



AGENDA OF THE COMMON COUNCIL

TUESDAY, SEPTEMBER 15, 2026, 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 leave a comment for this public meeting, please fill out the online [Comment Form](#) and submit by 3:00 PM on Council meeting day. More detailed [Zoom Instructions](#) can be found online.

B. Roll Call.

- I. Alders: Jennifer Grant (District 1), Jim Hutchison (District 2), Bill Morgan (District 3), Jon Shelton (District 4), Doug Orlowski (District 5), Joey Prestley (District 6), Alyssa Proffitt (District 7), Jim Ridderbush (District 8), Ben DeBaker (District 9), 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 18, 2026 meeting of the Common Council.

F. Approval of the Agenda.

- I. Approval of the agenda for the Tuesday, September 15, 2026, meeting of the Common Council.

G. Report by the Mayor.

H. Announcements.

I. Appointments.

I. Appointments:

Green Bay Sustainability Commission

Casey Hicks, 1019 Emilie Street, Green Bay, WI 54301

Term to expire: September 1, 2029

Green Bay Public Arts Commission

Samantha Rowe, 130 Antoinette Street, Green Bay, WI 54303

Term to expire: September 1, 2027 (fulfill the remainder of the term)

Landmarks Commission

Ian Griffiths, 1023 S. Van Buren, Green Bay, WI 54301

Term to expire: September 1, 2029

Reappointments:

Green Bay Sustainability Commission

Ned Dorff, 1321 Emilie St., Green Bay, WI 54301

Term to expire: September 1, 2029

Landmarks Commission

David Siegel, 144 Rose Ln, Green Bay, WI 54302

Term to expire: September 1, 2029

Transit Commission

Terri Refsguard, 1342 11th Ave, Green Bay, WI 54304

Term to expire: September 1, 2029

Board of Review

Jesse Sharp, 919 South Quincy St., Green Bay, WI 54301

Term to expire: September 1, 2031

J. Water Commission Election

I. Green Bay Water Commission

Thomas Karman, 1360 Willow Creek Parkway, Green Bay, WI 54311

Term: October 2026 through October 2031.

K. Public Hearings.

- I. Public Hearing on a request to vacate a portion of unimproved S Chestnut Avenue right-of-way located at the intersection of Arndt Street (SV 26-01).

2. Public Hearing on a request to amend the City's Official Map by removing future road between Sussex Road and Future Durham Road (OMA 26-01).
3. Public Hearing on a request to amend the Go Big Green Bay 2050 Comprehensive Plan for 3290 Humboldt Road and a portion of 515 Woodside Road from future Low Density Residential land use to Mixed Residential land use (CPA 26-04).

L. Ordinances - Second Reading for Adoption.

1. General Ordinance No. 15-26
An ordinance amending Chapter 44, Article VII, Green Bay Municipal Code, relating to Animal Boarding Facility, Kennel, or Animal Shelter Uses (TA 26-05).
2. Zoning Ordinance No. 09-26
An ordinance rezoning the properties located at 715, Parcel 6-425 (700 Block) 725, 805, 809, 811, 815, 821, 825, 831, 837, 845, and 855 Irvington Street from General Commercial (C1) and Highway Commercial (C2) to Office-Residential (OR) (ZP 26-31).
3. Planning Ordinance 01-26
An ordinance amending the official map of the City of Green Bay by closing a portion of Weise Street at N. Quincy Street to public traffic (SC 26-01).
4. Miscellaneous Ordinance No. 04-26
An ordinance adopting an amendment to the 2050 Go Big Green Bay Comprehensive Plan of the City of Green Bay pertaining to properties located at 3290 Humboldt Road and a portion of 515 Woodside Drive (CPA 26-04).
5. General Ordinance No. 12-26
Ordinance amending section 42-3, Green Bay Municipal Code relating to the responsible bidder approval threshold change from \$25,000 to \$50,000 and public highway construction bid amounts.
6. General Ordinance 14-26
Amending Section 28-3, Green Bay Municipal Code, Relating to Protection of Parks and Greenways.

M. Report of the Redevelopment Authority. (September 8, 2026)

1. To approve the Amended and Restated 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), subject to final legal review and approval, and authorizing the Director of Community and Economic Development to sign all referenced real estate documents and agreements.

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.

