



Common Council

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Agenda

Tuesday, September 3, 2024

7:30 PM

Council Chambers and Virtual

Pursuant to Wisconsin Statute 19.84, Notice is hereby given to the public that a meeting of the **Common Council** of the City of De Pere will be held on **September 3, 2024** at **7:30 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET, DE PERE.**

The Public or Members of the Common Council, which may count toward an official quorum, may attend the meeting either in person in the Council Chambers or telephonically or electronically via video conferencing or other appropriate technological means. Telephonic or electronic access to the meeting is provided below:

Computer/smart phone accessing <https://www.gotomeet.me/DePere>

OR

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(312\) 757-3117](tel:+13127573117)

Access Code: 154-883-285

This meeting may also be rebroadcast on TV throughout the week and available on demand at <http://deperewi.com/>.

I. Call to Order

1. Roll Call
2. Pledge of Allegiance to the Flag.
3. Approval of the minutes of the August 20, 2024 Common Council meeting.
4. Public Hearing to act on a request to amend the 2010 City of De Pere Comprehensive Plan Update at the following properties: Parcels ED-F0103-6, ED-F0103-7, and ED-2078 (S Broadway Street and O'Keefe Road intersection).
 - A. Notice of Public Hearing.
 - B. Recommendation from Plan Commission.
 - C. Ordinance #24-17 Adopting Amendment of the 2010 Update to the City of De Pere Comprehensive Plan.
5. Public comment upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Common Council. §6-3(f) DPMC
6. Discussion on final pricing of General Obligation Promissory Notes, Series 2024.
7. Recommendation from the License Committee on an Application for a Class "B" Fermented Malt Beverage and "Class C" Wine License for Pages and Pours, LLC (DBA Pages and Pours), 417 Main Av Suite 1. Submitted by Pages and Pours, LLC. Agent: Mark W. Hank, Green Bay, WI.

8. Recommendation from the License Committee on a Renewal Application for a Class "B" Fermented Malt Beverage License for De Pere Deacons Hockey Team, Inc. (DBA De Pere Deacons Hockey), 1450 Ft. Howard Av. Submitted by De Pere Deacons Hockey Team, Inc. Agent: David E. Lepp, Green Bay, WI.
9. Recommendation from the License Committee on an application for temporary premises description change submitted by St. Norbert College, Inc., (DBA St. Norbert College), 100 Grant St.
10. Resolution #24-80 Regarding the Vacation of a Portion of a Public Thoroughfare (right-of-way discontinuance at 2000 Commerce Drive and 2051 Profit Place - adjacent to Parcels ED-3103, ED-2382) - Refer to Public Hearing.
11. Resolution #24-81 Authorizing No Build Easement (1400 Block Builders Court; Parcel WD-1138).
12. Resolution #24-82 Authorizing City of De Pere to Challenge State of Wisconsin's Preliminary Population Determination.
13. Resolution #24-83 Approving Donation Agreement Between the City of De Pere and K.C. Stock Foundation, Inc. (Nelson Family Pavilion).
14. Future agenda items.
15. Adjournment.

Carey Danen
City Clerk

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk's office at 339-4050 by Noon, the previous day so that arrangements can be made.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Mark Hank, Pages and Pours
David Lepp, De Pere Deacons
Terrie DuBois, St. Norbert College



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: September 3, 2024

DEPARTMENT: City Clerk

FROM: Carey Danen

SUBJECT: Approval of the minutes of the August 20, 2024 Common Council meeting.

ATTACHMENTS:

- 8-20-24 Common Council Minutes_draft (DOC)



Common Council

Regular Meeting

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Draft Minutes

Tuesday, August 20, 2024

7:30 PM

Council Chambers and Virtual

1. Call to Order. The meeting was called to order at 7:30 PM by Mayor James Boyd.

Attendee Name	Title	Status	Arrived
Dan Carpenter	Aldersperson	Present	
Mike Eserkaln	Aldersperson	Present	
Pamela Gantz	Aldersperson	Excused	
Jonathon Hansen	Aldersperson	Present	
Amy Chandik Kunding	Aldersperson	Present	
Shana Defnet Ledvina	Aldersperson	Present	
Devin Perock	Aldersperson	Present	
John Quigley	Aldersperson	Excused	
James Boyd	Mayor	Present	

2. Pledge of Allegiance to the Flag.

3. Approval of the minutes of the August 6, 2024 Common Council meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Carpenter, Aldersperson
SECONDER:	Amy Chandik Kunding, Aldersperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Perock
EXCUSED:	Pamela Gantz, John Quigley

4. Public comment upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Common Council. §6-3(f) DPMC

None.

5. Commendation for De Pere Boys Baseball Team Championship.

6. Recommendation from Finance/Personnel Committee to accept donation from Casa Alba Melanie for the Fire Department in the amount of \$4,161.16.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Amy Chandik Kunding, Aldersperson
SECONDER:	Devin Perock, Aldersperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Perock
EXCUSED:	Pamela Gantz, John Quigley

7. Recommendation from Sustainability Commission on Implementation of Adopt-a-Drain Program.

Assistant City Engineer Chase Kuffel answered questions from Council members about the program.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jonathon Hansen, Alderperson
SECONDER:	Shana Defnet Ledvina, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Perock
EXCUSED:	Pamela Gantz, John Quigley

8. Recommendation from the Board of Public Works on award of Contract 24-20 Open Pick Hole Manhole Replacement to De Groot, Inc. in the amount of \$68,824.80.

