



AGENDA OF THE COMMON COUNCIL

TUESDAY, JULY 30, 2024, 6:00 PM

In person at City Hall, Room 203 - Council Chambers.

Virtual attendance also available via Zoom.

A. Zoom Meeting Information.

- I. Join Zoom Meeting Online:
<https://us02web.zoom.us/j/89274696903>

Or call in by phone: +1 312 626 6799

Meeting ID: 892 7469 6903

Passcode: 209710

If you wish to speak at this public meeting or leave a comment, please fill out the online [Comment Form](#) and submit by 4:30 PM on Council meeting day. More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

C. Pledge of Allegiance.

D. Invocation.

E. Approval of Minutes.

- I. June 25, 2024 (meeting beginning at 6 pm) and June 25, 2024 (meeting beginning at 8 pm)

F. Approval of the Agenda.

G. Report by the Mayor.

H. Announcements.

I. Appointments.

I. Reappointments:

Community Development Block Grant Revolving Loan Fund Committee

Ace Champion, 900 S. Jackson Street, Green Bay, WI 54301
Term to expire: August 1, 2027

J. Public Hearings.

1. Public Hearing on a request to amend the City's Comprehensive Plan for the property located at 2532 University Avenue, 2540 University Avenue, and 2500 Block University Avenue (Parcel 21-1249-1-3) from a combination of Light Industrial and Commercial land uses to Medium/High Density Residential Use. (CPA 24-01)
2. [ITEM WITHDRAWN AT PETITIONERS REQUEST] Public hearing on a request to establish a Planned Unit Development for the property located at 1820 Frank Street, submitted by Vierbicher on behalf of Wisco Short Term Rentals LLC, property owner. (CPA 24-02)

K. Presentation.

1. 2025 NFL Draft in Green Bay.

L. Ordinances - Second Reading for Adoption.

1. Planning Ordinance No. 02-24
An ordinance amending the official map of the City of Green Bay from Lafayette Drive to Eric Street (OMA 24-01).
2. General Ordinance No. 13-24, Repealing and Recreating Chapter 8, Green Bay Municipal Code, relating to Buildings and Construction.
3. General Ordinance No. 14-24, Creating Section 2-187, Green Bay Municipal Code, relating to Zoning Board of Appeals.

M. Report of the Improvement & Services Committee (July 24, 2024).

1. To approve the request by Cal Larsen (1446 Pilgrim Street) for permission to park on-street overnight every day of the year 2024.
2. To approve the request by WHPC-Flats on Fox LLC for permission to install and maintain a total of nine (9) four-foot planters on Washington Street and CityDeck Court adjacent to their building in the City of Green Bay right-of-way.
3. To approve the request by Department of Public Works to approve an amendment to the design services contract with Modjeski and Masters for B-5-311 WEST LEAF BASCULE REHABILITATION DESIGN in the amount of \$48,925.00.
4. To approve the request by Department of Public Works to approve entering into a cooperative purchasing agreement with HON/Emmons Business Interiors for new office furniture in the amount of \$58,716.59.
5. To approve the request by Department of Public Works to purchase a 2024 Vactor 2100I jet/vac truck from Sourcewell Contract #101221-VTR from MacQueen Equipment in the amount of \$510,542.87, which includes delivery, warranty, and operator training.