N. Report of the Improvement & Services Committee (September 9, 2026).

1. To approve request by the Department of Public Works to enter into a Professional Services Agreement (PSA) with Ayres Associates in the amount of \$310,000.00 for construction inspection services for the Shipyard II project.
2. To approve request by the Department of Public Works to renew the annual cooperative recycling agreement with Brown County for 2027.
3. To approve request by the Department of Public Works on the adoption of Downtown Streetscape Design Standards.
4. To approve request by the Department of Public Works to award contract GBMFD 1-26 STATION 7 HVAC REPLACEMENT to August Winter & Sons, Inc. in the amount of \$384,000.00.
5. To approve request by the Department of Public Works to award contract WSG 2-26 SANITARY SEWER to IEI General Contractors in the amount of \$296,600.00.
6. To approve request by the Department of Public Works to award contract SEWERS 4-26 MINI-SEWERS to Dorner Inc. in the amount of \$284,853.00.
7. To approve request by the Department of Public Works to award contract PAVEMENT 5-26 BEDFORD ROAD & S. GRANDVIEW ROAD RECONSTRUCTION at a staff level and report the award at the next Improvement & Services Committee meeting.
8. To approve request by the Department of Public Works to grant licenses for:
 - I. Sidewalk Builder
Spencer Concrete, Inc.
9. Report the award of contract PAVEMENT 4-26 N. MAPLE AVENUE RECONSTRUCTION to Jossart Brothers, Inc. in the amount of \$4,037,989.93.

O. Report of the Protection & Policy Committee (August 31, 2026).

1. To approve an appeal by Becky Sally regarding the denial of her operator's license.
2. To approve an appeal by Ashlee Cherney regarding the denial of her operator's license.
3. To approve an appeal by Raymond Smith regarding the denial of their operator's license.
4. To approve an appeal by Pierre Ashley regarding the denial of their operator's license.
5. To deny a waiver on the restriction on location established under Wis. Stat. sec. 125.68(3) prohibiting "Class A" or "Class B" licenses from being issued within 300 feet of a school relating to the "Class A" intoxicating liquor license application at 510 S Monroe Ave.
6. To approve a new Class "A" Beer license for FRIENDS AND FAMILY PANTRY, INC at 510 S Monroe Ave with a premise description of "Sold/kept behind the counter where as beer will be sold from coolers".

7. To approve the renewal license application for "Class A" liquor and "Class A" beer for Rakhra Convenience LLC (Marathon) at 610 E Walnut St, pending approval from the proper authorities.
8. To approve a new Class "B" Beer and "Class B" Liquor license for EBC&S, LLC (Player 2 Arcade Bar) at 219 N Washington St with a premise description of "upper & lower level bar area, stored behind bars, kitchen, walk-in coolers, basement storage".
9. To approve the conversion from a Reserve "Class B" Liquor license to a Regular "Class B" Liquor license for Slaud GbLL (Salud) at 708 Bodart St.
10. To approve a change of agent for Green Bay Yachting Club, Inc (Green Bay Yachting Club) at 100 Bay Beach Rd to Nicole Koch.
11. To approve a limited expansion of license premises for KNK Plaza Hotel of Green Bay LLC (Hilton Garden Inn) at 1015 Lombardi Ave for 9/24/2026, 10/11/2026, 10/18/2026, 10/29/2026, and 11/15/2026 with a premise description of "Hilton Garden Inn Entrance into Parking lot."
12. To approve a resolution in support of adopting Brown County All Hazards Mitigation Plan.
13. To refer to staff to draft a memo reviewing current onboarding process for commission members and explore neighboring municipalities' current processes

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 (August 31, 2026).

1. To approve Conditional Use Permits to allow single-family homes at 725, 805, 809, 811, 815, 821, 825, 831, 837, and 855 Irvington Street and to allow two-family homes at 715 and 845 Irvington Street within the Office-Residential with conditions (OR) District (ZP 26-36 Public Hearing held August 31, 2026).
2. To approve a request to rezone 1004, 1016, 1018, 1024, 1032 Shawano Avenue from Low-Density Residential (RI) to Public Institutional (PI) (ZP 26-32 Public Hearing held August 31, 2026).
3. To approve a request for a Conditional Use Permit to allow for an other public or semi-public use (food pantry) within a Public Institutional (PI) district at 1004 Shawano Avenue with conditions (ZP 26-33 Public Hearing held August 31, 2026).
4. To approve a request for a Conditional Use Permit to allow for an accessory side wall height and building height to exceed maximum height standards within an RI Low-Density Residential district at 1013 S Jackson Street with conditions (ZP 26-34 Public Hearing held August 31, 2026).
5. To deny a request to amend the City's Official Map by removing a future road between Sussex Road and Future Durham Road (OMA 26-01).
6. To approve amendments to various sections of the Green Bay Municipal Code, Chapter 44, related to Land Use Tables (TA 26-04 Public Hearing held August 31, 2026).

