



AGENDA OF THE COMMON COUNCIL

TUESDAY, APRIL 15, 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.

F. Approval of the Agenda.

G. Report by the Mayor.

H. Announcements.

I. Recognitions and Awards.

J. Appointments.

I. Appointments:

Board of Review

Tanya Westmoreland, 317 South Oakland Avenue, Green Bay, WI 54303
Term to expire: April 1, 2030

Reappointments:

On Broadway Business Improvement District Board
Linda Bova, 2648 Seneca Court, Green Bay, WI 54313
Term to expire: April 1, 2028

Chad Van Handel, 1705 Snow Mass Ct, Green Bay, WI 54313
Term to expire: December 1, 2027

Adam Funk, 944 Elmore, Green Bay, WI 54303
Term to expire: December 1, 2027

Brown County Planning Commission
Paul Blindauer, 2431 Wandering Springs Cr., Green Bay, WI 54311
Term to expire: May 1, 2028

Zoning and Planning Board of Appeals
Steven Schuchart, 1690 Forest Glen Dr., Green Bay, WI 54304
Term to expire: May 1, 2028

Traffic, Bicycle, Pedestrian Commission
Patrick Sorelle, 3160 Open Gate Trail, Green Bay, WI 54313
Term to expire: May 1, 2028

K. Public Hearings.

L. Ordinances - Second Reading for Adoption.

1. 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).
2. 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).

M. Report of the Redevelopment Authority (April 8, 2025).

1. To approve Development Agreement 25-03 with One Astor Holdings, LLC for the redevelopment of 100 E. Mason Street and 0 S. Adams Street (Tax Parcels 15-168-A and 15-168-2).

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 may thereafter reconvene in open session pursuant to Section 19.85(2), Wis. Stats., to report the results of the closed session and consider the balance of the agenda.

2. To approve the first amendment to Development Agreement 24-06 with Living Downtown LLC, for the redevelopment of 425 Pine Street (Tax Parcel 11-139) and authority for the Director to approve a collateral assignment, subject to legal review.

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3. To approve Development Agreement 2025-04 with Moski Corp. for a development project at 1116 Hobart Drive and 0 Hobart Drive (Tax Parcels 6H-1110-1 and 6H-1110-19) with \$450,000.00 of TIF assistance, contingent upon a satisfactory review of the development pro forma and a positive recommendation from the City's finance consultant.

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N. Report of the Improvement & Services Committee (April 9, 2025).

1. To approve the request by Ald. Prestley to conduct a street light study on Wisconsin Avenue previously held at the February 26, 2025, Improvement & Services Committee meeting.
2. To amend the year from 2025 to 2026 and approve the request by Department of Public Works to enter into a Routine Bridge Maintenance and Operation Agreement between the City and the Wisconsin Department of Transportation for State Fiscal Year 2025.
3. To approve the request by University of Wisconsin Board of Regents to install an ALPR Flock camera on the southeast intersection right-of-way of Nicolet Road and Mahon Creek subject to the execution of a Hold Harmless Agreement and submittal of appropriate insurance and to authorize the Mayor and City Clerk to sign the Agreement.
4. To approve the request by Turn Key Network Solutions (TKNS) to establish a utility easement along the former right-of-way of S. Oakland Avenue through Seymour Park.
5. To approve the request by Saphner Trust to enter into a Developer's Agreement for the installation of pavement and all utilities related to the development of Parcel 6H-1247-3.
6. To approve the request by Department of Public Works to approve a pilot program for full sanitary sewer lateral replacement during street reconstruction projects in areas of known I&I or capacity issues.
7. To approve the request by Department of Public Works to purchase 22 Iteris Video Detection Camera Systems in the amount of \$402,028.00 from Mobotrex and 54 traffic signal controllers, 26 controller cabinets, and 28 database conversion systems from Traffic Control Corporation in the amount of \$684,554.00 for the new controllers as part of the WisDOT Traffic Signal Controller Upgrade project.