6. To approve the request by Department of Public Works to purchase a 2025 Vactor 2100I jet/vac truck from Sourcewell Contract #101221-VTR from MacQueen Equipment in the amount of \$545,666.12, which includes delivery, warranty, and operator training.
7. To approve the request by Department of Public Works to award the following contracts at a staff level and report the awards at the next Improvement & Services Committee meeting:
 - A. PARKS 4-24 EAST RIVER TRAIL - MAIN STREET PLAZA
 - B. TRAFFIC 1-24 RRFB BASE INSTALLATION
 - C. PAVEMENT X-24 ARNDT & BRIDGE STREETS RECONSTRUCTION
8. To approve the request by Department of Public Works to review and approve the award of contract PARKS 5-24 (OLDE PREBLE PARK TRAIL IMPROVEMENTS) to McDonald Services, LLC in the amount of \$118,485.46. Award amount includes the base bid in the amount of \$54,800.52 plus Alternate #1 in the amount of \$63,684.94.
9. To approve the request by Department of Public Works to review and approve the award of BRIDGE 5-24 (SCOUR, REPAIR, AND RIP RAP RESTORATION B-5-058 DANZ AVENUE) to the lowest bidder, Advance Construction Inc., in the amount of \$238,982.00.
10. To approve the request by Department of Public Works to review and approve the award of contract TRAFFIC SIGNALS REPAIR 2024 to the lowest bidder, Bodart Electric Service, Inc., in the amount of \$314,654.50.
11. To receive and place on file the report of the awards of the following contracts:
 - A. PAVEMENT 4-24 WOODLAWN AVENUE RECONSTRUCTION to the lowest bidder, De Groot, Inc., in the amount of \$1,039,405.31
 - B. SEWERS 2-24 (MINI-SEWERS) to the lowest bidder, David Tenor Corporation, in the amount of \$349,540.00
 - C. PAVEMENT 1-24 S. MAPLE AVENUE RECONSTRUCTION to the lowest bidder, David Tenor Corporation, in the amount of \$773,356.74
12. To receive and place on file the actions taken by the Department of Public Works.
 - A. Granting of Licenses
 - I. Sidewalk Builder
 - a. MCA Concrete Home Solutions
 - b. Milis Flatwork
 - c. Sienna Concrete LLC
13. To approve the request by HCW, LLC and Bay Lake Food Court Real Estate LLC, collectively, to assign a parking rental agreement to The Gateway Collective, Inc. for units 120, 170, and 210 of 301 N. Adams Street.

N. Report of the Protection & Policy Committee (July 22, 2024).

- I. To approve a 24-25 renewal "Class B" Liquor and Class "B" Beer license application for Sarai Buie (Taste of the South on Wheelz) at 114 S. Broadway (Filed June 12, 2024).

2. To approve a 24-25 renewal application for a "Class B" Liquor and Class "B" Beer license for Madrid Tapas and Wine Bar, LLC at 225 E. Walnut St. (Filed June 26, 2024).
3. To approve an application for a "Class A" Liquor and Class "A" Beer license for Oneida Nation at 2370 W. Mason St., with a license premises description as "1,100 SQ FT CONVENIENCE STORE" (Currently holds a Class "A" Beer license).
4. To approve a 24-25 "Class A" Liquor and Class "A" Beer license for Mason Beverages, LLC at 1117 W. Mason St. with a license premises description as "behind the counter, back office, shelves," subject to the approval of the proper authorities.
5. To approve a 24-25 Class "B" Beer license for Cocina Latina LLC at 803 Klaus St. with a license premises description as "only one floor-dining room-kitchen-storage room," subject to the approval of the proper authorities.
6. To approve a "Class B" liquor and Class "B" Beer license for Pour Life Choices, LLC at 226 S. Broadway with a license premises description as "beer and alcohol will be stored behind the bar and walk-in storage cooler," with the approval of the proper authorities (license submitted on June 11 with a surrender from current licensee Big Mitch LLC).
7. To approve an amendment to the license for Soriah Hospitality, LLC at 1139 Main St. to include an outdoor patio expansion (current license description is bar & storage room w/ cooler, outdoor patio), subject to the approval of the proper authorities.
8. To approve a license amendment at 126 S. Broadway for Cole Ductan (Bay Area Burger Co) to include a sidewalk cafe permit, subject to the approval of DPW and proper authorities before issuance.
9. To approve a limited expansion request for the following event(s):
 - a. Napalese Lounge at 1351 Cedar parking lot (August 3, 2024)
 - b. Green Bay Sportservice, Inc. at 1265 Lombardi Ave. parking lots 5&6 (September 14).
 - c. Basil I at 1423 S. Broadway in the parking lot on dates: August 1-3, 8-10, 15-17, 22-24, 29-31; September 4-6, 12-14, 18-20, 25-27; October 3-5, 10-12, 17-19, 24-26, 31; November 1-2.
10. To approve a change of agent at the following location(s):
 - a. 304 North Adams Green Bay, LLC at 304 N Adams St. to Scott Biggar
 - b. Skogen's Foodliner, Inc. at 2430 University Ave. to Jonathan Arlt (For Cigarette and Liquor)
 - c. APG LLC at 1828 S. Ashland St. to Rhadhika Bhandari (Cigarette and Liquor)
 - d. The Daily Buzz, LLC at 130 E Walnut St. to Krisha King
 - e. The 1001 Club, LLC at 1001 Main St. to Krisha King.
 - f. Skogen's Foodliner, Inc. at 2250 W. Mason to Susan Waelchli

