



AGENDA OF THE COMMON COUNCIL

TUESDAY, JULY 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.

- 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 24, 2025 meeting.

F. Approval of the Agenda.

- I. Approval of the agenda for the Tuesday, July 15, 2025, meeting of the Common Council.

G. Report by the Mayor.

H. Announcements.

I. Ordinances - Second Reading for Adoption.

1. General Ordinance No. 16-25
An ordinance amending various Sections of Chapter 44, Green Bay Municipal Code, relating to Mail Distribution Facilities.
2. 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).
3. 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).

J. Report of the Redevelopment Authority (July 8, 2025).

1. To approve Development Agreement 25-07 with Grand Boulevard Apartments LLC for the development of 0 Grand Boulevard (Tax Parcel 23-243-1), and authority for the Director to approve a collateral assignment, subject to legal review.

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 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 and recommend to the Common Council the City of Green Bay's Five-Year (2025-2029) Consolidated Plan and 2025 Annual Action Plan.

K. Report of the Improvement & Services Committee (July 9, 2025).

1. To approve the request by Broadway Realty, LLC to enter into a Developer's Agreement for the installation of pavement and all utilities related to the development of The Pines subdivision on Parcel 21-1229.
2. To approve the request by Bay Settlement Investments, LLC to enter into a Developer's Agreement for the installation of pavement and all utilities related to the development of Eaton Heights Third Addition subdivision.
3. To approve Director of Public Works to enter into professional services agreements with six engineering firms for future stormwater engineering services on an as-needed basis.
4. To approve Director of Public Works to enter into professional services agreements with five engineering firms for future sanitary sewer engineering services on an as-needed basis.
5. To approve the request by Department of Public Works to remove Reed Street-Oxford Avenue to Allard Street, Oxford Avenue-Dousman Street to Reed Street, N. Maple Avenue-Walnut Street to Kellogg Street, Deuchert Street-Danz Avenue to W. Termini, Westway Drive-Pleasant Lane to Hillcrest Drive, and Pleasant Lane-W. Mason Street to Westway Drive from the 2025 Pavement CIP Program and substitute in Howard Street-12th

to Oakland Avenue, Hazel Street-School Place to Shawano Avenue, and Oak Street-Howard Street South to RR tracks.

6. To approve the request by Department of Public Works to add N. Grandview Road to the 2025 pavement replacement program.
7. To approve the request by Department of Public Works to grant a ten (10) year payback period for the sidewalk replacement assessment of \$3,437.00 for 2507 Newberry Avenue.
8. To approve the request by Department of Public Works to approve the award of sole source contract 2025 RAY NITSCHKE CONTROLS PROGRAMMING to Faith Technologies, Inc. in the amount of \$50,089.00.
9. To receive and place on file the report of the award of contract BRIDGE 3-25 (BRIDGE MAINTENANCE & CONCRETE REPAIRS) to Lunda Construction in the amount of \$299,562.00.
10. 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. Reedy Concrete Construction, Inc.
- b. Dansi Flatworx
- c. Capital R. Coatings, LLC

11. To receive and place on file the request by Oneida Tribe to enter into a Developer's Agreement for installation of pavement and all utilities related to the development of the Cattail Marsh subdivision.

L. Report of the Protection & Policy Committee (July 7, 2025).

1. To approve an appeal by Melissa Fischer regarding the denial of her operator's license.
2. To approve a limited expansion of licensed premises for Overtime Grill & Pub at 1423 S Broadway St, described as "fence in parking lot to extend area for open beverages and keep people safe in our enclosed area" for the following dates: July 18, 19, 20, July 24, 25, 26, August 7, 8, 9, August 21, 22, 23 and September 13, 14, 15.
3. To approve the listed alcohol beverage renewal license applications to obtain a "Class B" liquor and Class "B" beer, pending the approval of the proper authorities:
 1. A&B's Pub at 324 N Roosevelt St
 2. Hampton Inn Green Bay Downtown at 201 Main St
4. To approve the listed alcohol beverage renewal license to obtain a "Class A" liquor and Class "A" beer, pending approval of the proper authorities:
 1. Dino Stop #7846 at 1828 S Ashland Ave
5. To approve a 2024-25 original application for a "Class B" liquor and Class "B" license for Jill's Bar at 613 Bodart St with a licensed premises of "main bar, office, back tiki bar".

