



AGENDA OF THE COMMON COUNCIL

TUESDAY, OCTOBER 15, 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. October 1, 2024.

F. Approval of the Agenda.

G. Report by the Mayor.

H. Announcements.

I. Appointments.

- I. **Reappointments:**

Landmarks Commission

Ron Dehn, 1010 S. Jackson Street, Green Bay, WI 54301
Term to expire: October 1, 2027

J. Public Hearings.

1. Public Hearing on a request to amend the Smart Growth 2022 Comprehensive Plan for 3315 and 3319 Finger Road from Parks future land use to medium-high density residential future land use. (CPA 24-04)

K. Ordinances - Second Reading for Adoption.

1. Miscellaneous Ordinance No. 05-24
An ordinance adopting an amendment to the Smart Growth 2022 Comprehensive Plan of the City of Green Bay related to property located at the 3315 and 3319 Finger Road from Parks to Medium Intensity Retail, Office and Housing (CPA 24-04).
2. Zoning Ordinance No. 18-24
An ordinance rezoning properties located at 3315 and 3319 Finger Road from General Commercial (C1) to Neighborhood Commercial (NC) (ZP 24-28).
3. Zoning Ordinance No. 20-24
An ordinance rezoning property located at 2491 University Avenue from General Commercial District to Highway Commercial District. (ZP 24-30)
4. Zoning Ordinance No. 21-24
An ordinance rezoning property located at parcels 6H-1247-2, 6H-1247-3, 6H-4447, 6H-4448, 6H-4449 which are generally located at the eastern terminus of Lafayette Street and the southern terminus of Eric Street from Rural Residential to Low Density Residential District Zoning. (ZP 24-31)
5. General Ordinance No. 23-24, an ordinance creating Section 28-8 of the Green Bay Municipal Code, relating to selling fermented malt beverages in public parks.
6. General Ordinance No. 25-24
An ordinance amending Section 40-34, Green Bay Municipal Code, relating to parking regulations.

L. Report of the Redevelopment Authority (October 8, 2024 and October 11, 2024).

1. To approve a six-month planning option with Three Sixty Real Estate Solutions LLC for the development of 200 N. Monroe Avenue (October 8, 2024).
2. To approve the selection of Ayres as the engineering consultant for the Shipyard Phase II park development (October 8, 2024).
3. To approve the revised Development Agreement (24-04), TIF Disbursement Agreement, and Collateral Assignment with Nova GB SPE, LLC, subject to final review and approval by the City Attorney of the Collateral Assignment (October 11, 2024).

M. Report of the Improvement & Services Committee (October 9, 2024).

1. To approve the request by Department of Public Works to reallocate funds previously authorized for a Transportation Utility Feasibility Study to be utilized to obtain software and consulting services for the Facilities Management Division of the Department of Public Works.
2. To approve the request by Department of Public Works to enter into a Hold Harmless Agreement between the City of Green Bay and DeKeyser Construction Company, Inc. to allow the contractor to conduct a partial reconstruction of a manhole within the easement at 145 N. Henry Street.
3. To approve the request by Department of Public Works to approve temporary limited easements (TLE) and warranty deed for the rights-of-way for the reconstruction of Country Club Road, W. Mason Street to Indian Hill Drive.

Parcel #	Owner	Document	\$ Amount
2	Andrew and Caitlyn Heiser	TLE	\$800
3	Roger and Patricia Arnoldi	TLE	\$2,000
4	James J. Johnson	TLE	\$800
6	Daniel and Danielle Morris	TLE	\$500
7	Jason Pries and Elizabeth Sauer Pries	TLE	\$500
8	Dennis and Shea Greil	TLE	\$600
9	Jeremiah and Irene Newman	TLE	\$1,000
11	Linda Servia	TLE	\$2,900
12	Arnold Vanden Bush and Caroline Vanden Bush	TLE	\$1,200
13	Northeast Wisconsin Technical College	FEE	\$24,100
14	John Brueninger and Jeri Bauman	TLE	\$2,300
16	David and Dianne Schneider	TLE	\$2,200
17	Lois Butkovich	TLE	\$1,500
18	Jon and Carol Poppy	TLE	\$1,500
19	Connor and Aubree Chrisman	TLE	\$1,500
21	Nicholas and Greta Ducat	TLE	\$1,500
22	Joseph Steiber	TLE	\$3,000
23	Wayne and Kathryn Vorpahl	TLE	\$700
24	Mark and Brenda Vaughan	TLE	\$1,600
26	Abdikarim Aynan and Kadija Xawey Malak	TLE	\$1,300
27	Peter and Kendall Abegglen	TLE	\$600
28	Oneida Golf & Country Club, Inc.	WD	\$8,400
29	Julie A. Lemminger	TLE	\$3,800
31	Richard and Pamela Smith	TLE	\$4,300
32	Sandra Hansen	TLE	\$2,200
33	John and Terri Juley	TLE	\$7,000

4. To approve the request by Department of Public Works to grant a permanent easement to Meyer Family Investment Corp., owner of Parcel 21-1203-2, to construct and maintain stormwater structures on City of Green Bay property.