RESULT:	APPROVED BY ROLL CALL VOTE [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Shana Defnet Ledvina, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Perock
EXCUSED:	Pamela Gantz, John Quigley

9. Recommendation from Board of Public Works to approve DOT I-41 Southbridge Interchange Bridge Concept.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jonathon Hansen, Alderperson
SECONDER:	Devin Perock, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Perock
EXCUSED:	Pamela Gantz, John Quigley

10. Recommendation from the Board of Health to approve the Valley Cabinet Agreement and quote in the amount of \$6,061.80, from previously approved Wisconsin Department of Health Services Public Health ARPA grant.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Devin Perock, Alderperson
SECONDER:	Dan Carpenter, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Perock
EXCUSED:	Pamela Gantz, John Quigley

11. Ordinance #24-15 Amending Section 106-4 of the De Pere Municipal Code Regarding Licenses and Permits.

Health Director Chrystal Woller reported that the most common ordinance violations are health- and safety-related, such as smoke detectors, window screens, etc. Staff has not seen any violations due to non-licensure.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Jonathon Hansen, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Perock
EXCUSED:	Pamela Gantz, John Quigley

12. Ordinance #24-16 Amending Chapter 150 of the De Pere Municipal Code Regarding Traffic Regulations (Section 150-23; Schedules B and G)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Devin Perock, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Perock
EXCUSED:	Pamela Gantz, John Quigley

13. Resolution #24-70 Accepting Brown County Crime Prevention Funding Board Grant in the amount of \$4,271.51 to the Police Department for Traffic Radar Speed Boards.

Police Chief Jeremy Muraski explained that the speed boards will be rotated; they come with brackets so those could be installed at known hot spots.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Shana Defnet Ledvina, Alderperson
SECONDER:	Devin Perock, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Perock
EXCUSED:	Pamela Gantz, John Quigley

14. Resolution #24-71 Authorizing Police Department Participation in CarFax for Police and Creation of Corresponding Fee.

Police Chief Jeremy Muraski explained that the accident reports submitted to CarFax are public records; the fee is \$5 per request, and takes between three to ten business days.

RESULT:	ADOPTED BY ROLL CALL VOTE [UNANIMOUS]
MOVER:	Devin Perock, Alderperson
SECONDER:	Dan Carpenter, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Perock
EXCUSED:	Pamela Gantz, John Quigley

15. Resolution #24-72 Approving Memorandum of Agreement, Scope of Work and Consultant Agreement between the Wisconsin State Historic Preservation Office and the City of De Pere for completion of a National Register of Historic Places Nomination Project (127 North Broadway Street; Parcel ED-768).

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Alderperson
SECONDER:	Devin Perock, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Perock
EXCUSED:	Pamela Gantz, John Quigley

16. Resolution #24-73 Approving GHS Link Agreement by and between De Pere Health Department and Gundersen Lutheran Administrative Services, Inc.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Devin Perock, Alderperson
SECONDER:	Dan Carpenter, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Perock
EXCUSED:	Pamela Gantz, John Quigley

17. Resolution #24-74 Approving EpicCare Link Site Level Agreement with Hospital Sisters Health System.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Devin Perock, Alderperson
SECONDER:	Shana Defnet Ledvina, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Perock
EXCUSED:	Pamela Gantz, John Quigley

18. Resolution #24-75 Approving Master Educational Affiliation Agreement with The Medical College of Wisconsin, Inc.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Devin Perock, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Perock
EXCUSED:	Pamela Gantz, John Quigley

19. Resolution #24-76 Approving Grant Agreement Modification to Immunization Cooperative Agreements (Division of Public Health DPH Contract #62109-2).

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Alderperson
SECONDER:	Devin Perock, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Perock
EXCUSED:	Pamela Gantz, John Quigley

20. Resolution #24-77 Approving Grant Agreement for State of Wisconsin Department of Health Services (Grant Agreement No. 435100-G25-TBDISPENSE-16).

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Devin Perock, Alderperson
SECONDER:	Shana Defnet Ledvina, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Perock
EXCUSED:	Pamela Gantz, John Quigley

21. Resolution #24-78 Authorizing Purchase of CivicClerk agenda and meeting management software from CivicPlus, with \$11,500 requested from Unassigned Reserves.

RESULT:	ADOPTED BY ROLL CALL VOTE [UNANIMOUS]
MOVER:	Amy Chandik Kunding, Alderperson
SECONDER:	Shana Defnet Ledvina, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Perock
EXCUSED:	Pamela Gantz, John Quigley

22. Resolution #24-79 Authorizing Agreement for Consulting Services Between the City of De Pere and Partner Engineering and Science Inc. (Americans with Disabilities Act Facility Audit).

Alderperson Carpenter moved, seconded by Alderperson Ledvina to authorize the agreement with an additional appropriation of \$11,175 from American Rescue Plan Act (ARPA) funds.

RESULT:	ADOPTED BY ROLL CALL VOTE [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Shana Defnet Ledvina, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Perock
EXCUSED:	Pamela Gantz, John Quigley

23. Appointment by Mayor Boyd to the Sustainability Commission - teen advisor position.
Anna Metzler was appointed to the Commission.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Amy Chandik Kunding, Alderperson
SECONDER:	Devin Perock, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Defnet Ledvina, Perock
EXCUSED:	Pamela Gantz, John Quigley

24. Future agenda items.

Alderperson Hansen requested an update from staff on the condition of the large signs at City parks. He noted that the only one on the capital improvement project schedule for 2025 is Patriot Park, but that the sign at Kelly Danen is in poor condition as well. This request will go to the Board of Park Commissioners.