11. To approve an appeal by Dillon Vanderwege regarding the denial of his operator's license.
12. To approve a 2024-25 massage establishment license at 127 S Military.
13. To approve a 2024-25 massage establishment license at 842 S Military.
14. To approve a 2024-25 massage establishment license at 2685 W Mason.
15. To approve a 2024-25 massage establishment license at 321 St George St.
16. To approve a 2024-25 massage establishment license at 321 St George St.
17. To approve a 2024-25 massage establishment license at 989 W Mason.
18. To approve a 2024-25 massage establishment license at 131 S Military.
19. To approve a 2024-25 massage establishment license at 1639 Deckner.
20. To approve a 2024-25 massage establishment license at 825 S Huron Rd.
21. To approve a 2024-25 massage establishment license at 1315 W Mason.
22. To approve General Ordinance 13-24 Amending Section 26-6 Relating to Firearms.
23. To approve General Ordinance 15-24 Amending Section 2-112 Relating to the City Attorney with amendments to Section 1C ("Mayor or President of Common Council" to "Mayor and President of Common Council," and add a timeline of 48 hours).
24. To approve General Ordinance 16-24 Amending Section 2-32 Relating to Remote Attendance at Meetings.
25. To approve General Ordinance 9-24, an ordinance relating to petitions and communications.
26. Informational Only: The release of 3 2023-2024 "Class B" liquor and Class "B" Beer licenses to the pool of available liquor licenses at the start of the business day on July 31, 2024 due to no renewal application filed for the 2024-2025 license year (MJ Hospitality at 708 Bodart St., Renee Duffeck at 1699 E. Mason St., JJAA777, LLC at 1685 Main St.).
27. Informational Only: Liquor Violation Report.
28. Informational Only: Clerk's Licensing Report.

O. Report of the Protection & Policy Committee Granting Operator Licenses.

1. Report of the Protection & Policy Committee granting Operator Licenses.

P. Report of the Plan Commission (July 22, 2024).

1. To approve the request for a Conditional Use Permit to construct a two-family residential building in an Office Residential (OR) district at 1308 E Walnut Street, subject to compliance with all other regulations of the Green Bay Municipal Code. (ZP 24-19 Public Hearing held July 22, 2024).

2. To approve the request for a Conditional Use Permit to construct a covered porch in the front yard setback in a Low-Density Residential District (R-I) at 1225 Oregon Street, subject to the following conditions:
 1. All materials and architectural details shall be consistent with the home, as determined by the Zoning Administrator at the time of Site Plan Review.
 2. Site plan approval by the Office of Community and Economic Development.
 3. Compliance with all other regulations of the Green Bay Municipal Code.
 (ZP 24-20 Public Hearing held July 22, 2024).
3. To approve the request to establish a Planned Unit Development for the Grandview Industrial Park on property located at the 900 Block of Erie Road (Parcel 21-199). (ZP 24-21 Public Hearing held July 22, 2024).
4. To approve the request for a Conditional Use Permit to develop a two-family residential use in the Low-Density Residential District (R-I) at 814 S. Ashland Avenue, subject to the following conditions:
 1. Install off-street parking for a two-family residential use that is in compliance with the Green Bay Municipal Code.
 2. Compliance with all other regulations of the Green Bay Municipal Code.
 (ZP 24-22 Public Hearing held July 22, 2024).
5. [ITEM WITHDRAWN AT PETITIONERS REQUEST] Request for a Conditional Use Permit to construct a single-family residential building in an Office Residential (OR) District at 158 N Maple Avenue. Umer Sheikh of Investment Creations, LLC, applicant; City of Green Bay Redevelopment Authority, property owner.
6. To approve the request to amend the Smart Growth 2022 Comprehensive Plan for the northern side of the 1200 Block of Perrot Street from Medium to High Density Residential to Low Density Residential. (ZP 24-02 Public Hearing held July 22, 2024).
7. To approve the request to rezone the northern side of the 1200 Block of Perrot Street from R-3, Varied Density Residential District, to R-I, Low Density Residential District. (ZP 24-24 Public Hearing held July 22, 2024).
8. [ITEM WITHDRAWN AT PETITIONERS REQUEST] On a request to establish a Planned Unit Development for the property located at 1820 Frank Street, submitted by Vierbicher on behalf of Wisco Short Term Rentals LLC, the property owner.
9. To approve the request to vacate a 5' x 58.68' strip of unimproved right-of-way located at the intersection of Tilkens and Tommark Streets, with the entire vacated area being deeded to 1272 Tilkens Street, subject to the following condition:
 1. Utilities located within the vacated right-of-way shall be protected with an easement(s).
10. To approve the request to vacate a portion of right-of-way located at the southwest corner of Northland Avenue and N Adams Street, subject to the following condition:
 1. Utilities or other reviewing agency interests located within the vacated right-of-way shall be protected with easement(s).