R. Report of the Finance Committee (September 8, 2026).

1. To approve the recommendations from the Ad Hoc meeting on September 8, 2026, approving the proposed new Fire Station 3 to be constructed as proposed within the redevelopment located at 420 S. Broadway. And to approve the proposed plan for constructing new Fire Station 3 at 420 S. Broadway and committing up to \$15 million in borrowing for construction costs.
2. To approve the 2025 year-end financial results for the City. The City's audit firm, CLA (Clifton Larson Allen LLP), will present to the committee.
3. To approve a second 60-day planning option extension to Keller Inc. for approximately 9 acres of land located on Erie Road, Parcel 21-199.
4. To approve the transfer of ownership of K-9 Officer Pete to Elite Canine Training and Outfitter, Jeremy VanBeek, for \$8,500 in training services to be provided by December 31, 2026, pursuant to Addendum I of the 2024 Contract for Purchase of Services.
5. To approve the purchase of three (3) expedition-powered stair chairs for a total cost of \$54,451.95 from Stryker Sales.
6. To approve the 2026 budget amendment resolution for unbudgeted overtime for special events.

S. Report of the Park Committee (September 9, 2026).

1. To refer to staff to amend City ordinance to provide the authority for the City Forester to determine if a public or private tree is a nuisance and require abatement and direct staff to draft a communication to the board of regents in regards to the nuisance trees on UWGB property.
2. To approve a Grant Amendment from the U.S. Environmental Protection Agency, eliminating the Wildlife Viewing Platform from the scope of work and dedicating all of the approved grant funding towards shoreline trail construction at Bay Beach Amusement Park.
3. To approve a grant award from the National Parks Service which will increase the approved grant funding from \$5,000,000 to \$7,150,000 for the Shipyard II project.
4. To approve the purchase of a sculpture for JBS Park from COZO Industries LLC for \$90,000.

T. Report of the Public Arts Commission. (September 2, 2026).

1. To approve artists for the Path for Pause Project.

U. Report of the Traffic, Bicycle, and Pedestrian Commission (August 17, 2026).

1. To approve the request by Ald. Prestley (District 6) to review traffic calming measures for the alley adjacent to the south border of Eastman Park from St. George Street to N. Irwin Avenue on a 90-day trial.

2. To approve the request by Ald. Hutchison (District 2) to install a “No Outlet” sign on Northway Drive just north of Sitka Street.
3. To refer to staff the request by Ald. Prestley (District 6) to review traffic calming measures for the section of Eastman Avenue from Henry Street to Newtols Street.

V. Report of the Sustainability Commission (August 19, 2026).

1. Informational: Clean Energy Work Group Update
2. Informational: Community Engagement Work Group
3. Informational: Waste Reduction Workgroup Update
4. Informational: Green Bay Conservation Corps Update
5. Informational: Resiliency Coordinator Report

W. Informational.

1. Building Report for August 2026

X. Resolutions.

1. Resolution authorizing Conditional Use Permits at 715, 725, 805, 809, 811, 815, 821, 825, 831, 837, 845 and 855 Irvington Street (ZP 26-36).
2. Resolution authorizing a Conditional Use Permit at 1013 S Jackson Street (ZP 26-34).
3. Resolution regarding vacation of unimproved public right-of-way of S Chestnut Avenue at intersection with Arndt Street (SV 26-01).
4. Resolution regarding 2026 budget amendment for unbudgeted overtime for special events.
5. Resolution drawing final orders to contractors for September 15, 2026.
6. Resolution in support of adopting Brown County All Hazards Mitigation Plan.

Y. Ordinances - First Reading.

1. Zoning Ordinance No. 10-26
An ordinance rezoning the properties located at 1004 Shawano Avenue, 1016 Shawano Avenue, 1018 Shawano Avenue, 1024 Shawano Avenue, 1032 Shawano Avenue from Low Density Residential (R1) to Public Institutional (PI) (ZP 26-32).
2. General Ordinance No. 16-26
An ordinance repealing Section 44-250, Green Bay Municipal Code, Relating to Land Use Definitions (TA 26-04).
3. General Ordinance No. 17-26
An ordinance creating Article XXII, Section 44-2200, of Chapter 44 Green Bay Municipal Code, Relating to Land Use Definitions (TA 26-04), amended at 8/31 Plan Commission.

4. General Ordinance No. 18-26
An ordinance repealing Sections of Chapter 44, Articles VI, VII, VIII, IX, X, XI, XXI Green Bay Municipal Code, Relating to Land Use Tables (TA 26-04).
5. General Ordinance No. 19-26
An ordinance amending Chapter 44, creating Article XXII, Sections 2201-2203, Green Bay Municipal Code, Relating to Land Use Tables (TA 26-04), amended at 8/31 Plan Commission.
6. General Ordinance No. 20-26
An ordinance amending Section 44-555 of Chapter 44, Green Bay Municipal Code, Relating to Unserved Lots, RR District (TA 26-04).

Z. Adjournment.

1. Next Meeting: October 6, 2026
2. Adjournment of the Tuesday, September 15, 2026, 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.