



AGENDA OF THE COMMON COUNCIL

TUESDAY, NOVEMBER 11, 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 October 21, 2025 meeting.

F. Approval of the Agenda.

- I. Approval of the agenda for the Tuesday, November 11, 2025, meeting of the Common Council.

G. Report by the Mayor.

H. Announcements.

I. Recognitions and Awards.

1. Kerry Yang received the "Professional of the Year Award" from Hmong Wisconsin Chamber of Commerce for 2025. She was recognized for her work with the community in two roles, as the Mayor's Community Liaison and as the President and co-founder of the nonprofit Hmong Autism Neurodiverse Disability Support. Ms. Yang has been recognized by *Madison 365* as "Wisconsin's 20 Most Influential Asian American Leaders" for 2025.

J. Appointments.

I. Appointments:

Police and Fire Commission

Glen Sherman, 924 Emilie St., Green Bay, WI 54301

Term to expire: May 1, 2029

K. 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 Held at Common Council, July 15, 2025*).
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. (*ZP 24-48 Held at Common Council, July 15, 2025*).

L. Report of the Redevelopment Authority (November 4, 2025).

1. To approve the Exclusive Letter of Intent between the City of Green Bay and the United Soccer League (USL).
2. To approve \$500,000 in TIF funding from TIF 16 - Military Avenue for the construction of the parking lot and site work associated with the Market on Military.
3. To approve a Master Services Agreement Task Order with Stantec Consulting Services Inc. for additional professional environmental services of \$80,500 under the EPA Brownfields Cleanup Grant.
4. Informational - Report on historical borrowing, TIF, and debt.

M. Report of the Improvement & Services Committee (October 29, 2025).

1. To approve the request by Tanner Wojcik on behalf of the Thomas J and Mary K Saphner Trust of 1996 to give, grant, convey, and fully dedicate to the City the Lafayette improvements as described in the Developer's Agreement and approved plans with the

exception of sanitary and storm sewer laterals and water laterals lying outside the dedicated right-of-way.

2. To deny the request to add Rectangular Rapid Flashing Beacons on Bay Settlement Road at Bay Highlands Drive and at Highland Center Drive.
3. To approve the request by Department of Public Works to award contract PAVEMENT 3-25 MANITOWOC ROAD SIDEWALK to Peters Concrete Company in the amount of \$806,133.67.

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 Equal Rights Commission (October 27, 2025)

1. For consideration and possible action to accept the Advisory Report on Short-Term Rental Regulation in Green Bay, as approved by the Equal Rights Commission on October 27, 2025.

P. Report of the Plan Commission (November 03, 2025).

1. To approve a partial alley closure located near 409 W Walnut Street with conditions. (*AC 25-01 Plan Commission Meeting September 29, 2025*).
2. To approve a request to amend multiple sections of Chapter 44-Zoning and Chapter 36-Subdivisions, Green Bay Municipal Code, adjusting regulations and removing land-use barriers to housing affordability. (*TA 24-02 Plan Commission Meeting October 13, 2025*).
3. Refer to staff a communication on the request by Alder Hinkfuss (District 12) and Alder Prestley (District 6) to amend the ordinance for short-term rentals (PC-25-03).
4. To approve a request for a Conditional Use Permit at 1201 N. Webster Avenue (Parcel 20-92) for the addition of a second accessory garage exceeding 150 square feet in the Varied-Density Residential (R-3) Zoning District with conditions. (ZP 25-30 Public Hearing held November 3, 2025).
5. To approve a request for a Conditional Use Permit at 1806 Bond Street, seeking other public or semi-public facility uses such as community theater and nonprofits office use within a PI Public Institutional District with conditions. (ZP 25-32 Public Hearing held November 3, 2025).
6. To approve a request to create a 15-lot final plat (Eaton Heights Third Addition) that includes public street dedication at 911 Spartan Road (Parcel 21-8371). (CP 25-04 Public Hearing held November 3, 2025).

Q. Report of the Finance Committee (November 04, 2025).

1. To accept the 2026 State Beat Cop Grant – WI Department of Justice grant award of \$161,912 with local match requirement of \$40,478.
2. To approve the purchase of a 2024 Toolcat UW56 with bucket from Bobcat Plus, Inc for a total of \$42,000.

3. To approve a three-year contract with Halron Oil for packaged oil, waste, and recycling services with an expected spending per year around \$90,000.
4. To approve the financial Audit Services contract to Clifton Larsen Allen (CLA) for the City of Green Bay for a five-year cost of \$315,000.
5. To approve \$752,843 from the site acquisition for affordable housing ARPA funding for the construction of the JBS Urban Barn with restrooms, with the request that Wello raise \$250,000 in additional funds.
6. To approve the revised Asset Capitalization policy.
7. To hold until the Joint Personnel and Finance Committee Meeting on November 13, 2025, and direct staff to include in the meeting packet a list of priorities from every department to be considered for additional 2026 Levy-supported borrowing.
8. To hold the 2026-2030 Capital Improvement Plan Report until the Joint Personnel and Finance Committee Meeting on November 13, 2025.

