



AGENDA OF THE COMMON COUNCIL

TUESDAY, AUGUST 5, 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 July 15, 2025 Common Council meeting.

F. Approval of the Agenda.

- I. Approval of the agenda for the Tuesday, August 5, 2025, meeting of the Common Council.

G. Report by the Mayor.

H. Announcements.

I. Appointments.

I. Appointments:

Traffic, Bicycle and Pedestrian Commission

Tarl Knight, 711 South Broadway St., Green Bay, WI 54304

Term to expire: April 1, 2028

Green Bay Area Room Tax Commission

Linda Steber, 637 S Monroe Ave., Green Bay, WI 54301

Term to expire: August 1, 2026

Green Bay Public Arts Commission

Melanie Bradshaw Motiff, 3176 Open Gate Tr., Green Bay, WI 54313

Term to expire: August 1, 2028

Reappointments:

Traffic, Bicycle and Pedestrian Commission

Stephen Larsen, 1948 Preble Ave., Green Bay, WI 54302

Term to expire: August 1, 2028

J. Public Hearings.

I. 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)

K. Ordinances - Second Reading for Adoption.

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. 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)

5. 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)

L. Committee of the Whole

1. For consideration and possible action on the Invocation Policy for Common Council Meetings.
2. Consideration with possible action on Development Agreement 25-07, revised from the July 15, 2025 Common Council Meeting, with Grand Boulevard Apartments LLC for the development of 0 Grand Boulevard (Tax Parcel 23-243-1) to include \$265,874.00 for site grading, subject to final 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.

M. Report of the Landmarks Commission (July 16, 2025).

1. Informational Only: Semi-Annual Report to Common Council from Landmarks Commission, Jan. - June 2025.

N. Report of the Improvement & Services Committee (July 30, 2025).

1. To deny the request by Ald. Ben Delie regarding the City's bulk item pick-up and yard waste programs.
2. To approve the request by Department of Public Works to enter into Professional Services Agreements with Streetland LLC in the amount of \$42,500.00 for Sales Study and Appraisal Services, Steiro Appraisal Services, Inc. in the amount of \$15,000.00 for Parcel Appraisal Review services and Moss & Associates, LLC in the amount of \$42,000.00 for Real Estate Negotiation services for the Mather Street Reconstruction project.
3. To approve the request by Department of Public Works to award the following contracts at a staff level and report the award at the next Improvement and Services Committee meeting following the contract award.
 - a. PAVEMENT 2-25 E. MASON STREET RECONSTRUCTION
 - b. SOUTHWEST WOODS- HINKLE STREET EXTENSION
4. To approve the request by Oneida Nation to enter into an Infrastructure Developer's Agreement for the installation and maintenance of pavement and underground utilities for the Cattail Marsh Subdivision on Parcels 6H-1154-38 & 6H-1155-8.
5. To approve the request by Department of Public Works to award the PARKS X-25 LEICHT MEMORIAL PARK PAVILION contract at a staff level contingent upon the bids being within the budgeted amounts.

6. To receive and place on file the report of the award of contract SEWERS 3-25 MINI SEWERS to Highway Landscapers in the amount of \$369,500.95.
7. To receive and place on file the report of the award of contract SEWERS 2-25 CITY WIDE SEWER REPAIRS to De Groot, Inc. in the amount of \$1,442,702.99.

O. Report of the Protection & Policy Committee (July 28, 2025).

1. 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. Jills Bar at 613 Bodart St
 2. The Razz at 400 Schoen St
 3. Plume Wine Bar at 204 Pine St
 4. 1st and Goal at 2148 University Ave
 5. Washington Ballroom at 351 S Washington St
2. To approve an alcohol renewal beverage license for a "Class A" liquor and Class "A" beer application for:
 1. Gerczak's Liquor & Catering at 1244 Velp Ave
3. To approve a change of agent for SBG Apple North IV, LLC (Applebee's) at 2420 E Mason St to John Hofmann.
4. To approve a limited expansion of licensed premises for Overtime Grill & Pub at 1425 S Broadway described as "enclosed parking lot with fence to have no access of vehicles in parking lot" for the following dates: Aug 9-10, Aug 22, 23, 24, Aug 29, 30, 31, Sept 19, 20, 21, Oct 10, 11, 12, Oct 17, 18, 19, Oct 24, 25, 26
5. To approve an agreement with City Wise Software LLC to provide a searchable database of available rental housing in Green Bay, at no cost to the City.
6. To hold an appeal of excess animal permit denial at 917 Velp Avenue until the September 22, 2025 Protection and Policy Meeting; the applicant will work with the Humane Officer and the Inspection Department.
7. To deny a 2025-2026 Massage Establishment license for Tulip Spa at 989 W Mason.
8. To proceed as staff recommended, and to receive and place on file, 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.