8. To approve the request by Department of Public Works - Operations Division to purchase one (1) Bobcat UW56 Toolcat off the Sourcewell Contract #040329-CEC for \$76,769.09; two (2) Erskine snow blowers for \$7,954.00 each; and two (2) Erskine v-plows for \$3,000.00 each off the Minnesota State Contract #246981 from Bobcat Plus for a net total of \$98,677.09, which includes delivery, setup, warranty, and operator training.
9. To approve the request by Department of Public Works to adopt a resolution to increase parking rates in public parking ramps during the 2025 NFL Draft from \$1.00/hour - \$12.00/day maximum to \$2.00/hour - \$24.00/day maximum.
10. To approve the request by Department of Public Works to review and approve the award of WSG 1-25 SALT STORAGE SHED CONCRETE REPAIRS to Restoration Systems, Inc. in the amount of \$78,940.00.
11. To receive and place on file the report of award of contract RAMPS 2-25 PINE STREET RAMP PT REPAIRS to Cy-Con, Inc. in the amount of \$238,998.00.
12. To receive and place on file the report of actions taken by the Department of Public Works.

A. Granting of Licenses

I. Sidewalk Builder

- a. Allied Concrete Construction, Inc.
 - b. Blaser Construction, LLC
 - c. Delahaut Custom Concrete, LLC
 - d. Elexco, Inc.
 - e. Hemle Construction & Concrete, LLC
 - f. J.C. Santy Construction, LLC
 - g. Loch Construction Co., Inc.
 - h. Precision Flatwork
 - i. Zeise Construction
 - j. Craftsman Concrete, LLC
 - k. Titledown Construction, LLC
 - l. KPC Concrete Contractors, LLC
 - m. D&T Construction, LLC
 - n. Evraets Concrete Construction, LLC
 - o. Josh Bailey Concrete, LLC
 - p. Parham Construction
13. To approve the request by Department of Public Works to approve the award of contract ASPHALT PAVING 2025 to MCC, Inc. in the amount of \$745,179.30.
 14. To approve the request by Department of Public Works to approve the award of contract PAVEMENT REPAIR 2025 to Martell Construction in the amount of \$1,871,967.50.

O. Report of the Protection & Policy Committee (March 24, 2025)

- I. To approve an appeal by Garrett Freeman and grant him his operator's license

2. To approve a limited expansion of licensed premises at 312 Cherry St described as "tent in rear building parking lot. Bar & DJ both set up" on the following dates April 24-26, 2025.
3. To approve a change of agent for Baeb Zuege, LLC at 1570 Elizabeth St to Roger Zambarda.
4. To receive and place on file the communication from Alder Johnson regarding the city's process for handling sign permits to allow for one application and one point of contact to facilitate the approval of sign installations.

P. Report of the Protection & Policy Committee (April 7, 2025)

1. To deny the appeal by Marquelus Brown regarding the denial of his operator's license
2. To approve, subject to approval of a safety plan by the Police Department by April 15, a limited expansion of licensed premises at 1238 State St described as "Bag league on Thursdays and we would like to use the parking lot" for State Street Pub on the following dates: all Thursdays in June and July.
3. To approve a limited expansion of licensed premises at 840 S Broadway described as "back parking lot" for Richard Craniums on the following dates: April 21st through April 27th.
4. To approve, subject to approval of a safety plan by the Police Department by April 15, a limited expansion of licensed premises at 313 Dousman St described as "30'x60' tent immediately adjacent to the east side of the Biergarten outdoor seating area" for Copper State Brewing Co on the following dates: April 22 - April 27, 2025.
5. To approve as amended the request by Richard Craniums at 840 S Broadway to utilize the "back parking lot" as an outdoor area.
6. To approve a limited expansion of licensed premises at 805 Klaus St, described as "extending liquor to lot area" for The Bay Bar & Lounge for the following dates: April 24 - April 26, 2024
7. To approve, subject to approval of a security plan by the Green Bay Police Department by April 15, a limited expansion of licensed premises at 1689 E Mason St described as "expansion to parking lot for a fundraising event to place two tables and chairs off of the deck and store excess inventory in storage building at 1685 E Mason (next door to bar) for Turn It Up Tap on the following days: week of 4/21/2025 and May 3, 2025.
8. To approve, subject to approval of a security plan by the Green Bay Police Department by April 15, a limited expansion of licensed premises at 431 N Broadway described as "parking lot - back roped off" for Lenny's Tap on the following days: 6/28/2025, 8/3/2025, 8/17/2025.
9. To approve, subject to the approval of a security plan by the Green Bay Police Department by April 15, a limited expansion of licensed premises at 301 S Broadway described as "Old School sidewalk and side of building lot" for Old School on the following days: week of 4/23/2025 - 4/27/2025.
10. To approve an extension of the noise ordinance until 11:00 pm for Pearly Gates at 3551 Finger Rd on the following date: July 12, 2025.

