



AGENDA OF THE COMMON COUNCIL

TUESDAY, JUNE 24, 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.

- I. Alders: Brian Johnson (District 9), Bill Galvin (District 4), Jennifer Grant (District 1), Jim Hutchison (District 2), Bill Morgan (District 3), Craig Stevens (District 5), Joey Prestley (District 6), Alyssa Proffit (District 7), Jim Ridderbush (District 8), Ben Delie (District 10), Melinda Eck (District 11), Kathy Hinkfuss (District 12).

C. Pledge of Allegiance.

D. Invocation.

E. Approval of Minutes.

- I. Approval of the minutes from the June 10, 2025 meeting.

F. Approval of the Agenda.

- I. Approval of the agenda for the Tuesday, June 24, 2025, meeting of the Common Council.

G. Report by the Mayor.

H. Announcements.

I. Appointments.

I. Standing Committees

Parks

Jim Ridderbush

I&S

Jim Ridderbush

J. Public Hearings.

1. Public Hearing on request to vacate an alley between N. Broadway and Alma Street, submitted by the Community and Economic Development Department, NEW Community Shelter, Inc., Greg Krumholz, and Edwardo Martinez. (AV 25-01 Plan Commission Meeting April 28, 2025).

K. Report of the Redevelopment Authority (June 10, 2025).

1. To adopt a Creation Resolution to establish Tax Incremental District No. 30 (TID 30): US Bank Conversion and adopt the Project Plan. (RDA Meeting June 10, 2025).
2. To adopt a Creation Resolution to establish Tax Increment District Thirty-one (TID 31): One Astor and adopt the Project Plan. (RDA Meeting June 10, 2025).

L. Report of the Redevelopment Authority (June 19, 2025).

1. To approve the Development Agreement 25-06 with Broadway Realty, LLC, for the redevelopment of 0 Deuchert Street (Tax Parcel 21-1229), and authority for the Director to approve a collateral assignment, subject to legal review. (RDA Meeting June 19, 2025).

The Authority 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 Authority 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 Development Agreement 25-05 with MOWGS LLC, for the redevelopment of 501 S. Washington Street (Tax Parcel 15-169), and authority for the Director to approve a collateral assignment, subject to legal review. (RDA Meeting June 19, 2025).

The Authority 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 Authority 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.

3. To authorize staff to award TID 25-01 400-420 S. Broadway Demolition and Site Improvements to the lowest responsive, responsible bidder, and to authorize up to \$250,000.00 in TID 22 funds for projects costs that are not eligible for grant reimbursement. (RDA Meeting June 19, 2025).

M. Ordinances - Second Reading for Adoption.

I. G.O. 12-25

An ordinance relating to Commercial Building Inspection Authority.

N. Report of the Improvement & Services Committee (June 18, 2025).

1. To approve the request by Department of Public Works to award contract SEWERS 2-25 CITY WIDE SEWER REPAIRS at a staff level and report the award at the next Improvement & Services Committee meeting.
2. To approve the request by Department of Public Works to award contract SEWERS 3-25 MINI-SEWERS at a staff level and report the award at the next Improvement & Services Committee meeting.
3. To receive and place on file the report of award of contract PARKS 5-25 (LEICHT MEMORIAL PARK SITE GRADING) to Relyco Plus, LLC in the amount of \$80,509.63.
4. 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. Concrete Solutions, Inc.
- b. Green Bay Masonry LLC

O. Report of the Protection & Policy Committee (June 16,2025).

1. To refer to staff a communication from Ald. Delie (Dist. 10) for the Community Economic Development to amend the policy that allows inspections-related requests-for-service to be made anonymously, to require the person submitting the request for service to include their name and address.
2. Consideration with possible action on a request by Alders Prestley, Proffitt and Delie (Districts 6, 7 and 10, respectively) to refer to staff drafting a resolution opposing the practice of conversion therapy in the City of Green Bay (no recommendation from committee, 2-2 vote).
3. To hold until the July 7th meeting, an appeal by Natasha Matson regarding the denial of her excess animal permit application (held from the June 2, 2025 committee meeting).
4. To deny a (new) 2025-26 Massage Establishment License, 900 Cedar Street, Aroma.
5. To approve the listed renewal alcohol beverage license applications, pending the approval of proper authorities (see attached)
6. To approve a limited expansion of licensed premises at 1238 State St for State St Pub, described as: parking lot on the following dates: September 12 and 13.
7. To approve a limited expansion of licensed premises for Main Street Pub & Grill at 2056 Main St, described as: "unused portion of our lot, directly behind the building" on the following dates: Fridays, Saturdays and Sunday from June 13-Nov 2 (63 days).
8. To hold a limited expansion of licensed premises for Riverside Ballroom at 1560 Main St, described as: "extend serving area to include outside" on the following dates: September 14, so that the Clerk's office can confirm security and fencing.