N. Report of the Protection & Policy Committee (October 7, 2024).

1. To approve a change of agent for Kwik Trip, Inc. (Store #143) at 2400 University to Nastassia Tappa.
2. To approve a "Class B" Liquor and Class "B" Beer license for Taylor Leiteritz at 324 N. Roosevelt St. with a license premises description as "1 BACKROOM, 1 OFFICE AND BASEMENT, 2 ENTRANCES," (Currently licensed as Baker & MacArthur, Inc.).
3. To approve a reserve-"Class B" Liquor and Class "B" Beer license for The Irish Temper, LLC at 240 N Broadway Suite B with a license premises description as "SUITE B, SINGLE-RM PUB, SHARED KITCHEN (REAR), STORAGE BEHIND THE BAR, DOWNSTAIRS," pending the approval of the proper authorities.
4. To approve the "Class B" Liquor and Class "B" Beer license for Aimbridge Hospitality, LLC at 1011 Tony Candeo Run with a license premises description as "Alcoholic beverages will be sold from the lobby bar and from the lobby market area of the hotel, with the approval of the proper authorities. (Currently licensed as MCR Green Bay Tenent LLC and "see attached diagram" was removed from the license description on the original application).
5. To deny a 2024-2025 Massage Establishment License by the name Wanghua Spa Inc (DBA) Gohn Spa at 1306 Velp Ave Green Bay, WI 54303
6. To approve a request by Appleton Indoor Golf, LLC at 2255 Main St. to amend their license premises description to "17K SQ FT WITH TWO ROOMS 1 WITH INDOOR GOLF STIMULATORS/1 WITH INDOOR MINI-GOLF-PUTT PUTT,BATHROOMS, OFFICE, BACKROOM STORAGE," pending the approval of the proper authorities. (Currently license premises description is "10K Sq Ft open concept w shaped bar 5 bar simulators on left/rt w/ bathrooms, office, back storage).
7. To deny an appeal by Kelsey Kocken regarding the dangerous dog declaration.
8. To refer to staff a request by Ald. Stevens, for consideration with possible action on the possibility of removing the Invocation from future common council meetings.
9. To approve General Ordinance 27-24, an ordinance amending section 4-10(f)1, Green Bay Municipal Code, relating to alcohol beverage license restrictions.
10. Informational Only: Massage Establishment Report.
11. Informational Only: Liquor Violation Report.
12. Informational Only: Liquor Licensing Report.
13. To amend the address to add Suite 2 and approve a 2024-25 massage establishment license at 1136 W Mason (referred from 10/1/24 Council Meeting).

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 (October 7, 2024).

1. To approve the request to rezone properties along the west side of St. Agnes Drive from Low-Density Residential (R1) district to Medium-Density residential (R2) district. (ZP 24-32 Public Hearing held October 7, 2024).
2. To approve the rezone 1830 Military Access Road (Parcel 6-310) from Low-Density Residential (R1) district to Public Institutional (PI) district. Staff recommends the entire property rezone from Low-Density Residential (R1) to Public Institutional (PI). (ZP 24-33 Public Hearing held October 7, 2024).
3. To approve the request for a Conditional Use Permit for a carriage house at 1824 Tenth Avenue. (ZP 24-34 Public Hearing held October 7, 2024).
4. To approve the request to create a 3-lot Certified Survey Map that includes public street dedication at 2035 Crestwood Springs Drive (Parcel 6H-4449), 2041 Crestwood Springs Drive (6H-4448), 2045 Crestwood Springs Drive (6H-4447), 0 Bayberry Court (6H-1247-2), and 0 Packerland Drive (Parcel 6H-1247-3). (CSM 24-15 Public Hearing held October 7, 2024).