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

1. Consideration with possible action to grant operators licenses

R. Report of the Plan Commission (April 7, 2025).

1. To approve the request to declare city-owned properties as surplus located at 0 Mason Way (Parcel 21-1288-2 & Portion of Parcel 21-1281) with conditions. **(SP 25-01 Plan Commission Meeting January 13, 2025).**
2. 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; Held at Council Meeting March 18, 2025).**
3. To approve the request for a Planned Unit Development to create a multi-family residential use located at 306 and 308 Mather Street, 709 Alma Street, 301 James Street, 305 James Street, 307 James Street, and 309 James Street with conditions. (ZP 25-06 Public Hearing held April 7, 2025).
4. To hold the request to rezone 1135 Guns Road, 1141 Guns Road, and the 1100 Block of Guns Road (Parcel 21-463-4) from General Commercial (C1) to Light Industrial (LI) and Varied Density Residential (R3) for staff exploration on a possible text amendment to allow for distribution uses in the C1 zoning district. (ZP 25-08 Public Hearing held April 7, 2025).
5. To hold the request to amend the Smart Growth 2022 Comprehensive Plan for 1135 Guns Road, 1141 Guns Road, and the 1100 Block of Guns Road (Parcel 21-463-4) from future Low-Density Residential land-use to Medium/High Density Residential and Light Industrial land-uses. (CPA 25-01 Public Hearing held April 7, 2025).
6. To approve the request for a Conditional Use Permit (CUP) to allow a multiple-message sign at the 2400 Block of West Mason Street (Parcel 6H-1110-23) with conditions. (ZP 25-10 Public Hearing held April 7, 2025).
7. To approve the request to amend Section 44-469(1) Green Bay Municipal Code, modifying the limit on events and days of operation per calendar year for rummage sales. (TA 25-01 Public Hearing held April 7, 2025).

S. Report of the Finance Committee. (April 8, 2025)

1. To approve the resolution to rescind 2024 real estate taxes on parcel 7-520 for Kingdom Agenda Church, Inc on 730 Quincy St for \$4,578.14.
2. To approve the resolution to rescind 2024 real estate taxes for parcel 7-521 for Kingdom Agenda Church, Inc on 708 Harvey St for \$570.61.
3. To approve the resolution to refund 2024 real estate taxes on parcel 8-224 to Open Door Housing, LLC on 728 St George St. for \$4,619.06.
4. To approve the purchase of 13-ea Motorola APX 6500 radios from Motorola Solutions for the Police Department for a total of \$65,340.47.

5. To approve the Enterprise Resource Planning (ERP) software annual support and maintenance contract extension with Tyler Technologies for a 3-year commitment of \$512,314.37.
6. To approve the Asset Variance Procedure to be added to the City of Green Bay Procurement Manual.
7. To accept the 2025 State of Wisconsin Department of Health Services Emergency Medical Services Funding Assistance Program Award for a total of \$421,741.38.
8. To approve the request for Consent to Collateral Assignment of Development Agreement 2025-01, W.E. Hoban Company and Hoban Real Estate, LLC to BMO Bank N.A.
9. To approve a request by Ald. Proffitt to add a line to the printed city tax bill for the Green Bay Area Public School District (GBAPS) to distinguish the voucher dollars over which they have no financial oversight.
10. To approve the budget amendment resolution for unbudgeted overtime for special events.
11. To approve the Claims Committee Reports.

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T. Report of the Park Committee (April 9, 2025).

1. To approve the removal of the playground at St. John's Park and to direct staff to create a future master plan for St. John's Park.
2. _____

To direct staff to add \$11,500 in additional overtime expenses to the 2026 budget to clean all sidewalks under Park Department responsibility within 24 hours of snowfall for consideration by the Finance Department.

3. To approve the masterplan for the Perkins Park Disc Golf/Natural Area.
4. To approve charging a \$50 daily parking fee at Colburn Park on April 24-26, in conjunction with the days of the NFL Draft.
5. To approve the Green Bay Park, Recreation, and Open Space Plan 2025-2029.
6. To approve a Resolution Adopting the Green Bay Park, Recreation, and Open Space Plan 2025-2029.
7. To approve a Resolution authorizing applications for Outdoor Recreation Aids for the East River Emilie Park Nature-Based Flood Resilience & Recreational Access Project.
8. To approve the purchase of (1) New 2026 International MV607 Chassis from International Motors, LLC for a total cost of \$96,763.

