



MINUTES OF THE COMMON COUNCIL

TUESDAY, MARCH 18, 2025, 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.

Moved by Ald. Jim Hutchison, seconded by Ald. Bill Galvin to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

I. March 4, 2025.

F. APPROVAL OF THE AGENDA.

Moved by Ald. Melinda Eck, seconded by Ald. Ben Delie to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

G. REPORT BY THE MAYOR.

H. ANNOUNCEMENTS.

I. APPOINTMENTS.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to approve new appointments.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

Moved by Ald. Joey Prestley, seconded by Ald. Kathy Hinkfuss to approve reappointments.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

I. Appointments:

Green Bay Public Arts Commission

Sophie Bebeau, 921 S. Irwin Avenue, Green Bay, WI 54301

Term to expire: March 1, 2028 (Liaison)

Broadway Business Improvement District Board

Jim DuBois, 118 S. Washington Street, Green Bay, WI 54301

Term to expire: March 1, 2028

Grant Keebler, 420 S. Washington Street, Green Bay, WI 54301

Term to expire: March 1, 2028

Interim City Attorney

Lacey Cochart

Effective: March 21, 2025

Reappointments:

Green Bay Area Room Tax Commission

Larry Vesely, 1715 E. Sonata Dr, Green Bay, WI 54311

Term to expire: April 1, 2026

Transit Commission

Kevin Kuehn, 2158 Charles St, De Pere, WI 54115

Term to expire: April 1, 2028

J. ORDINANCES - SECOND READING FOR ADOPTION.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Kathy Hinkfuss to suspend the rules and take up items 1, 2, 5, 6, 7 with one roll call vote.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to adopt 1,2,5,6,7.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. Zoning Ordinance No. 05-25
An ordinance rezoning the property located at 1650 Mason Way from Varied-Density Residential (R3) to Low-Density Residential (R1). (ZP 25-01)
2. Zoning Ordinance No. 06-25
An ordinance Rezoning property located at 3385 Finger Road from Rural Residential (RR) and Low-Density Residential (R1) to Public Institutional (PI). (ZP 25-02)
3. Miscellaneous Ordinance No. 01-25
An ordinance adopting an amendment to the Smart Growth 2022 Comprehensive Plan of the City of Green Bay related to the Future Land Use of property located at 500 Day Street (Parcel 7-1) from Industrial to Downtown (CPA 24-05).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Brian Johnson to open the floor.
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

Chris Brennan, GP, 500 Day Street
Brad Peot, 1890 E Johnson St Madison

Moved by Ald. Alyssa Proffitt, seconded by Ald. Melinda Eck to close the floor.
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to adopt.

Moved by Ald. Brian Johnson, seconded by Ald. Ben Delie to hold until April 15.
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Craig Stevens, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-Bill Galvin, Joey Prestley, Alyssa Proffitt, Chris Wery, Abstain-None.

4. Zoning Ordinance No. 04-25

An ordinance rezoning property located at 500 Day Street (Parcel 7-1) from General Industrial District to Down Town District Two (ZP 24-48).

Moved by Ald. Brian Johnson, seconded by Ald. Melinda Eck to hold until 4/15/25.
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

5. General Ordinance 07-25

An Ordinance Relating to License to Keep Hens

6. General Ordinance 04-25

An Ordinance Relating to Special Meetings

7. General Ordinance 08-25

An Ordinance Relating to Mobile Food Establishments

8. General Ordinance No. 18-24

An ordinance amending section 16-82(e)(7), Green Bay Municipal Code, relating to stormwater management permit requirements.

Moved by Ald. Bill Galvin, seconded by Ald. Brian Johnson to receive and place on file.
Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

9. General Ordinance No. 05-25

An ordinance creating section 16-40(k), Green Bay Municipal Code, relating to the construction site erosion control reinspection fee.

10. General Ordinance No. 06-25

An ordinance amending section 16-82(e)(7), Green Bay Municipal Code, relating to stormwater management permit requirements.

K. REPORT OF THE REDEVELOPMENT AUTHORITY (MARCH 11, 2025).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Bill Galvin to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. To approve a Territory Amendment Resolution and amend the Project Plan for TID Five (5), East and West Downtown to remove parcel #15-168-A from the TID 5 boundary.
2. To approve an Allocation Amendment Resolution and amend the Project Plan for TID Twelve (12), I-43 Industrial Park.

3. To approve the first amendment to Development Agreement I7-02: Rail Yard North, with DDL Holdings, LLC.

The 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 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.

