



MINUTES OF THE GREEN BAY PLAN COMMISSION

MONDAY, AUGUST 31, 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, Ken Rovinski, Jim Hutchison, Emma Fulwilder, and Kelsey Lutzow (joined via Zoom at 6:12 p.m.).

Excused: Jacob Miller

Others Present: Alyssa Proffitt, District 7, Jennifer Grant, District 1

C. APPROVAL OF THE AGENDA.

- I. Approval of the agenda for the Monday, August 31, 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, Ken Rovinski, Jim Hutchison, Emma Fulwilder. No—None. Abstain—None.

D. APPROVAL OF MINUTES.

- I. Approval of the minutes from the August 10, 2026, meeting.

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

E. REGULAR BUSINESS.

- I. (ZP 26-36) Public Hearing on a request for Conditional Use Permits to allow single-family homes at 725, 805, 809, 811, 815, 821, 825, 831, 837, and 855 Irvington Street and to allow two-family homes at 715 and 845 Irvington Street within the Office-Residential (OR) District, submitted by Community and Economic Development Department (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.

2. (ZP 26-36) Consideration with possible action on Conditional Use Permits to allow single-family homes at 725, 805, 809, 811, 815, 821, 825, 831, 837, and 855 Irvington Street and to allow two-family homes at 715 and 845 Irvington Street within the Office-Residential (OR) District, submitted by Community and Economic Development Department (Ald. M. Eck, District 11).

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve subject to the following conditions:

1. Approval of ZO 09-26 (ZP 26-31) at the September 15, 2026, City Council meeting.
2. Compliance with all regulations of the Green Bay Municipal Code.

Motion Passed.

Yes—Lisa Hanson, Derius Daniels, Ken Rovinski, Jim Hutchison, Emma Fulwilder. No—None. Abstain—None.

3. (ZP 26-32) Public Hearing on a request to rezone 1004, 1016, 1018, 1024, 1032 Shawano Avenue from Low-Density Residential (RI) to Public Institutional (PI), submitted by Larry Peterson, applicant, Resurrection Lutheran Church, property owner (Ald. B. 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:

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. (ZP 26-32) Consideration with possible action on a request to rezone 1004, 1016, 1018, 1024, 1032 Shawano Avenue from Low-Density Residential (RI) to Public Institutional (PI), submitted by Larry Peterson, applicant, Resurrection Lutheran Church, property owner (Ald. B. Delie, District 10).

Moved by Ken Rovinski, seconded by Derius Daniels to approve the request to rezone parcels from RI Low Density Residential to PI Public Institutional. Motion Passed.

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

5. (ZP 26-33) Public Hearing on a request for a Conditional Use Permit to allow for an other public or semi-public use (food pantry) within a Public Institutional (PI) district at 1004 Shawano Avenue, submitted by Larry Peterson, applicant, Resurrection Lutheran Church, property owner (Ald. B. 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:

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 26-33) Consideration with possible action on a request for a Conditional Use Permit to allow for an other public or semi-public use (food pantry) within a Public Institutional (PI)

district at 1004 Shawano Avenue, submitted by Larry Peterson, applicant, Resurrection Lutheran Church, property owner (Ald. B. Delie, District 10).

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve subject to the following condition:

1. Compliance with all other regulations of the Green Bay Municipal Code.

Motion Passed.

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

7. (ZP 26-34) Public Hearing on a request for a Conditional Use Permit to allow for an accessory side wall height and building height to exceed maximum height standards within an R1 Low-Density Residential district at 1013 S Jackson Street, submitted by Mary Schils and LeRoy Geil, applicants, LeRoy R Geil, Etal property owner (Ald. J. Shelton, District 4).

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

Janice Conard—1021 S Jackson St

Mary Schils—1013 S Jackson St

Karen Stewart—1021 S Jackson 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.

8. (ZP 26-34) Consideration with possible action on a request for a Conditional Use Permit to allow for an accessory side wall height and building height to exceed maximum height standards within an R1 Low-Density Residential district at 1013 S Jackson Street, submitted by Mary Schils and LeRoy Geil, applicants, LeRoy R Geil, Etal property owner (Ald. J. Shelton, District 4).

Moved by Ken Rovinski, seconded by Emma Fulwilder to approve subject to the following conditions:

1. Compliance with all regulations of the Green Bay Municipal Code.
2. If the property owner seeks to place the accessory structure 1.3' from the rear property, a variance from the Board of Appeals must be approved. If the Board of Appeals does not grant a variance, the garage must either be reduced in size or moved to 4 feet from the rear property line.

Motion Passed.

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

9. (OMA 26-01) Consideration with possible action on a request to amend the City's Official Map by removing future road between Sussex Road and Future Durham Road, submitted by Brad Rymer, Vierbicher, applicant, on behalf of Mai Xiong and Jack Yer Yang, property owners (Ald. J. Grant, District 1).

Moved by Ald. Jim Hutchison, seconded by Emma Fulwilder to open the floor. Motion Passed.

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

Speakers:

Dena Mooney—Staff

Jennifer Grant—Alder, District 1

Brad Rymer—400 Security Blvd.

Jeff Vandebush—3436 Paula Ln.

Moved by Ald. Jim Hutchison, seconded by Ken Rovinski to close the floor. Motion Passed.

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

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

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

10. (TA 26-04) Public Hearing on a request to amend various sections of the Green Bay Municipal Code, Chapter 44, related to Land Use Tables, submitted by Community and Economic Development.

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:

Sierra Schultz—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.

11. (TA 26-04) Consideration with possible action on amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Land Use Tables, submitted by Community and Economic Development.

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

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

12. (ZP 26-35) Public Hearing on a request for a Conditional Use Permit to allow the side wall and building height of an accessory structure to exceed maximum height standards at 3805 Humboldt Road, submitted by Beau Court of D & B Construction, on behalf of Skylar and Carrie VanWinkle, property owners (Ald. J. Grant, District 1). ***ITEM ON HOLD UNTIL OCTOBER 12, 2026***

This item is on hold until the October 12, 2026, meeting.

F. INFORMATIONAL.

1. Director's report.

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

2. Draft Downtown Green Bay Streetscape Design Standards

Speakers:

Kiki Sanchez—Staff

Danyelle Pierquet—ISG

Brian Johnson—On Broadway, Inc.

Jenny VandenLangenberg—Downtown Green Bay, Inc.

3. Discussion regarding amendments to 2050 Go Big Green Bay Comprehensive Plan.

Speakers:

Kiki Sanchez—Staff

Erin Rovinski—Staff

Stephanie Hummel—Staff

Alyssa Proffitt—Alder, District 7

Cheryl Renier-Wigg—Staff

4. Next Meeting: September 28, 2026

G. ADJOURNMENT.

- I. Adjournment of the Monday, August 31, 2026, meeting of the Green Bay Plan Commission.

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

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