U. Report of the Personnel Committee (April 8, 2024).

1. To approve the request to fill the following positions and all subsequent vacancies resulting from internal transfers.
 - a. Business Support Specialist
 - b. Custodian
 - c. Account Clerk II
 - d. Time Clerk
 - e. Operator I
 - f. Civil Engineer
2. To approve the request to reclassify a Records Clerk position to a Public Records Specialist position and approval to fill the Public Records Specialist position.

V. Report of the Public Arts Commission.

W. Report of the Traffic, Bicycle, and Pedestrian Commission (March 17, 2025).

1. To receive and place on file the February and March 2025 reports by the Police Department on the monthly Traffic Enforcement Unit Traffic Safety Plans.
2. To approve the request by Ald. Johnson to remove the NO PARKING FROM HERE TO CORNER sign near 301-305 S. Maple Avenue and to update the NO PARKING zone to default to the standard setback.
3. To refer to staff the request by Ald. Johnson for the creation of a 15-minute loading zone or PUDO lane as recommended by the 2023 Desman parking study in the 100 block of Pine Street between N. Washington Street and the entrance to CityDeck to conduct a study and report the results at the next Traffic, Bicycle, & Pedestrian Commission meeting.
4. To refer to staff the request by Ald. Grant to address the traffic concerns at the intersection of Sussex Road and Scottwood Drive due to high traffic and safety concerns around Red Smith School during drop-off and pick-up times to conduct a traffic study and report the results at the next Traffic, Bicycle, & Pedestrian Commission meeting.
5. To refer to staff the request by Ald. Grant to conduct a traffic study along Sussex Road near Baywatch Drive and Fagerville Way to determine if full-time City paid crossing guards are needed before future developments take place and report the results at the next Traffic, Bicycle, & Pedestrian Commission meeting.

X. Report of the Sustainability Commission (March 19, 2025).

1. To receive and place on file, *Decarbonizing WI Schools: A Path to Sustainability and Savings*. Presentation slides attached. Informational item.
2. To approve the recommendation of accepting the Sustainable Events Guidance as a voluntary, best-practices resource for city-sponsored events.
3. To refer to staff to evaluate the feasibility of developing a food waste composting pilot program with input from the Sustainability Commission.
4. To receive and place on file the Healthy Habitat for All work group report.

5. To receive and place on file the Youth Engagement work group report.

Y. Report of the Equal Rights Commission

Z. Informational.

- I. Building Report for March 2025

AA. Resolutions.

1. Resolution drawing final orders to contractors for April 15, 2025.
2. Resolution Authorizing Conditional Use Permit at 2400 block of West Mason Street (ZP 25-10)
3. Resolution authorizing to rescind 2024 real estate taxes on parcel 7-520 for Kingdom Agenda Church, Inc on 730 Quincy St for \$4,578.14.
4. Resolution authorizing to rescind 2024 real estate taxes for parcel 7-521 for Kingdom Agenda Church, Inc on 708 Harvey St for \$570.61.
5. Resolution authorizing the refund of 2024 real estate taxes on parcel 8-224 to Open Door Housing, LLC on 728 St George St. for \$4,619.06.
6. Resolution authorizing the budget amendment resolution for unbudgeted overtime for special events.
7. Resolution adopting the Green Bay Park, Recreation, and Open Space Plan 2025-2029.
8. Resolution authorizing applications for Outdoor Recreation Aids for the East River Emilie Park Nature-Based Flood Resilience & Recreational Access Project.
9. Resolution to increase parking rates in public parking ramps during the 2025 NFL Draft from \$1.00/hour - \$12.00/day maximum to \$2.00/hour - \$24.00/day maximum.

BB. Ordinances - First Reading.

1. Zoning Ordinance No. 07-25
An ordinance zoning land roughly bounded by Algoma Rd, Sussex Rd, Church Rd, & 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)
2. General Ordinance No. 03-25
An Ordinance Amending Section 44-469(1), Green Bay Municipal Code, Relating to Rummage Sales.
3. Zoning Ordinance No. 08-25
An ordinance creating a Planned Unit Development (PUD) Overlay District for properties located at 300 block of Mather Street (ZP 25-06)

CC. Referral of Petitions & Communications.

DD. 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.