



AGENDA OF THE COMMON COUNCIL

TUESDAY, SEPTEMBER 16, 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 August 19, 2025 meeting.

F. Approval of the Agenda.

- I. Approval of the agenda for the Tuesday, September 16, 2025, meeting of the Common Council.

G. Report by the Mayor.

H. Announcements.

I. Appointments.

1. Reappointments:

Green Bay Public Arts Commission

Michelle Winter, 2611 E. Shore Drive, Green Bay, WI 54302

Term to expire: September 1, 2028

J. Ordinances - Second Reading for Adoption.

1. Zoning Ordinance No. 17-25

An ordinance rezoning the properties located at 519 S Oneida Street (parcels 2-984 & 2-45) from General Commercial (C1) & General Industry (GI) to Public Institutional (PI) (ZP 25-22)

2. Zoning Ordinance No. 16-25

An ordinance rezoning the property located at 520 Oakland Avenue from General Industrial (GI) to Public Institutional (PI) (ZP 25-20)

3. General Ordinance 19-25

An ordinance amending Section 18-65, Green Bay Municipal Code, Relating to Fire Preventing Inspections and Fees.

K. Report of the Redevelopment Authority (August 12, 2025 and September 11, 2025).

1. To adopt a resolution to establish Tax Incremental District Thirty-Two (TID 32): The Pines and adopt the Project Plan. (August 12, 2025)

2. To approve Development Agreement 25-08 with GenCap Green Bay Fire Station Apartments, LLC for the development of 420 S. Broadway, 402 S. Broadway, 421 Arndt Street, and portions of 419 Maple Avenue (Tax Parcels 3-569, 3-572, 3-574, 2-947), and authority for the Director to approve a collateral assignment, subject to legal review.

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 approve the Subrecipient Agreement with Brown County for Emergency Rental Assistance (ERA) 2 Funding Affordable Housing Development.

4. To approve a professional services agreement with Wendel for design and construction services for Green Bay Metro Fire Department Station No. 1, contingent on approval of Development Agreement 2025-08.

5. To approve a resolution of support related to detachment and attachment of land with the Village of Bellevue related to the JBS Development Site.

6. To approve phase two work and the bid from McDonald Companies for \$387,084.17 and phase three work and the bid from Vinton Construction Company for \$240,081.09 utilizing

TID 21 funding, and approve the Director to negotiate the lease with the landlord for the GBPD evidence storage project at 724 Day Street.

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L. Report of the Improvement & Services Committee (September 10, 2025).

1. To approve the request by Department of Public Works to accept a grant from the Fund for Lake Michigan (FFLM) in the amount of \$150,000.00 for the implementation of “East River Emilie Park Wetland Restoration for Flood Resiliency” project.
2. To approve the request by Department of Public Works to renew the annual cooperative recycling agreement with Brown County for 2026.
3. To approve the request by Department of Public Works to approve the award of contract WSG 3-25 SAND BUNKER PAVING to Peters Concrete Company in the amount of \$137,250.90.
4. To approve the request by Department of Public Works to approve the award of contract PARKS 7-25 TRIANGLE HILL SPORTS AREA SNOWMAKING IMPROVEMENTS to Advance Construction, Inc. in the amount of \$461,956.00.
5. To approve the request by Department of Public Works to approve the award of contract GBMFD 3-25 STATION NO. 3 KITCHEN HOOD to Hurckman Mechanical Industries, Inc. in the amount of \$120,820.00.
6. To approve the request by Department of Public Works to approve award of contract CHERRY STREET RAMP SOUTH ELEVATOR HVAC to Engebos Heating & Cooling in the amount of \$56,700.00.
7. To approve the request by Department of Public Works to approve the award of contract BRIDGE 4-25 DANZ AVENUE BRIDGE B-05-058 REHABILITATION to Zenith Tech, Inc. in the amount of \$207,740.58.
8. To approve the request by Department of Public Works to approve the award of contract PARKS 6-25 (EAST RIVER MEYER DOG PARK FENCE) to Mauer Fence Company in the amount of \$52,656.00.
9. 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. Shefchik Concrete
- b. Neighborhood Concrete, LLC
- c. Douglas J. Maurer Concrete, LLC

