brien of Bayland Buildings, Basten Family Real Estate LLC, property owner (Ald. J. Grant, District 1).

Moved by Emma Fulwilder, seconded by Derius Daniels to approve. Motion Passed.
Yes—Lisa Hanson, Derius Daniels, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No—
None, Abstain—None.

7. (SV 26-01) Consideration with possible action to vacate a portion of unimproved S Chestnut Avenue right-of-way located at the intersection of Arndt Street, submitted by General Capital Development, Trinity Evangelical Lutheran Church, and the Redevelopment Authority of Green Bay, adjacent property owners (Ald. DeBaker, District 9).

Moved by Ald. Jim Hutchison, seconded by Emma Fulwilder to approve. Motion Passed.
Yes—Lisa Hanson, Derius Daniels, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow, No—
None, Abstain—None.

8. (TA 26-03) Public Hearing on a text amendment to Articles VI and XVI of Chapter 44 of the Green Bay Municipal Code relating to Office Uses in Residential District, submitted by Community and Economic Development. ***ITEM HAS BEEN WITHDRAWN AT THE REQUEST OF THE APPLICANT***

F. INFORMATIONAL.

1. Director's report.

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

2. Next Meeting: June 29, 2026

G. ADJOURNMENT.

1. Adjournment of the Monday, June 8, 2026, meeting of the Green Bay Plan Commission.

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