25. Adjournment.

Aldersperson Carpenter moved, seconded by Aldersperson Ledvina to adjourn the meeting at 7:56 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen, City Clerk



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: September 3, 2024

DEPARTMENT: City Clerk

FROM: Carey Danen

SUBJECT: Public Hearing to act on a request to amend the 2010 City of De Pere Comprehensive Plan Update at the following properties: Parcels ED-F0103-6, ED-F0103-7, and ED-2078 (S Broadway Street and O'Keefe Road intersection).



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: September 3, 2024

DEPARTMENT: City Clerk

FROM: Carey Danen

SUBJECT: A. Notice of Public Hearing.

ATTACHMENTS:

- Public Hearing Notice_Comprehensive Plan Amendment_9-3-24 mtg_Class 1 (PDF)

Publish: July 26, 2024 in the Press Times (Class 1 Notice – 30 Day)

NOTICE OF PUBLIC HEARING

Notice is hereby given, that on **Tuesday, September 3, 2024** at 7:35 PM or as soon thereafter as can be heard, a public hearing will be held by the Common Council of the City of De Pere to act on a request to amend the 2010 City of De Pere Comprehensive Plan Update at the following properties:

Parcel ED-F0103-6, approximately 0.0 feet southwest of the S Broadway ST and O’Keefe RD intersection.

Parcel ED-F0103-7, approximately 300.1 feet south of the S Broadway ST and O’Keefe RD intersection.

Parcel ED-2078, approximately 252.5 feet west of the S Broadway ST and O’Keefe RD intersection.

The request was made by Park Place Holdings LLC. The requestor applied to change the Future Land Uses (Figure 2-6) from ‘Industrial Park’ to ‘Commercial’. The proposed amendment would allow for a future rezoning for a convenience goods use, consumer shopping goods use, office use, and other uses.

The public may attend the meeting either in person in the Council Chambers (2nd Floor City Hall, 335 S Broadway ST, De Pere WI) or electronically. Electronic or telephonic access to the meeting is below: Computer/smart phone accessing <https://www.gotomeet.me/DePere> OR dial by phone: United States (Toll Free): 1-866 899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.

Public comments will be invited at the public hearing. Written comments can also be submitted to City of De Pere Development Services Department, Attn: Peter Schleinz, 335 S Broadway ST, De Pere WI 54115.

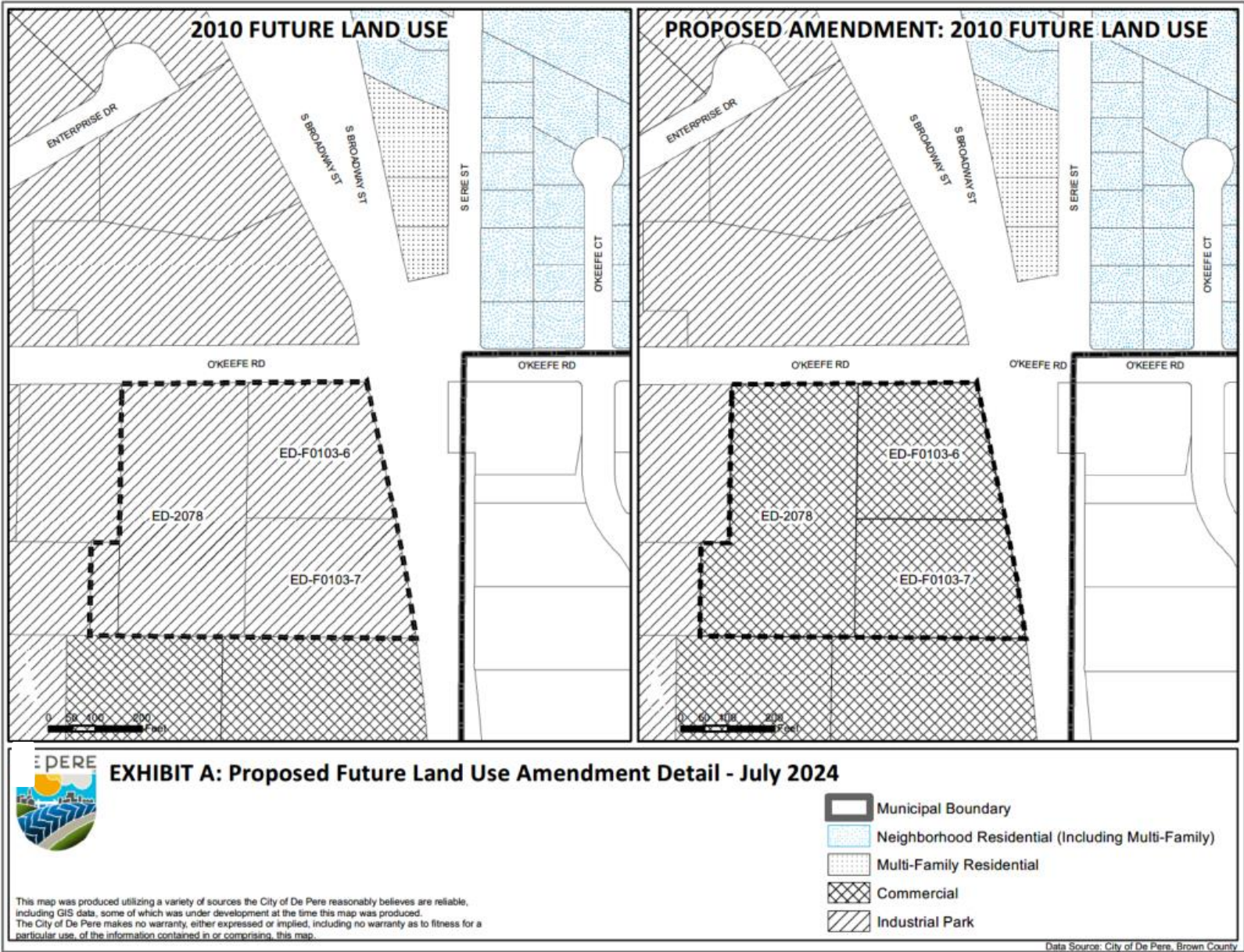
A map of the proposed amendment to the 2010 City of De Pere Comprehensive Plan Update is available by emailing Peter Schleinz at pschleinz@deperewi.gov.