Q. Report of the Finance Committee (October 8, 2024)

1. To approve the acceptance of the USDOJ-COPS grant for \$200,000 for a non-sworn psychiatric mental health nurse practitioner to cover 2025 expenses.
2. To approve a resolution authorizing On Broadway, Inc. to submit a Community Development Investment (CDI) grant application to the Wisconsin Economic Development Corporation (WEDC) for the proposed rehabilitation of 211 N. Broadway (Parcel 4-71).
3. To approve a resolution authorizing the submittal of a Small Business Development Grant (SBDG) application through Wisconsin Economic Development Corporation (WEDC) to establish a Revolving Loan Fund to support diversely-owned start-up businesses within the City of Green Bay.
4. To approve a resolution to re-approve the state trust fund loan application from the Board of Commissioners of Public Land \$2,000,000 for financing with lower interest rate for Southwest Woods Development infrastructure.
5. To approve a resolution to re-approve the state trust fund loan application from the Board of Commissioners of Public Land for \$5,500,000 financing with lower interest rate for JBS diverse neighborhood infrastructure, park, and boulevard.
6. To approve a resolution to re-approve a state trust fund loan application from the Board of Commissioners of Public Land for \$1,000,000 for financing with a lower interest rate for a pass-through loan to Developer of Public Market.
7. To approve a budget amendment resolution for unbudgeted overtime for special events.

R. Report of the Park Committee (October 9, 2024).

1. To approve the request by the Baird Creek Preservation Foundation to host a prescribed prairie burn in the Baird Creek Greenway, adjacent to McKenzie Lane, contingent upon the Fire Department review and approval.

2. To approve a Utility Easement with Wisconsin Public Service Corporation to provide gas service to the Triangle Hill Sports Area, contingent upon the Law Department review and approval of the easement.

S. Report of the Personnel Committee (October 8, 2024).

1. To approve the request to fill the following positions and all subsequent vacancies resulting from internal transfers.
 - a. Arborist II
2. To approve the proposed Health, Dental, Vision, Life, and Disability benefits starting January 1, 2025.

T. Informational.

1. Building Report for September 2024
2. Municipal Court Monthly Financial Report for September

U. Resolutions.

1. Resolution drawing final orders to contractors for October 15, 2024.
2. Resolution authorizing On Broadway, Inc. to submit a Community Development Investment (CDI) grant application to the Wisconsin Economic Development Corporation (WEDC) for the proposed rehabilitation of 211 N. Broadway (Parcel 4-71).
3. Resolution authorizing the submittal of a Small Business Development Grant (SBDG) application through Wisconsin Economic Development Corporation (WEDC) to establish a Revolving Loan Fund to support diversely-owned start-up businesses within the City of Green Bay.
4. Resolution authorizing a state trust fund loan application from the Board of Commissioners of Public Land \$2,000,000 for financing with lower interest rate for Southwest Woods Development infrastructure.
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6. Resolution authorizing a state trust fund loan application from the Board of Commissioners of Public Land for \$1,000,000 for financing with a lower interest rate for a pass-through loan to Developer of Public Market.
7. Resolution authorizing budget amendment for unbudgeted overtime for special events.
8. Resolution authorizing conditional use permit at 1824 Tenth Avenue (ZP 24-34)

V. Ordinances - First Reading.

1. General Ordinance 27-24
An ordinance amending section 4-10(f)1, Green Bay Municipal Code, relating to alcohol beverage license restrictions.

2. Zoning Ordinance No. 23-24
An ordinance rezoning property located at 1830 Military access road from Low-Density Residential to Public Institutional. (ZP 24-33)
3. Planning Ordinance No. 03-24
An ordinance approving a three-lot certified survey map at 2035 Crestwood Springs Drive, 2041 Crestwood Springs Drive, 2045 Crestwood Springs Drive, 0 Bayberry Court, and 0 Packerland Drive. (CSM 24-15)
4. Zoning Ordinance No. 22-24
An ordinance rezoning properties located along the west side of St. Agnes Drive from Low-Density Residential (R1) to Medium-Density Residential (R2). (ZP 24-32)

W. Referral of Petitions & Communications.

X. Adjournment.

Y. Committee of the Whole.

- I. Update and discussion of negotiations on the 2024 City of Green Bay and City of Green Bay Fire Fighters Local 141, International Association of Fire Fighters AFL-CIO 158 labor agreement.

The Council may convene in closed session pursuant to § 19.85(1)(e), Wis. Stats., for purposes of deliberating or negotiating public employee contracts for competitive or bargaining reasons. The Council may thereafter reconvene in open session pursuant to § 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

- 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.