10. To approve the request by Department of Public Works to approve temporary limited easements (TLE) for the rights-of-way for PAVEMENT 3-25 MANITOWOC ROAD SIDEWALK project from Main Street to Hemlock Drive.
11. To approve the request by Shipyard District, Inc. to place benches and trash receptors in the right-of-way along South Broadway and to enter into a Revocable Occupancy Permit with the City of Green Bay.
12. To receive and place on file the report of expenditures for emergency storm sewer repairs at the East River and Webster Avenue.
13. To receive and place on file the Director's Report on recent activities of the Public Works Department.

M. Report of the Protection & Policy Committee (September 8, 2025).

1. To approve an appeal by Cheryl Sarenich regarding the denial of her operator's license.
2. To approve a new liquor application for a "Class B" liquor and Class "B" beer license for VBR LLC (Tres) at 2657 University Ave with Rafael Ramirez as agent and a license premise described as "main bar area with restrooms, walk in cooler/liquor room & storage".
3. To approve a new liquor application for a Class "B" beer and "Class C" Wine license for Voyageurs Sourdough LLC (Voyageurs Bakehouse) at 320 N Broadway, Ste 110 with Ben Cadman as agent and a license premise described as "1st flr bakery restaurant w/ dining, production area, kitchen, outdoor patio & terrace".
4. To approve a new liquor application for a "Class B" liquor and Class "B" beer license for Diablos Taqueria Mall LLC (Tirado's Taqueria) at 1601 Bond St with Andres Tirado as agent and a license premise described as "alcohol will be behind counter, in the kitchen, stored in cabinets & served in dining area".
5. To approve a Brewery Producer Full Service application for Thumb Knuckle Brewing Co to provide samples at Military Market at 216 S Military Ave for the following dates: 9/18, 9/25, 10/2, 10/9, 10/16, 10/23 and 10/30.
6. To approve Draft G.O. 20-25 Relating to Massage Establishments
7. To approve Draft G.O. 22-25 Relating to Jurisdiction of Zoning Board of Appeals
8. To hold until the September 22, 2025 Protection and Policy meeting consideration of Draft G.O. 21-25 Relating to Special Events.
9. Informational only: Green Bay Police Department Violation Report for liquor and massage establishments.

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

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

O. Report of the Plan Commission (September 4, 2025 and September 8, 2025).

1. To approve a request to create a preliminary plat with 38 lots and 1 outlot, The Pines Subdivision, that includes public dedications at 0 Deuchert Street (Parcel 21-1229) with conditions. (CP 25-07 Plan Commission Meeting September 8, 2025).
2. To approve a request to amend a Conditional Use Permit at 700 East Walnut Street to increase capacity and operating times for Women's Shelter, with conditions. (ZP 25-23 Plan Commission Meeting September 8, 2025).
3. To approve a request for a Conditional Use Permit at 643-645 S Jefferson Street to permit a two-family dwelling-upper/lower duplex in an (RI) Low-Density Residential District with conditions. (ZP 25-24 Plan Commission Meeting September 8, 2025).
4. To approve a request to amend Section 30-6, relating to exempt signs, sign standards for Neighborhood Association signs with exceptions. (TA 25-05 Plan Commission Meeting September 8, 2025).
5. Receive and place on file the approval of the resolution for the GoBigGreenBay 2050 comprehensive plan by the plan commission.

P. Report of the Finance Committee (September 9, 2025).

1. To approve the renewal of the Microsoft Enterprise License Agreement three-year agreement for a total cost of \$1,274,070.39.
2. To approve the City Hall security officer contract with Security Pro Intel, LLC through March 31, 2026, for an estimated total of \$68,949.
3. To receive and place on file the general fund overtime report for 2025 through July compared to the budget.
4. To hold the draft 2026-2030 Capital Improvement Plan (CIP) until the Finance Committee meeting on Tuesday, September 9, 2025.
5. To approve a 2025 budget amendment resolution for unbudgeted overtime for special events.