Dated this 23rd day of July, 2024.

BY ORDER OF THE COMMON COUNCIL

James G. Boyd
Mayor

Carey E. Danen
City Clerk





City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: September 3, 2024

DEPARTMENT: Plan Commission

FROM: Peter Schleinz

SUBJECT: B. Recommendation from Plan Commission.

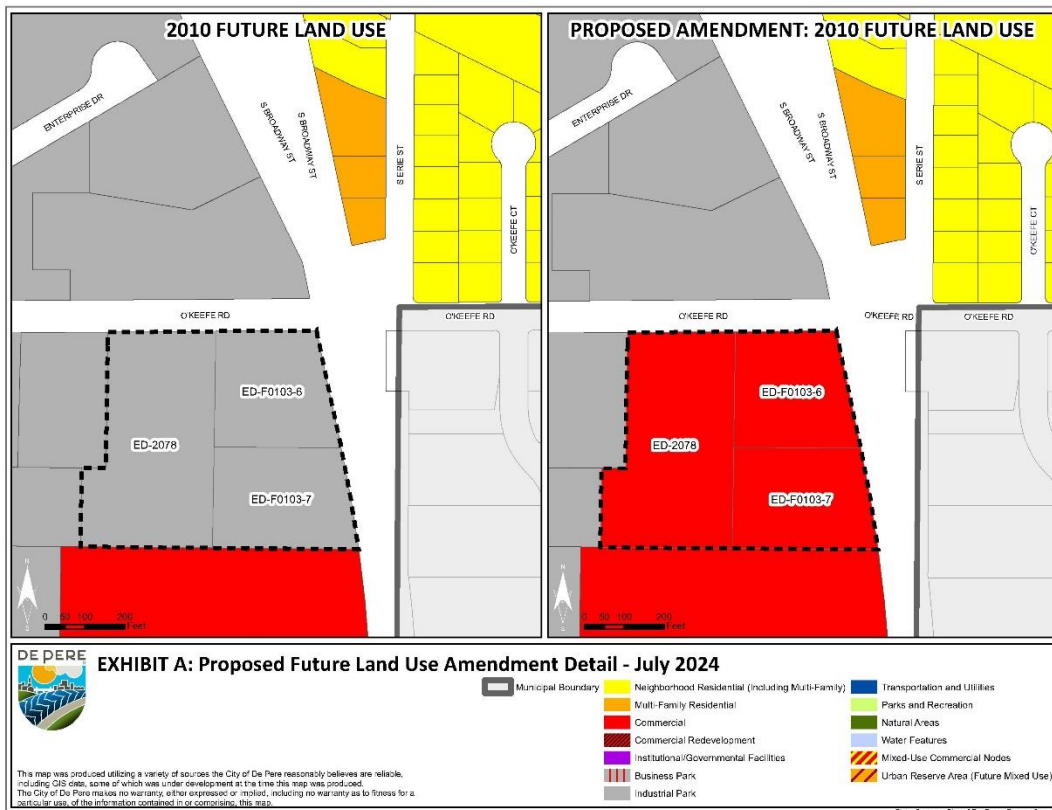
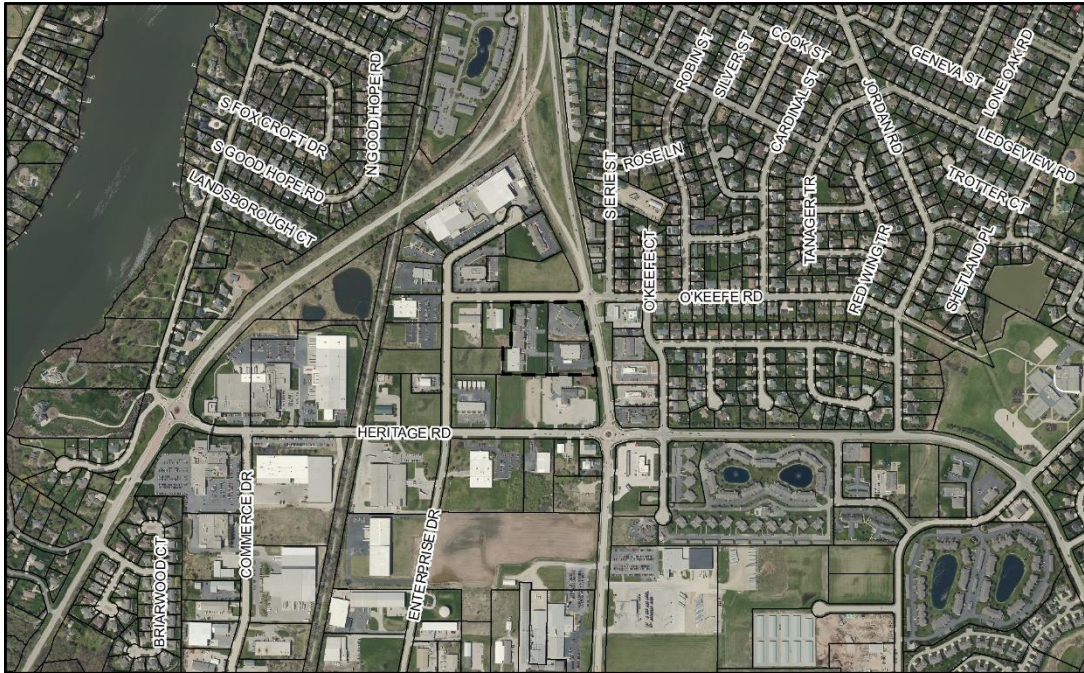
On July 22, 2024, Plan Commission unanimously recommended approval of the amendment to the 2010 City of De Pere Comprehensive Plan, with Resolution #PC 24-03, by a vote of 6-0.