L. REPORT OF THE IMPROVEMENT & SERVICES COMMITTEE (MARCH 12, 2025).

Moved by Ald. Ben Delie, seconded by Ald. Melinda Eck to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. To approve the request by Black Saddle, tenant at 201 N. Washington Street, to install a wall-mounted sign and awning over the right-of-way subject to the execution of a Hold Harmless Agreement and submittal of appropriate insurance and to authorize the Mayor and City Clerk to execute the Agreement.
2. To approve the request by Department of Public Works to award contract RAMPS 2-25 PINE STREET RAMP PT REPAIRS at a staff level and report the award at the next Improvement & Services Committee meeting.
3. To approve the request by Department of Public Works to award contract RAMPS 1-25 PARKING RAMP REPAIRS to Western Construction Group in the amount of \$598,150.00.
4. To approve the request by Department of Public Works to award contract BRIDGE 1-25 SEVENTH STREET BRIDGE P-05-718 REHABILITATION to Zenith Tech, Inc. in the amount of \$173,419.20.
5. To approve the request by Department of Public Works to award contract SEWERS 1-25 FINGER ROAD SANITARY SEWER & WATERMAIN to Peters Concrete Company in the

amount of \$422,866.55.

6. To receive and place on file the actions taken by the Department of Public Works.

A. Granting of Licenses

1. Sidewalk Builder

- a. Co Contracting, LLC
- b. Patriot Concrete, LLC
- c. E&I Concrete Construction
- d. Bath Concrete Flatwork, LLC

2. Tree & Brush Trimmer

- a. Yesterdays Trees, LLC
- b. J' Tree Removal & Stump Grinding Service, LLC

M. REPORT OF THE PROTECTION & POLICY COMMITTEE.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. To approve an original application for Serrano Enterprises, LLC at 226 S. Broadway with a license premises description as "ALL BEER/WINE/LIQ WILL BE STORED BEHIND BAR AND BACK ROOM STORAGE," (Currently licensed as Pour Life Choices, LLC).
2. To approve a change of agent for Sam's East, Inc at 2470 W Mason St to Kai Bjerke
3. To approve a change of agent for Kwik Trip, Inc at 1712 E Mason St to William McAllister

4. To hold, until the 3/24 Protection and Policy Committee Meeting, a revision to the city's process with handling sign permits to allow for one application and one point of contact to facilitate the approval of sign installations.

N. REPORT OF THE PROTECTION & POLICY COMMITTEE GRANTING OPERATOR LICENSES.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Melinda Eck to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

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

O. REPORT OF THE PLAN COMMISSION (MARCH 10, 2025).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to approve, except item 3.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. To approve the request for a Conditional Use Permit (CUP) to exceed the maximum building height location at 100 E Mason Street. (ZP 25-05 Public Hearing held March 10, 2025).
2. To approve the request for a Conditional Use Permit to allow a consignment store use within a CI General Commercial District at 1831 Main Street. (ZP 25-04 Public Hearing held March 10, 2025).
3. To approve the request to establish a Planned Unit Development (PUD) on property bounded by Algoma Rd, Sussex Rd, Church Rd, and Bay Settlement Rd (Parcels 22-106, 22-111, 22-120, 22-124, 22-SC195-3, 22-SC196, 22-SC198-1, 22-SC199, 22-SC204, & 22-SC208). (ZP 25-03 Public Hearing held March 10, 2025).

Moved by Ald. Jennifer Grant, seconded by Ald. Melinda Eck to open the floor.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

In the room--

Brad Rymer, 400 Security Blvd
Jennifer Sunstrom, W6124 Aerotech Drive
Steve McDonnell, 2730 Sussex
Angela and Marshall Paschke, 3535 Baywatch Dr
Monica Barnardy, 2625 Shore Ridge Ct
Joe Morgan, 2995 N Nicolet Dr
Ben Hinz, 2991 Sussex Rd
Marcus Ruh, 3478 Faygerville Way
Jen Rymer, 3535 Bayview Avenue
Kent Bond, 3505 Edinburgh
Douglas Knight, 3247 Peterson
Joe Bernardi, 2625 Shore Ridge Ct
Ms. Taylor, Scottwood Drive
Gary Fifarek, 3464 Edinburgh
Jennifer Stormeyer, Durham and Davies
Troy Greedens, 2760 Sussex
Tim Wentworth, 3494 Edinburgh Rd
Scott Defager, 3526 Glen Abby
Nate Jasperson, 3345 Davies

Comment form--oppose

Nick Adams, 3541 Glen Oaks
Brian Gestrich, 3438 Wiggins Way
Monica Barnardy, 2625 Shore Ridge Rd
Paolo Segre, 3659 Tidewater
Kent Bond, 3505 Edinburgh
Michael La Mere, 2746 Sussex
Toni La Mere, 2746 Sussex
Eric Drzwiecki, 632 S Roosevelt
Gary Fifarek, 3464 Edinburgh
Douglas Knight, 3247 Peterson
Leah Rebne, 3377 Wiggins Way

Comment form--support

Daniel Hansen, 118 S Roosevelt

Moved by Ald. Ben Delie, seconded by Ald. Melinda Eck to close the floor.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-

None, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to approve.

Moved by Ald. Jennifer Grant, seconded by Ald. Melinda Eck to hold until 4/15 council meeting.

Motion Passed.

Yes-Jennifer Grant, William Morgan, Craig Stevens, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, No-Jim Hutchison, Bill Galvin, Joey Prestley, Alyssa Proffitt, Kathy Hinkfuss, Abstain-None.