6. To approve a 2024-25 original application for "Class B" liquor and Class "B" beer license for Zeelife0908 LLC (The Razz) at 400 Schoen St with a license premises of "main bar, downstairs storage, cooler, office patio".
7. To approve a 2024-25 original application for "Class B" liquor and Class "B" beer license for Plume Wine Bar at 304 Pine St with a license premises of "self-serve wine bar, kitchen, dining area, sidewalk cafe".
8. To approve a 2024-25 original application for "Class A" liquor and Class "A" beer license for Mason Beverages LLC (Gerczak's Liquor & Catering) at 1244 Velp Av with a license premises of "in cooler, office, storeroom, on the shelves, behind the counter, inside the building".
9. To approve a 2024-25 original application for a "Class B" liquor and a Class "B" beer license for ChanhSamay Bounket (1st & Goal) at 2148 University Ave with a license premises of "alcohol will be stored in walking cooler & coolers behind bar. Dining room, bar, patio".
10. To approve a 2024-25 original application for "Class B" liquor and Class "B" beer license for Sainaam LLC (Washington Ballroom) at 351 S Washington St with a premise description of "bar, restaurant and ballroom, kitchen and storage area".
11. To approve G.O. 17-25, an ordinance Amending Section 6-3(e) Relating to License to Keep Hens.
12. To approve G.O. 13-25 Relating to Emergency Proclamation.
13. To approve G.O. 14-25 Relating to Emergency Management.
14. To approve a resolution regarding conversion therapy.
15. Informational: The release of 2 "Class B" liquor and Class "B" beer licenses at the start of the business day on July 16, 2025 to the pool of available liquor licenses due to no renewal application filed for the 2025-2026 license year (Sarai Nicole Buie at 114 S Broadway and Cole J Ductan at 126 S Broadway).
16. Informational: Green Bay Police Department Violation Report for liquor and massage establishments.

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

1. Report of the Green Bay Police Department granting operator licenses

N. Report of the Plan Commission (July 7, 2025).

1. To approve a request to amend the Smart Growth 2022 Comprehensive Plan for 3520 and 3542 Finger Road from a combination of Low/Medium Density Residential, Parks and School future land-use to Medium Intensity Retail Office Housing (MIROH) land-use, submitted by Dean Dequaine MJMB Properties LLC., on behalf of Green Bay Area Public Schools, property owner. (CPA 25-04 Plan Commission Meeting July 7, 2025).
2. To approve a request to rezone 3520 and 3542 Finger Road from Low-Density Residential (R1) to Office-Residential (OR) zoning, submitted by Dean Dequaine MJMB Properties LLC.,

on behalf of Green Bay Area Public Schools, property owner. (ZP 25-16 Plan Commission Meeting July 7, 2025).

3. To approve a request to create a 15-lot preliminary plat (Eaton Heights Third Addition) that includes public street dedication at 911 Spartan Road (Parcel 21-8371), subject to the following condition:

I. The Eaton Heights Third Addition Preliminary Plat review comments from June 19, 2025, shall be addressed on the Eaton Heights Third Addition Pre-Final Plat.

Submitted by Troy Hewitt of Robert E. Lee and Associates, on behalf of Bay Settlement Investments, LLC, property owners. (CP 25-04 Plan Commission Meeting, July 7, 2025).