Q. Report of the Park Committee (September 10, 2025).

1. To refer to staff the request by Ald. Johnson to review and update city ordinance 28.37 related to violations for tree removal, and all correlating ordinances and adopted policies that impact the penalty for violating 28.34 or other unspecified ordinances related to public shrubs and trees.
2. To approve accepting a grant from the U.S. Fish and Wildlife Service for \$1,700 to go towards 1/2 of the cost of a prescribed prairie burn at He-Nis-Ra Park.

R. Report of the Personnel Committee (September 9, 2025).

1. To approve the following positions and all subsequent vacancies resulting from internal transfers.
 - a. Custodian I
 - b. Administrative Clerk

- c. Laborer
 - d. Conservation Corps Field Assistant
2. To approve the request to reclassify one vacant Parking Maintenance Technician position to a Parking Maintenance Foreperson and fill any subsequent vacancies resulting from internal transfers.
 3. To approve the request to reclassify one vacant Civil Engineer II position to a Senior Landscape Architect and fill any vacant positions resulting from internal transfers.
 4. To approve General Ordinance No. 18-25, amending Section 2-83, Green Bay Municipal Code, Relating to Salaries (Mayor salary for the next term beginning in 2027).
 5. To approve option #2 through 2026, of the request to remove the requirement to request approval for replacement of existing, budgeted positions when a vacancy occurs; with the process revisited and discussed at a Personnel Committee meeting in December, 2026.

S. Report of the Traffic, Bicycle, and Pedestrian Commission (August 18, 2025).

1. To receive and place on file the July 2025 report by the Police Department on the monthly Traffic Enforcement Unit Traffic Safety Plan.
2. To receive and place on file the request by Ald. Jennifer Grant for a speed study to be done on Davies Avenue on behalf of a resident.
3. To receive and place on file the request by Ald. Joey Prestley and Scott Sowle to study the need for a high-visibility crosswalk at the intersection of Reber Street and North Baird Street and place appropriate signage on North Baird Street and south of Reber Street.
4. To approve the request by Department of Public Works Traffic Division to sign and mark North Quincy Street from Eastman Avenue to Radisson Street restricting vehicle traffic from using the outside curb lane.
5. To approve the request by Department of Public Works Traffic Division to close the segment of westbound Eastman Avenue to vehicular traffic between North Quincy Street and North Jackson Street.
6. To approve the request by Department of Public Works Traffic Division to close the segment of Vanderbraak Street to vehicular traffic from North Quincy Street to a point approximately 75 feet east of North Quincy Street.

T. Report of the Sustainability Commission (August 20, 2025).

1. Informational: Clean Energy Workgroup report and Large Energy Users Roundtable outcomes report.
2. Informational: Staff Reports from the Resiliency Coordinator and Clean Energy Connector.

U. Informational.

1. August Municipal Court Report

V. Resolutions.

1. Resolution drawing final orders to contractors for September 16, 2025.
2. Resolution Creating Tax Incremental District No. 32, Approving its Project Plan and Establishing its Boundaries.
3. Resolution authorizing a 2025 budget amendment for unbudgeted overtime for special events.
4. Resolution Authorizing A Conditional Use Permit at 643-645 S Jefferson Street (ZP 25-24)
5. Resolution Authorizing an Amendment to a Conditional Use Permit at 700 E Walnut Street (ZP 25-23)

W. Ordinances - First Reading.

1. General Ordinance 20-25
An Ordinance Relating to Massage Establishments
2. General Ordinance 22-25
An Ordinance Relating to Jurisdiction of Zoning Board of Appeals
3. General Ordinance No. 23-25
An Ordinance Amending Section 30-6, Green Bay Municipal Code, Relating to Exempt Signs
4. General Ordinance 18-25
An Ordinance Amending Section 2-83, Green Bay Municipal Code, Relating to Salaries

X. Referral of Petitions & Communications.

Y. Adjournment.

1. Next Meeting: October 7, 2025.
2. Adjournment of the Tuesday, September 16, 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.