4. To approve as recommended with condition and amended language on the declaration of surplus for city-owned properties located at 605 Cherry Street, 221 N Quincy Street, 227 N Quincy Street, 624 Pine Street, 618 Pine Street, and 616 Pine Street. (SP 25-02 Public Hearing held March 10, 2025).

Condition: The subject properties shall be directed to the City's Redevelopment Authority for disposition.

5. To approve as recommended with conditions and language amendment the declaration of surplus for city-owned properties located at 212 S Madison Street, 503 E Walnut Street, and 512 Cherry Street. (SP 25-03 Public Hearing held March 10, 2025).

Conditions:

The subject properties shall be directed to the City's Redevelopment Authority for disposition.

An easement shall be granted for existing WPS facilities if they are deemed to be located on the subject parcels are not part of the adjacent alleyway.

P. REPORT OF THE FINANCE COMMITTEE. (MARCH 11, 2025)

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. To approve the purchase of Alletra MP Storage for data center storage area network (SAN) upgrade for a total of \$435,960.14, funded by American Rescue Plan Act (ARPA) approved allocations.

2. To approve the lease of two additional Harley-Davidson Police Patrols to complete the fleet of four leased vehicles for an annual cost of \$15,168.00. Motion Passed.
3. Refer to staff the consideration of dedicating \$752,843 in ARPA funding from the 7-6-212 RDA Parcels – Community & Economic Development & Parks, Recreation & Forestry project for the construction of an Urban Farm Building at the new JBS park to support the adjacent urban farm initiative and provide public restrooms for the park. Motion Passed.

Q. REPORT OF THE PARK COMMITTEE (MARCH 12, 2025).

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. To approve the proposed property trades at several park/school locations throughout the City of Green Bay as presented.
2. To approve the playground donation from BCI Burke Company valued at \$69,553 for the City's Draft event at Leicht Memorial Park.
3. To hold on the approval of Amendment #3 to GRAEF-USA Inc's engineering contract for the JBS project for a total cost of \$75,000 and bring it back to committee for approval the same time as the funding approval for the building construction costs.
4. To approve hiring Carrico Aquatic Resources to replace the Joannes Aquatic Center pool filters for a total cost of \$180,500.
5. To accept a grant for \$500 from Green Bay Wild Ones to convert the turf grass around the new sculptures at Farlin Park with native pollinator plantings.

6. To approve the purchase of a 2025 Ford Super Duty F-250 Regular Cab 4WD Truck from Ewald Automotive Group for a total cost of \$55,374.
7. To approve the purchase of (2) 2025 GMC Sierra 1500 2WD Reg Cab Trucks from Ewald Automotive Group for a total cost of \$73,810.
8. To approve the purchase of a 2025 brush chipper from Vermeer Wisconsin for a total cost of \$103,208.90.

R. REPORT OF THE PERSONNEL COMMITTEE (MARCH 11, 2025).

Moved by Ald. Joey Prestley, seconded by Ald. Alyssa Proffitt to approve.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. To approve the request to fill the following positions and all subsequent vacancies resulting from internal transfers.
 - a. Public Records Specialist
 - b. Parks Maintenance Worker
 - c. Housing Inspector
 - d. Human Resources Assistant

S. INFORMATIONAL.

1. Building Report for February 2025

2. Municipal Court Report

T. RESOLUTIONS.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Kathy Hinkfuss to suspend the rules to take up all with one roll call vote.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to adopt.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

1. Resolution regarding a Territory Amendment for Tax Increment District Number Five (5), East and West Downtown ("TID 5").
2. Resolution regarding an Allocation Amendment for Tax Increment District Number Twelve (12), I-43 Industrial Park ("TID 12").
3. Resolution authorizing Conditional Use Permit at 1831 Main Street (ZP 25-04).
4. Resolution Authorizing Conditional Use Permit at 100 E Mason Street (ZP 25-05).
5. Resolution drawing final orders to contractors for March 18, 2025.

U. ORDINANCES - FIRST READING.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Joey Prestley to advance.

Moved by Ald. Jennifer Grant, seconded by Ald. Melinda Eck to hold until next meeting 4/15.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.

I. Zoning Ordinance No. 07-25

An ordinance zoning land roughly bounded by Algoma Rd, Sussex Rd, Church Rd, and Bay Settlement Rd (Parcels 22-106, 22-111, 22-120, 22-124, 22-SC195-3, 22-SC196, 22-SC198-1, 22-SC199, 22-SC204, & 22-SC208) as a Planned Unit Development District (PUD). (ZP 25-03)

V. REFERRAL OF PETITIONS & COMMUNICATIONS.

None were offered.

W. ADJOURNMENT.

Moved by Ald. Alyssa Proffitt, seconded by Ald. Ben Delie to adjourn.

Motion Passed.

Yes-Jennifer Grant, Jim Hutchison, William Morgan, Bill Galvin, Craig Stevens, Joey Prestley, Alyssa Proffitt, Chris Wery, Brian Johnson, Ben Delie, Melinda Eck, Kathy Hinkfuss, No-None, Abstain-None.