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

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

Q. Report of the Plan Commission (July 28, 2025).

1. To approve a request for a Conditional Use Permit for the purpose of creating single-family attached dwelling, townhouses within the (R1) Low-Density Residential Zoning District at 115 S Van Buren Street with conditions. (ZP 25-17 Plan Commission Meeting July 28, 2025).

2. To approve a request to Amend Zoning Ordinance 03-24, a Planned Unit Development, to permit multiple-family residential development on the east side of Hinkle Street (extended) at 0 Ninth Street / Parcel 6H-1089 with conditions. (ZP 25-18 Plan Commission Meeting July 28, 2025).
3. To approve a request for a Planned Unit Development to permit the development of a 146 single-family lot subdivision including a clubhouse and amenity area at 2892 Nicolet Drive, 2958 Nicolet Drive, and 0 Durham Rd (Parcel 22-144) with conditions. (ZP 25-19 Plan Commission Meeting July 28, 2025).
4. To approve a request to create a preliminary plat with 146 lots and 9 outlots (Nicolet Heights) that includes public dedications at 2892 Nicolet Drive (Parcel 22-135), 2958 Nicolet Drive (Parcel 22-134), and 0 Durham Road (Parcel 22-144) with conditions. (CP 25-05 Plan Commission Meeting July 28, 2025).
5. To approve a request to discontinue a 12' utility easement at the 1300 Block Guns Rd (Parcel 23-243-1-3), 0 Vernon Taylor Dr (Parcel 23-243-1-2 & 23-243-1-1) and 0 Grand Blvd (Parcel 23-243-1) with conditions. (ED 25-01 Plan Commission Meeting July 28, 2025).
6. To approve a request to discontinue a 40' sanitary sewer easement at the 1300 Block Guns Rd (Parcel 23-243-1-3) and 0 Vernon Taylor Dr (Parcel 23-243-1-2). (ED 25-02 Plan Commission Meeting July 28, 2025).
7. To approve a request to accept new storm sewer easements for Parcels 23-243-1 and 23-243-1-3. (PP 25-02 Plan Commission Meeting July 28, 2025).

R. Report of the Finance Committee (July 29, 2025)

1. To hold until next Finance Committee Meeting on August 12, 2025 the City of Green Bay 2026 Fee Schedule resolution.
2. To direct staff to continue to negotiate options to fund costs associated with moving equipment remaining at property after Seller vacates, including pursuing grants and using up to 10 years of accumulated lease payments, listed in Exhibit A, and to place amended Purchase and Sale Agreement on August 5, 2025 Common Council Meeting agenda for the City to purchase 1341 State Street, Parcel 1-1371, at a cost of \$2,821,000 with a \$571,000 Promissory Note to be paid to the City by the Seller for the March 2025 purchase of 3855 Finger Road, Parcel 21-24. This transaction is proceeding pursuant to approved Development Agreement 2025-01 Hoban Real Estate, LLC.

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3. To receive and place on file the request from Ald. Eck the total of expenses by department that can be attributed to St. John's Park for this past year, June 2024-June -2025.
4. To approve the Claims Committee Reports.

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competitive or bargaining reasons. The Committee 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.

S. Report of the Park Committee (July 30, 2025).

1. To deny the request by the owner of 531 S. Oakland Avenue to waive the \$3,841.00 unauthorized tree removal fee (held from the 7/15/25 Council meeting).
2. To approve proceeding with staff recommendations regarding upgrades to the crosswalk at Monroe Avenue and St. James Park and continue to monitor for the possible installation of an RRFB in the future.
3. To approve hiring WDM Architects to complete a Strategic Business Plan and Masterplan for the Wildlife Sanctuary for a total cost of \$310,000.
4. To approve a Change Order for \$70,680 to ISG's contract for the engineering associated with the Leicht Park redevelopment.
5. To approve hiring Somerville to design and create construction bid documents for the JBS Barn for a total cost of \$122,700.