9. To approve a reserve "Class B" and Class "B" application for SaludGB LLC at 708 Bodart St with a premise description as "bar, back room, walking cooler" with approval from proper authorities.
10. Informational: Green Bay Police Department Violation Report for liquor and massage establishments.
11. Informational: Clerk's Office Liquor Licensing Report.
12. Informational: Report from St. John's Ministries

P. Report of the Green Bay Police Department Granting Operator Licenses (June 16, 2025).

1. Report of the Green Bay Police Department Granting Operator Licenses

Q. Report of the Plan Commission (June 16, 2025).

1. To approve a request for a Conditional Use Permit (CUP) for a concrete, asphalt, and rock crushing facility in the General Industrial (GI) District on property located in the 1300 Block of Hurlbut Street (Parcel 6-3042-1), submitted by James Wolfe, Jr. of Vierbicher, on behalf of Martell Development LLC, property owner. (ZP 25-15 Plan Commission Meeting June 16, 2025).
2. To approve a request to amend the Smart Growth 2022 Comprehensive Plan for the 2100 Block of Deuchert Street (Parcel ID 21-1229) from future Medium/High Density Residential land-use to Low-Density Residential land use, submitted by James Wolfe, Jr. of Vierbicher, on behalf of Broadway Realty LLC, property owner. (CPA 25-02 Plan Commission Meeting June 16, 2025).
3. To approve a request to rezone the 2100 Block of Deuchert Street (Parcel ID 21-1229) from Varied Residential (R3) district to Low-Density Residential (R1) district, submitted by James Wolfe, Jr. of Vierbicher, on behalf of Broadway Realty LLC, property owner. (ZP 25-14 Plan Commission Meeting June 16, 2025).
4. To approve amendments to Section 44-1553(5) of the Green Bay Municipal Code, Chapter 44, related to Historic Preservation. (TA 25-03 Plan Commission Meeting June 16, 2025).
5. To approve amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Mail Distribution Facilities. (TA 25-04 Plan Commission Meeting June 16, 2025).

R. Report of the Finance Committee (June 17, 2025).

1. To approve the sale of the site located at the corner of University Ave and Henry St. (parking lot) Parcel #19-326 to Heraly's Liquor.
2. To approve a 2025 budget amendment resolution for unbudgeted overtime for special events.

S. Report of the Park Committee (June 18, 2025).

1. To direct staff to open all park shelter bathrooms with automated locks at 6:00 AM and close them in a staggered manner at 7:30, 8:00, 8:30 and 9:00 PM and report back to the Parks Committee at the end of the summer with an update
2. To approve the installation of boulder seating areas and other amenities adjacent to the Doty Street trail connection from South Washington Street to the Fox River Trail by Downtown Green Bay Inc. contingent on the Law Department review and approval of all necessary contracts allowing the work to proceed.

T. Report of the Personnel Committee (June 17, 2025).

1. To approve the request to fill the following positions and all subsequent vacancies resulting from internal transfers.
 - a. Utility Manager
2. To approve the request to reclassify a Paralegal position to Advanced Paralegal.
3. To approve the request to increase the Mayor salary for the next term beginning in 2027 including the Personnel Committee's recommendation that the Mayor salary will increase, in perpetuity, at the same rate as the City's general municipal employees.

U. Report of the Equal Rights Commission

1. To hold until the next Equal Rights Commission meeting on July 10th, 2025 to consider a possible revision to Section 12-111 Equal Rights Commission of the City's Chapter 12, Civil Rights Ordinance. Link:
https://library.municode.com/wi/green_bay/codes/code_of_ordinances?nodeId=COOR_CH12CIRI
2. To refer to staff to publicly recognize historically diverse figures and stories of Green Bay residents.

V. Committee of the Whole.

1. For consideration with possible action on the Opportunity Attraction Fund Agreement between the Wisconsin Economic Development Corporation and the City of Green Bay to accept funds of up to \$1,812,102 for 2025 NFL Draft related costs for security services and personnel.

W. Resolutions.

1. Resolution Creating Tax Incremental District No. 30, Approving its Project Plan and Establishing its Boundaries.
2. Resolution Creating Tax Incremental District No. 31, Approving its Project Plan and Establishing its Boundaries.
3. Resolution authorizing budget amendment for unbudgeted overtime for special events.
4. Resolution Authorizing Conditional Use Permit at the 1300 Block of Hurlbut Street. Subject to the following conditions:

1. The concrete, asphalt and rock crushing facility must have a permanent, indoor restroom and wash station on-site meeting zoning, building and plumbing code requirements.
 2. Compliance with all other regulations of the Green Bay Municipal Code.
5. Resolution authorizing Vacation of Public Alley between N. Broadway and Alma Street (AV 25-01).

X. Ordinances - First Reading.

1. General Ordinance No. 10-25
An ordinance amending Section 44-1553(5), Green Bay Municipal Code, relating to authority to issue Certificate of Appropriateness.
2. General Ordinance No. 16-25
An ordinance amending various Sections of Chapter 44, Green Bay Municipal Code, relating to Mail Distribution Facilities.
3. Zoning Ordinance No. 12-25
An ordinance rezoning to property located at the 2100 Block of Deuchert Street (Parcel 21-1229) from Varied-Density Residential (R3) to Medium-Density Residential (R2) (ZP 25-14).
4. Miscellaneous Ordinance No. 03-25
An ordinance adopting an amendment to the Smart Growth 2022 Comprehensive Plan of the City of Green Bay related to property located at the 2100 Block of Deuchert Street (Parcel 21-1229) from Medium-High Density Housing to Low-Density Residential (CPA 25-02)

Y. Referral of Petitions & Communications.

Z. Adjournment.

1. Next Meeting: July 15, 2025.
2. Adjournment for the Tuesday, June 24, 2025, meeting of the Common Council.

- 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.