ATTACHMENTS:

- PC Report - Comprehensive Plan Amendment-Revision (DOCX)
- Comprehensive Plan Amendment - 1302 S Broadway ST.V2 (PDF)
- Support Documents from Petitioner - 11 Jul 2024 (PDF)

- Item 6: Consideration and possible action on a proposed amendment to the 2010 City of De Pere Comprehensive Plan Update to change the Future Land Uses Map (Figure 2-6) from 'Industrial Park' to 'Commercial' at 1302 S Broadway ST, 1314 S Broadway ST, and 860 O'Keefe RD (Parcels ED-F0103-6, ED-F0103-7, and ED-2078).*

SITE MAPS



REQUESTED ACTION:	Amendment to the 2010 City of De Pere Comprehensive Plan.
COMMON DESCRIPTION:	1302 S Broadway ST, 1314 S Broadway ST, and 860 O'Keefe RD, located southeast of the S Broadway ST and O'Keefe RD intersection.
ZONING:	BP-1 (Business Park 1 District) <i>NOTE: A Zoning Map Amendment to a complying commercial district will be proposed if the Comprehensive Plan Amendment is approved.</i>
SURROUNDING LAND USES:	Business Park (BP-1, BP-1 PDD) to the north and west. Commercial (C) to the south. Town of Ledgeview business uses to the east.
COMPREHENSIVE PLAN	Industrial Park
APPLICANT / OWNER:	<u>Authorized Representative and Property Owner</u> Park Place Holdings LLC ATTN: Annie Schoenwalder 1674 Eisenhower RD De Pere WI 54115 YONDER DEVELOPMENT LLC 860 O'KEEFE RD DE PERE WI 54115-2463 KARMAN DEVELOPMENT LLP 860 O'KEEFE RD DE PERE WI 54115-2463 NOTE: During the period between the neighborhood notification letter and the Plan Commission meeting, the property owner at 860 O'Keefe RD also requested to be included so the future land use and subsequent zoning would more closely matched their office use and would allow for more commercial uses in the future vs industrial uses. The owners of 1314 S Broadway and 860 O'Keefe RD authorize Park Place Holdings LLC (Annie Schoenwalder) to petition on their behalf.
SITE HISTORY:	The parcels were developed for use as office and commercial uses between 1995 and 2005 The petitioner proposes a change of use for the property for convenience goods uses and consumer shopping goods uses if all necessary approvals can properly be obtained. The necessary approvals may include the following:

- Comprehensive Plan Amendment.
- Zoning Map Amendment to an accommodating District for the use.

STAFF REVIEW:

The City Development Services Department staff does not make a direct recommendation for petitioner requests to amend the Comprehensive Plan as the Plan was a document prepared with public input and approved by the Plan Commission and Common Council. Rather, the staff review includes a summary of information submitted by the petitioner regarding the request, research regarding past actions on or near the property, and information and reactions provided by the public. It is also the intent of the Development Services Department to identify recommendations and directives found in other various city plans and the Municipal Code. The Plan Commission and Common Council, after hearing the applicant, the public, and staff can then determine if it is in the best interest of the entire City to change the Comprehensive Plan or to continue to follow the existing recommendations.

As stated above, the sites are currently zoned BP-1 (Business Park 1 District). The purpose of this district is primarily intended to accommodate smaller lot office and industrial uses that create few if any adverse land use or safety impacts on neighboring areas.

If the Comprehensive Plan Amendment is approved, the Zoning Map can potentially be amended to one of the following Districts: MX3 (Corridor Mixed Use), O (Office), or C (Commercial). However, a lack of complete sidewalks (except the intersection) may not allow for the pedestrian access that is typically found in a MX3 District.

Note: This petition does not include support or denial for future Zoning Ordinance revisions, zoning map amendments, or conditional uses; amendments to the future land use map shall stand on their own merit.

The City's actions to inform the public about an amendment.

Below are the following steps from Municipal Code and State Statutes for amendments to the Comprehensive Plan:

1. *Neighborhood Notification.*
On July 11, 2024, the City sent meeting notices to property owners within 300' of the subject parcel.
2. *Plan Commission review and possible action.*
On July 22, 2024, the Plan Commission reviews the proposed Comprehensive Plan Amendment. If the Plan Commission recommends approval the approval is done with a resolution. The project cannot progress without a Plan Commission approved resolution.
3. *Class 1 -30 Day Public Hearing Notice.*
If the Plan Commission recommends approval, staff will publish a Class 1 (30-day) public hearing notice with a corresponding map. The notice will be scheduled to be published on July 26, 2024, in the Press Times. This provides the regional notification about a potential public hearing before the Common Council on September 3, 2024.

4. *Neighboring Jurisdiction Notification Distribution.*

The City will also mail a copy of the public hearing notice to clerks from Town of Lawrence, Town of Ledgeview, Town of Rockland, Village of Allouez, Village of Ashwaubenon, and Village of Bellevue because the communities are adjacent to the City. The City will also mail a copy of the public hearing notice to administrators from the Unified School District of De Pere and the West De Pere School District.