R. Report of the Park Committee (October 29, 2025).

1. To approve the purchase of a Bobcat L28 Small Articulated Loader with attachments from Bobcat Plus, Inc. for a total cost of \$63,744.30.

S. Report of the Personnel Committee (November 4, 2025).

1. To approve Health, Dental, Vision, Life, and Disability benefits starting January 1, 2026.
2. To approve the request to reclassify the vacant Public Works Utility Manager position to an Assistant Public Works Director – (Utilities) and approval to fill the position and any subsequent vacancies resulting from internal transfers.

T. Report of the Public Arts Commission (October 22, 2025).

1. To approve Amy Mazarriello, Brenda Cárdenas, and Nakeysha Roberts Washington as jury members for the Poet Laureate.

U. Report of the Sustainability Commission (October 16, 2025).

1. To receive and place on file the discussion of Sustainability Commission Work Plan ideas for 2026 priorities and initiatives.
2. To receive and place on file the Climate Resilience Workgroup update.

V. Informational.

1. Building Report for October 2025
2. Municipal Court Report

W. Resolutions.

1. Resolution Authorizing a Conditional Use Permit at 1806 Bond Street (ZP 25-32)

2. Resolution authorizing a Conditional Use Permit at 1201 N Webster Avenue. (ZP 25-30)
3. Resolution approving a Final Plat for Eaton Heights Third Addition Subdivision (Parcel 21-8371). (CP 25-04)
4. Resolution to accept 2025 Sidewalks and issue assessments.
5. Resolution drawing final orders to contractors for November 11, 2025.

X. Ordinances - First Reading.

1. Planning Ordinance No. 01-25
An ordinance amending the Official Map of the City of Green Bay by closing a portion of the alley adjacent to 409 W Walnut Street to public traffic. (**Held** at Common Council Meeting October 7, 2025)
2. General Ordinance No. 24-25
An Ordinance Amending Section 44-1580, Green Bay Municipal Code, Relating to Residential Uses. (**Held** at Common Council Meeting October 21, 2025).
3. General Ordinance No. 25-25
An Ordinance Amending Section 44-1726, Green Bay Municipal Code, Relating to Minimum Number of Required Off-Street Parking Spaces. (**Held** at Common Council Meeting October 21, 2025).
4. General Ordinance No. 26-25
An Ordinance Creating Section 36-41, Green Bay Municipal Code, Relating to Zero Lot Line Dwellings. (**Held** at Common Council Meeting October 21, 2025).
5. General Ordinance No. 27-25
An Ordinance Amending Section 36-457. 36-460 and Repealing Section 36-4654, Green Bay Municipal Code, Relating to Blocks, Pedestrian Ways, and Lots. (**Held** at Common Council Meeting October 21, 2025).
6. General Ordinance No. 28-25
An Ordinance Amending Section 44-250, Green Bay Municipal Code, Relating to Land Use Definitions. (**Held** at Common Council Meeting October 21, 2025).
7. General Ordinance No. 29-25
An Ordinance Amending Division 1, Section 44-551 through 44-562 and Division 2, Section 44-588 through 44-590, Green Bay Municipal Code, Relating to Residential Districts. (**Held** at Common Council Meeting October 21, 2025).
8. General Ordinance No. 30-25
An Ordinance Amending Sections 44-614 through 44-623 and Sections 44-650 through 653, Green Bay Municipal Code, Relating to Mixed-Use Districts. (**Held** at Common Council Meeting October 21, 2025).

9. General Ordinance No. 31-25
An Ordinance Amending 44-680 Through 44-688, Green Bay Municipal Code, Relating to Commercial Districts. (**Held** at Common Council Meeting October 21, 2025).
10. General Ordinance No. 32-25
An Ordinance Amending Section 44-1746, Green Bay Municipal Code, Relating to Residential Driveways. (**Held** at Common Council Meeting October 21, 2025).

Y. Committee of the Whole

1. For consideration and possible action on a request from One Astor Holdings LLC to consent to the collateral assignment of Development Agreement 2025-03 to Johnson Bank.

Z. Quasi Judicial Hearing for Revocation of Liquor Licenses.

1. To revoke the 2025-26 "Class B" and Class "B' liquor licenses at 114 S Broadway, Taste of the South.

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

AA. Referral of Petitions & Communications.

BB. Adjournment.

1. Next Meeting: December 2, 2025.
2. Adjournment of the Tuesday, November 11, 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.