



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, JUNE 29, 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, Ken Rovinski, Jim Hutchison, Emma Fulwilder, Kelsey Lutzow

Excused: Derius Daniels

C. APPROVAL OF THE AGENDA.

1. Approval of the agenda for the Monday, June 29, 2026, meeting of the Green Bay Plan Commission.

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

D. APPROVAL OF MINUTES.

1. Approval of the minutes from the June 8, 2026, meeting.

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

E. REGULAR BUSINESS.

1. (ZP 26-23) Public hearing on a request for a Conditional Use Permit to allow a single-family home in the Office-Residential (OR) Zoning District at 1033 Gray Street, submitted by David Hartman of HQ Holdings LLC, applicant and property owner (Ald. Delie, District 10).

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

David Hartman—1348 S Sedona, Hobart, WI

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 26-23) Consideration with possible action on a request for a Conditional Use Permit to allow a single-family home in the Office-Residential (OR) Zoning District at 1033 Gray Street, submitted by David Hartman of HQ Holdings LLC, applicant and property owner (Ald. Delie, District 10).

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

3. (ZP 26-24) Public Hearing on a request to rezone 703, 707, and 713 Roy Avenue from Neighborhood Commercial (NC) to Low-Density Residential (RI), submitted by Jared Stupsky of Blue Badger Holdings LLC, applicant and property owner (Ald. Delie, District 10).

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

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 26-24) Consideration with possible action on a request to rezone 703, 707, and 713 Roy Avenue from Neighborhood Commercial (NC) to Low-Density Residential (RI), submitted by Jared Stupsky of Blue Badger Holdings LLC, applicant and property owner (Ald. Delie, District 10).

Moved by Ken Rovinski, seconded by Jacob Miller to approve. Motion Passed.

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

5. (CP 26-04) Consideration with possible action on a request to create a preliminary plat with 9 lots (Shorehaven) that includes a public dedication at 2892 Nicolet Drive (Parcel 22-135), submitted by Scott Andersen, Davel Engineering, on behalf of Greenway Property Inc., property owner (Ald. J. Grant, District 1).

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

Yes—Jacob Miller, Lisa Hanson, Ken Rovinski, Jim Hutchison, 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: July 13, 2026

G. ADJOURNMENT.

1. Adjournment of the Monday, June 29, 2026, meeting of the Green Bay Plan Commission.

Moved by Ken Rovinski, by Jacob Miller to adjourn. Motion Passed.

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