T. Report of the Personnel Committee (July 29, 2025).

1. To approve the request to fill the following positions and all subsequent vacancies resulting from internal transfers.
 - a. Operator I
 - b. Mechanic

U. Report of the Traffic, Bicycle, and Pedestrian Commission (July 21, 2025).

1. To receive and place on file the June 2025 report by the Police Department on the Traffic Enforcement Unit Traffic Safety Plan. A May 2025 report was not shared.
2. To receive and place on file the report by the Police Department of the 2025 2nd quarter serious injury and fatal crashes.
3. To receive and place on file to add flashing beacons to the crosswalks of (1) Bay Highlands Drive and Bay Settlement Road; and (2) Highland Center Drive and Bay Settlement Road, but to ensure the crosswalk paint is updated, and field flags are placed on the YIELD TO PEDESTRIANS sign.
4. To receive and place on file by Aids. Jim Hutchison and Bill Morgan for the need for a crosswalk at the intersection of Finger and Alpine Roads and to place a YIELD TO PEDESTRIANS sign at the intersection.
5. To approve the request by Ald. Alyssa Proffitt to designate the 700 block N. Maple Avenue NO PARKING due to traffic concerns at the intersection of N. Maple Avenue and Mather Street by restricting parking for 100 feet on both sides of the street.
6. To receive and place on file the request by Ald. Ben Delie to place speed bumps/speed tables at Nancy Avenue and Steven Street.

7. To approve the request by Traffic Division to restrict parking on the north side of Vanderbraak Street from Quincy Street to a point 325 feet east of Quincy Street.
8. To change the NO STOPPING OR STANDING restriction in the alley west of Washington Street between Pine and Cherry Streets back to a NO PARKING zone.
9. To add an additional disabled parking space on the east side of North Roosevelt Street north of Main Street.

V. Report of the Sustainability Commission (July 16, 2025).

1. To approve the recommendation that Parks Department staff explore recycling collection best practices at recreational facilities, and implement trial collection at Bay Beach Amusement Park during the remainder of the 2025 season and report back to the Sustainability Commission at the end of the summer.
2. Informational: Mosquito Bucket Challenge
3. Informational: Feasibility of developing a food waste composting pilot program with input from the Sustainability Commission.

W. Informational.

1. July Municipal Court Report

X. Resolutions.

1. Resolution Authorizing Conditional Use Permit at 115 South Van Buren Street (ZP 25-17)
2. Resolution Authorizing Release of 12' Utility Easement at the 1300 Block Guns Road, 0 Vernon Taylor Drive, and 0 Grand Boulevard (ED 25-01)
3. Resolution Authorizing Release of 40' Sanitary Sewer Easement at the 1300 Block Guns Road and 0 Vernon Taylor Drive (ED 25-02)

Y. Ordinances - First Reading.

1. Zoning Ordinance No. 15-25
An Ordinance Amending Zoning Ordinance 28-24 The Southwest Woods Subdivision Planned Unit Development District (ZP 25-18)
2. Zoning Ordinance No. 14-25
An Ordinance Zoning Certain Land Located at 2958 Nicolet Drive (Parcel #22-134), 2892 Nicolet Drive (Parcel #22-135), And 0 Durham Road (Parcel #22-144) as a Planned Unit Development District (ZP 25-19)

Z. Quasi-Judicial Hearing for License Non-Renewal.

1. Quasi-Judicial Hearing for non-renewal of 2025-26 Massage Establishment License at 503 S Military, Sunrise Spa.

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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.

2. Quasi-Judicial Hearing for non-renewal of 2025-26 "Class B" liquor and Class "B" beer license for Stage I, 231 N. Broadway.

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AA. Referral of Petitions & Communications.

BB. Adjournment.

1. Next Meeting: August 19, 2025.
2. Adjournment of the Tuesday, August 5, 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.