Q. Report of the Finance Committee. (July 23, 2024)

1. To receive and place on file the 2023 year-end financial results for the City. The City's audit firm, Baker Tilly, will present to the committee.
2. To approve the purchase of 58 Panasonic Toughbook FZ-55JZ006BM Laptops for a total cost of \$263,610.00 using funding source 1013420-55140, Equipment Replacement as amended.
3. To approve the purchase of 22 Motorola Radios for a total cost of \$107,871.28. Using funding sources, a JAG grant for \$53,667.00 and 2024 Bonded Money for \$54,204.28.
4. To approve a six (6) month extension to the planning option for the development of the City-owned parcel located at 3855 Finger Road (Parcel 21-24).
5. To approve the City of Green Bay 2025 Fee Schedule resolution as amended.
6. To receive and place on file the Q2 2024 general fund overtime report compared to budget.
7. To approve staff's recommendations for the 2024 Tax Increment District (TID) borrowing request resolution for the JBS Subdivision and Park project.
8. To approve staff's recommendation regarding the request from DPW to award JBS Subdivision and Park- Phase 2 Infrastructure Package contract to Calnin & Goss, LLC in the amount of \$3,912,012.63.
9. To approve staff's recommendation regarding the request from DPW to award JBS Subdivision and Park- Phase 2 Park and Boulevard Package contract to Vinton Construction Company in the amount of \$6,188,240.00.
10. To approve staff's recommendation on the request from DPW to NOT award JBS Subdivision and Park-Phase 2 Urban Farm- Barn Building contract.
11. To accept an AmeriCorps planning grant for \$63,627 to hire a Community Corps Assistant for a limited 1-year term.
12. To approve using \$9,400 of existing Contingency funds as a match for the AmeriCorps planning grant and to include the remaining \$13,009 of required matching funds in the 2025 budget.
13. To approve the updated City of Green Bay Investment Policy.
14. To approve the request by the City Treasurer to approve the resolution of financial institutions the City does business with.
15. To approve the budget amendment for 2024 unbudgeted overtime.
16. To receive and place on file the Claims Committee report.

The Common Council may convene in closed session pursuant to Sections 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating the sale of public properties, investing of public funds or conducting other specified public business as necessary for competitive or bargaining reasons. The Common Council will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

17. Ad Hoc Committee (June 24, 2024): To approve the referral to the Finance Committee to award FGM Architects the Space Needs Analysis and Feasibility Study up to \$110,000 with the amendment, to be funded by ARPA interest.
18. Ad Hoc Committee (June 24, 2024): To approve the referral to staff to explore environmental remediation assessment for Station #1 and prepare an RFP for the eventual disposition of the building by the City.
19. Ad Hoc Committee (June 24, 2024): To approve the referral to refer to staff to incorporate City Hall security recommendations into the Space Needs Analysis and Feasibility Study.
20. Ad Hoc Committee (June 24, 2024): To receive and place on file the Executive Summary for the Common Council and future needs of this committee.

R. Report of the Park Committee (July 24, 2024).

1. To refer to staff to research funding options for adding a splash pad at Ted Fritsch Park and review the options with the Finance Committee as part of the Capital Improvement Plan discussion.
2. To approve the donation of parcels 21-3381 and 21-3380 (2111 and 2123 Imperial Lane) from the Redevelopment Authority for the expansion of VT Pride Park.

S. Report of the Personnel Committee (July 23, 2024).

1. To approve the request to fill the following positions and all subsequent vacancies resulting from internal transfers.
 - a. Engineering Tech
 - b. Assistant City Attorney
 - c. Assistant Fire Chief
 - d. Senior Animal Keeper
2. To approve the reclassification of a vacant Word Processor position to a Records Clerk position and approval to fill the Records Clerk position.
3. To approve the addition of a Community Corps Assistant position to the Park Department's table of organization, Starting August 1, 2024, contingent upon the Finance Committee and City Council accepting the AmeriCorps Grant.

T. Report of the Public Arts Commission (July 24, 2024).

1. To approve Greg Mueller's artwork proposal for 109 Dousman Street. Any alternative sites come back to Public Arts Commission for approval.