O. Report of the Finance Committee (July 8, 2025).

1. To accept the 2026 WDOJ Specialized Training Grant for \$18,562.00.

P. Report of the Park Committee (July 9, 2025).

1. To approve continuing to fund the 10-week City Band concert series at St. James Park in our annual budget.
2. To deny the request by the owner of 531 S. Oakland Avenue to waive the \$3,841.00 unauthorized tree removal fee.
3. To approve the concept for the Joliet Park Area of Concern Project.
4. To approve hiring RINA to finalize bid documents and secure the necessary permits associated with the Bay Beach wildlife viewing platform project for a total cost not to exceed \$107,100.
5. To receive and place on file the staff presentation on the Shipyard - Phase 2 Conceptual Design. (Informational Only)

Q. Report of the Personnel Committee (July 8, 2025).

1. To approve the request to fill the following positions and all subsequent vacancies resulting from internal transfers.
 - a. Mechanic
2. To approve the request to reclassify two Custodian I positions to Custodian II.

R. Report of the Sustainability Commission (June 19, 2025)

1. To approve a resolution opposing the repeal of clean energy funding programs in House Concurrent Resolution 14. The deadline for House Resolution 14 has since passed.
2. To approve the Sustainability Commission proceeding with a collaborative process for drafting a Rights of Nature resolution.
3. To approve the Climate Resilience Work Group Report.

S. Informational.

1. Building Report for June 2025

T. Committee of the Whole.

1. Consideration with possible action on a Memorandum of Understanding with Scout Development GB, LLC to establish a good-faith framework for collaboration to facilitate the rezoning and redevelopment of 500 Day Street (Parcel # 7-1).

U. Resolutions.

1. Resolution Regarding Conversion Therapy
2. Resolution drawing final orders to contractors for July 15, 2025.
3. Resolution **opposing the repeal of Clean Energy Funding, June 2025**
4. A resolution authorizing a providing for establishing the parameters for sale of a not to exceed \$20,000,000 water system revenue bonds, series 2025.

V. Ordinances - First Reading.

1. G.O. 17-25
An ordinance amending section 6-3(e) relating to license to keep hens.
2. G.O. 13-25
An ordinance creating section 14-1, Green Bay Municipal Code, relating to emergency proclamation
3. G.O. 14-25
An ordinance creating section 14-2, Green Bay Municipal Code, relating to emergency management.
4. Miscellaneous Ordinance No. 04-25
An ordinance adopting an amendment to the Smart Growth 2022 Comprehensive Plan of the City of Green Bay related to property located at 3250 Finger Road and 3542 Finger Road from Schools, Parks, and Low-Medium Density Housing to Medium Intensity Office, Retail and Housing. (CPA 25-04)
5. Zoning Ordinance No. 13-25
An ordinance rezoning to property located at 3520 Finger Road and 3542 Finger Road (Parcels 21-8068 and 21-8069) from Low-Density Residential (R1) to Office-Residential (OR). (ZP 25-16)

W. Quasi-Judicial Hearings for Non-Renewal of Massage Establishment Licenses.

1. For consideration and possible action on a request by Attorney Brian Randall to accept an appeal and request for hearing by Sunrise Spa, 503 S Military, received after the deadline.
2. Quasi-Judicial Hearing for non-renewal of 2025-26 Massage Establishment License for Moonlight Spa, 1740 East Mason, #3.

The Council may convene in closed session pursuant to Section 19.85(1)(a), Wis. Stats. for the purpose of deliberating concerning a case which was the subject of any judicial or quasi-judicial trial or hearing before that governmental body. 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.

3. Quasi-Judicial Hearing for non-renewal of 2025-26 Massage Establishment License for East Spa, 1235 S. Military.

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4. Quasi-Judicial Hearing for non-renewal of 2025-26 Massage Establishment License for VIP Spa at 842 S. Military Ave.

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5. Quasi-Judicial Hearing for non-renewal of 2025-26 Massage Establishment License for Cherry Spa, 1639 Deckner Ave.

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X. Referral of Petitions & Communications.

Y. Adjournment.

1. Next Meeting: August 5, 2025.
2. Adjournment of the Tuesday, July 15, 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.