5. *Public Hearing at Common Council.*

If the Plan Commission recommends approval, the Common Council will host a public hearing on September 3, 2024, for review and final decision.

Petitioner's actions to inform the public about an amendment.

While not required, the petitioner followed a Development Services staff suggestion to reach out to neighbors and property owners about a change to the Comprehensive Plan. Staff provided the petitioner with the mailing list the City used in our notification process.

Questions received by staff.

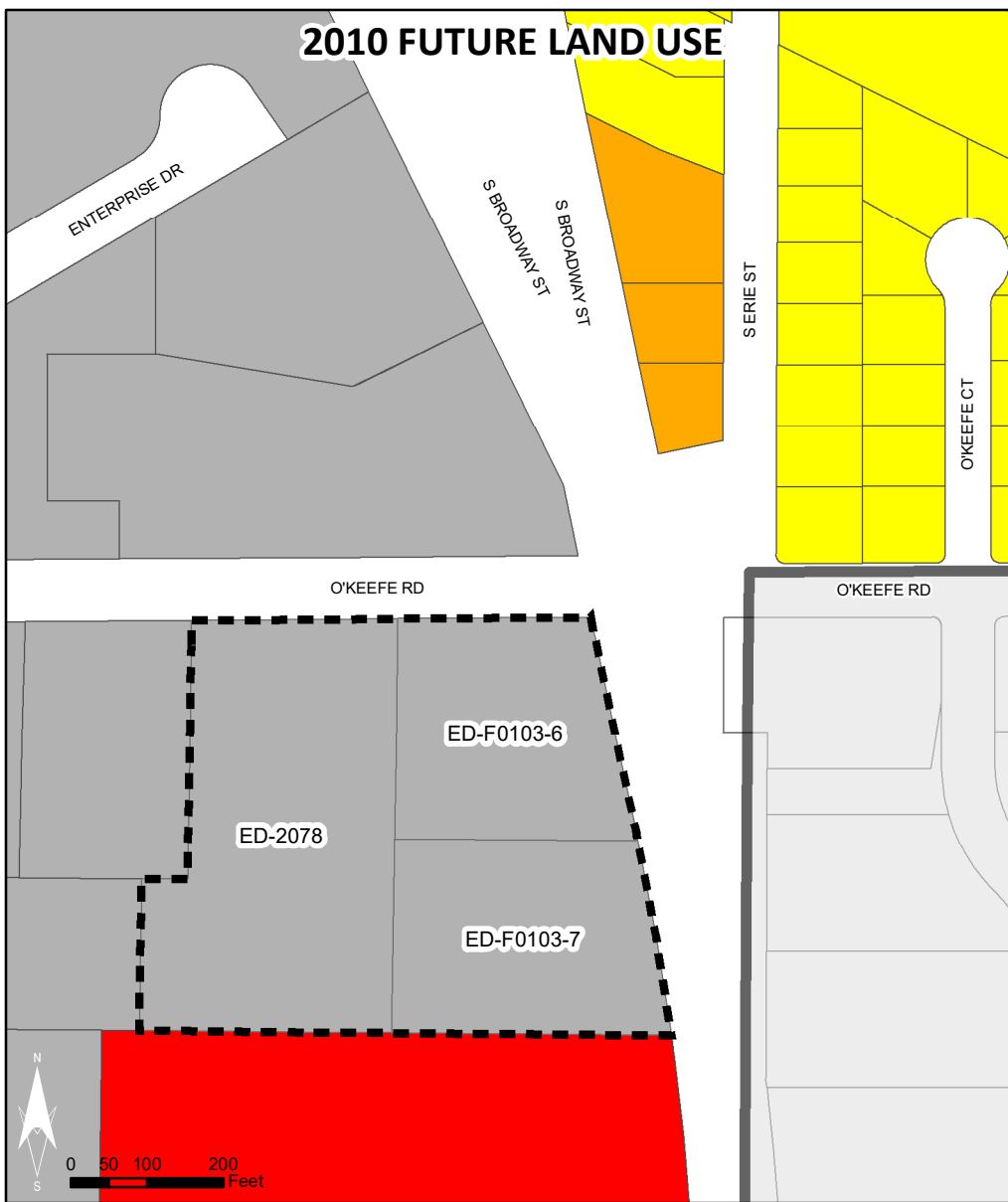
As of the drafting of this report, staff did not receive inquiries from the public. A summary of inquiries from the public, after the drafting of this report, will be provided at the time of the Plan Commission meeting.

REVIEW PROCESS:

As stated above, staff does not provide a recommendation for a Comprehensive Plan. The Plan Commission reviews the petition and listens to the public comment and determines if it is in the interest of the entire City to continue to follow the Comprehensive Plan or to recommend an amendment to the Common Council. An approval recommendation is needed by the Plan Commission and an approval decision is needed by Common Council for an amendment to occur.

If Plan Commission recommends approval, the Plan Commission would pass the resolution included with the report. If recommended for approval by the Plan Commission, the amendment may not take effect until the Common Council enacts an ordinance adopting the proposed amendment.