U. Report of the Traffic, Bicycle, and Pedestrian Commission (July 15, 2024).

1. To approve the reports by the Police Department on the June and July 2024 Traffic Enforcement Unit Traffic Safety Plans.
2. To hold the request by Ald. Stevens to amend the existing policy to allow traffic calming measures on collector streets within the City.

3. To hold the request by Ald. Stevens to amend the existing policy to include traffic calming measures with all new and reconstructed streets.

V. Report of the Sustainability Commission (June 26, 2024).

1. Receive and place on file the amended 2024-25 Sustainability Commission Work Plan held over from the March 20, 2024 meeting.
2. Discussion and possible action to recommend the City purchasing one or more outdoor air quality monitors (Vice Chair Ned Dorff).

W. Report of the Equal Rights Commission

1. To hold until the next Equal Rights Commission meeting the next steps regarding the 2023 Housing Report.
2. To hold until the next Equal Rights Commission meeting the next steps of the Visibility Initiative.
3. INFORMATION ONLY - Alex Galt, the City's Clean Energy Connector, presented information regarding the City of Green Bay's Public Electrification Campaign.

X. Committee of the Whole

1. For consideration and possible action to approve retaining outside counsel to provide litigation support and consultation services to the Law Department regarding election law.

The Council may convene in closed session pursuant to Section 19.85(1) (g), Wis. Stats., for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. The Council will thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to take action on items discussed in closed session, if appropriate, and to consider the remainder of the agenda.

Y. Informational.

1. Building Report for June 2024
2. Municipal Court Monthly Financial Report For June

Z. Resolutions.

1. Resolution drawing final orders to contractors for July 30, 2024.
2. Resolution authorizing City of Green Bay 2025 Fee Schedule resolution.
3. Resolution authorizing financial institutions the City does business with.
4. Resolution authorizing budget amendment for 2024 unbudgeted overtime.
5. Resolution authorizing conditional use permit at 1308 E Walnut (ZP 24-19).
6. Resolution authorizing conditional use permit at 814 S. Ashland Ave (ZP 24-22).

7. Resolution authorizing vacation of public right-of-way at Tilkens and Tommark streets (SV 24-01).
8. Resolution authorizing vacation of public right-of-way at the southwest corner of North Adams Street and Northland Avenue (SV 24-02).
9. Resolution authorizing conditional use permit at 1225 Oregon Street (ZP 24-20).
10. Resolution authorizing 2024 Tax Increment District (TID) borrowing request for the JBS Subdivision and Park project.
11. Resolution authorizing transfer of \$9,400 of existing Contingency funds for the AmeriCorps planning grant.

AA. Ordinances - First Reading.

1. Miscellaneous Ordinance No. 02-24
An ordinance adopting an amendment to the Smart Growth 2022 Comprehensive Plan of the City of Green Bay related to property located 2532, 2580 University Avenue and parcel 21-1249-1-3 from Commercial and Light Industrial to Medium/High Density Residential (CPA 24-01).
2. Zoning Ordinance No. 13-24
An ordinance rezoning property located at 2532 University Avenue from General Commercial to Varied Density Residential (ZP 24-18).
3. General Ordinance 13-24
An ordinance amending Section 26-6 Relating to Firearms.
4. General Ordinance 15-24
An ordinance amending Section 2-112 Relating to the City Attorney with amendments.
5. General Ordinance 16-24
An ordinance amending Section 2-32 Relating to Remote Attendance at Meetings.
6. General Ordinance 9-24
An ordinance relating to petitions and communications.
7. Zoning Ordinance No. 14-24
An ordinance zoning certain property located at the 900 Block of Erie Road (Parcel 21-199) as a Planned Unit Development District for purposes of developing the Grandview Industrial Park Phase II (ZP 24-21).
8. Miscellaneous Ordinance No. 03-24
An ordinance adopting an amendment to the Smart Growth 2022 Comprehensive Plan of the City of Green Bay related to property located at the 1200 Block of Perrot Street from Medium/High Density Residential to Low Density Residential (CPA 24-02).
9. Zoning Ordinance No. 15-24
An ordinance rezoning properties located at the 1200 Block of Perrot Street from Varied-Density Residential (R3) to Low-Density Residential (R1) (ZP 24-24).

BB. Referral of Petitions & Communications.

CC. Adjournment.

- 1) **SUPPLEMENTAL INFORMATION:** The Video of this meeting, Agenda, Agenda Packet, and Minutes are available online at www.greenbaywi.gov/Meetings.
- 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 committee 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.