2010 FUTURE LAND USE



PROPOSED AMENDMENT: 2010 FUTURE LAND USE

1.b

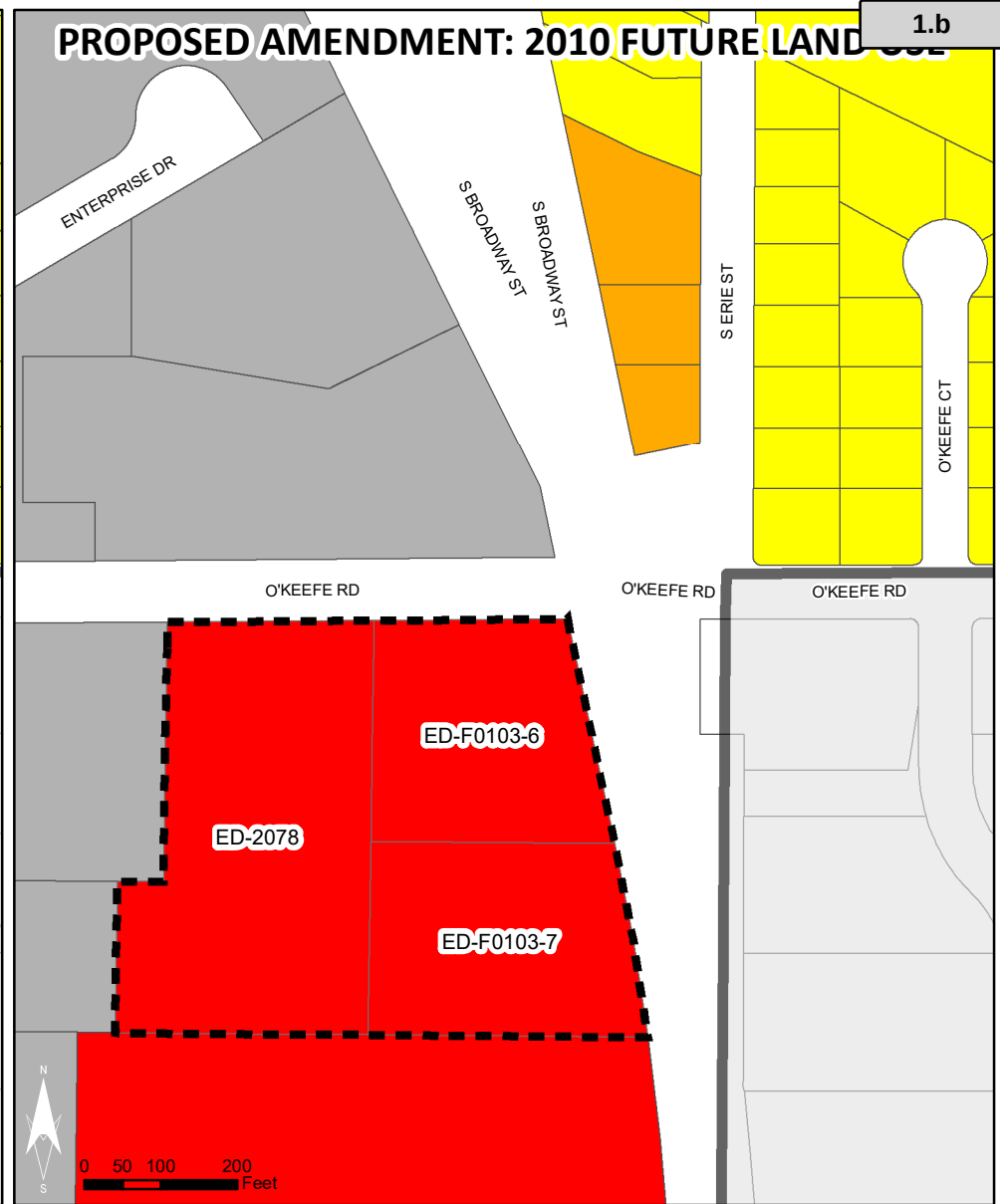
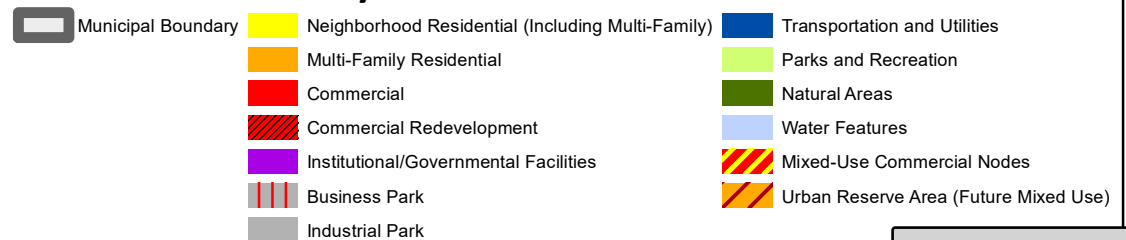


EXHIBIT A: Proposed Future Land Use Amendment Detail - July 2024



This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising, this map.

Data Source

Peter Schleinz

From: Annie Schoenwalder <annie@calebhayesgroup.com>
Sent: Thursday, July 11, 2024 8:21 AM
To: Peter Schleinz
Subject: Discussion Item for 7/22 Plan Commission - 1302 S Broadway
Attachments: 1302 S Broadway - Map of Surrounding Businesses.png; 1302 S Broadway - Streetview from OKeefe showing changes to bldg.png; 1302 S Broadway - Streetview from S Broadway.png; Future Land Uses - Comprehensive Plan.pdf; 1302 S Broadway - Current Zoning.pdf; 1302 S Broadway - Site Plan.pdf; 1302 S Broadway - Building Plans and Elevation.pdf; 1302 S Broadway - Monument Sign Refacing.pdf; De Pere Zoning Uses Table 7.1.pdf

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Peter,

We are requesting to be added onto the July 22nd Plan Commission Meeting as a Discussion Item for a Comprehensive Plan Amendment. Below are the details of our request:

- We are Park Place Holdings, LLC, the owner of the property at 1302 S Broadway Street (Parcel ED-F0103-6), which is a 1.91 acre site with a single story office building and parking lot currently zoned BP-1.
- We are requesting a Comprehensive Plan Amendment to change the Future Land Use of this parcel from Industrial to Commercial. We are requesting this amendment in order to have the potential ability to rezone this parcel from Business Park 1 to Commercial.
- Changing the zoning from BP-1 to C-Commercial would allow additional commercial uses such as retail sales, financial institutions and drive-through services (similar to surrounding businesses as shown on the attached map of the area). Also, as you can see on the attached Current Zoning Map, multiple parcels near our property are zoned C-Commercial.
 - o In particular, we would like to take the former office building on this parcel and change it to a retail sales building. As shown on the attached site plan, building plans and streetview photos, the only change to the site plan and elevations would be refacing the existing signage and changing a single door to a double door on the west side of the building.
 - o Our tenant, Unity Retail Shoppe LLC (a part of Unity Hospice) would require this property to be rezoned to C-Commercial in order to operate their retail store in this location. Their retail shoppe is stocked with upscale and unique home decor, furniture, housewares, clothing, jewelry, antiques and more donated from the local community. Proceeds from the sales support Unity's financial assistance program that ensures everyone throughout Northeast Wisconsin has access to Unity's compassionate hospice care regardless of their financial means.
- We would like this amendment to be approved as soon as possible in order to start the process to have the parcel rezoned to allow our tenant to begin operations at this location.

Please let me know if you have any questions or if you need any further information/clarification.

Thank you,
Annie



ANNIE SCHOENWALDER

Director, Operations



M: 920.371.3088

E: annie@parkplace-holdings.com

1674 Eisenhower Rd., DePere, WI 54115

parkplace-holdings.com



Brokered by Keller Williams Green Bay - Each Keller Williams office is independently owned and operated.

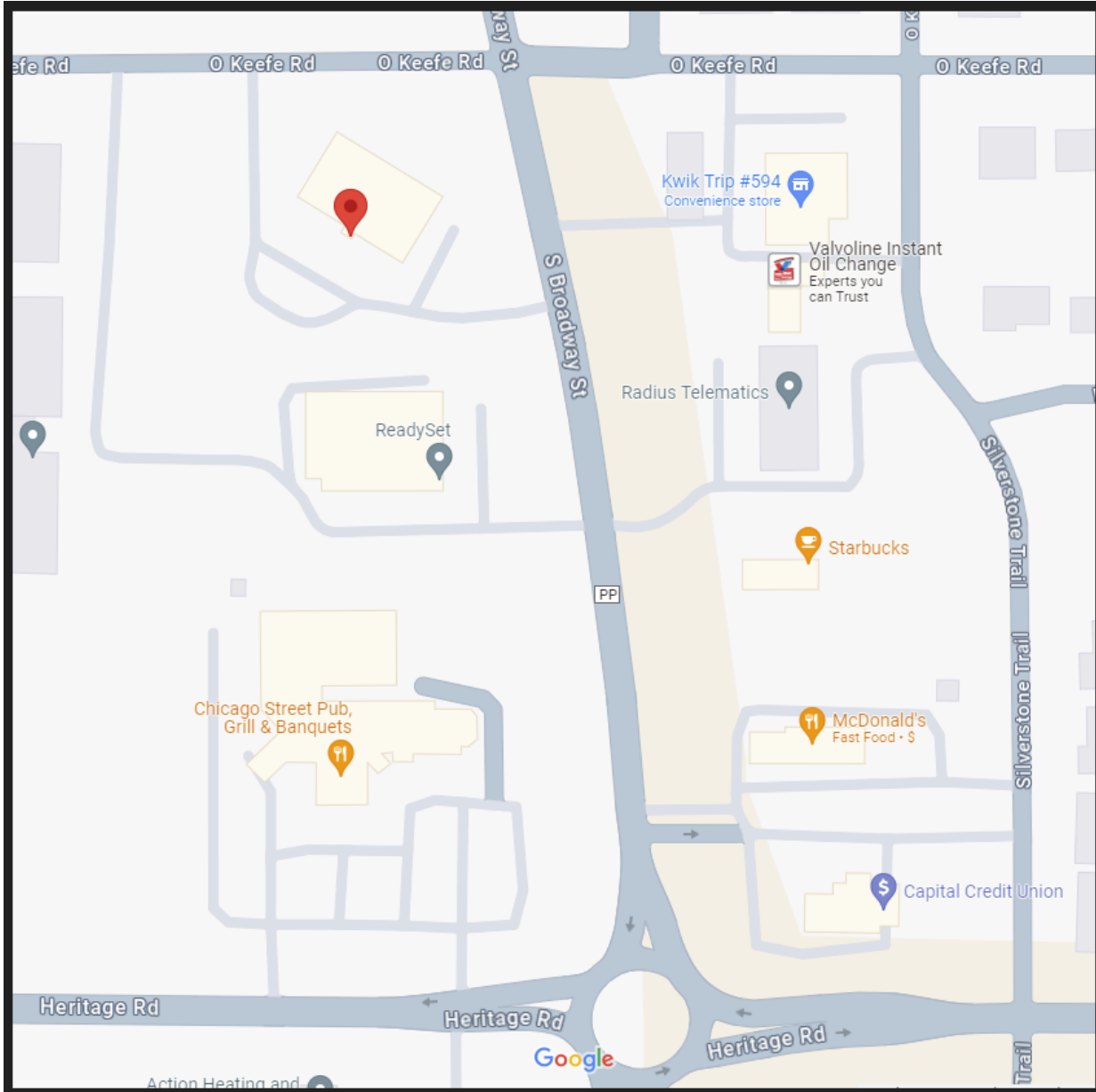
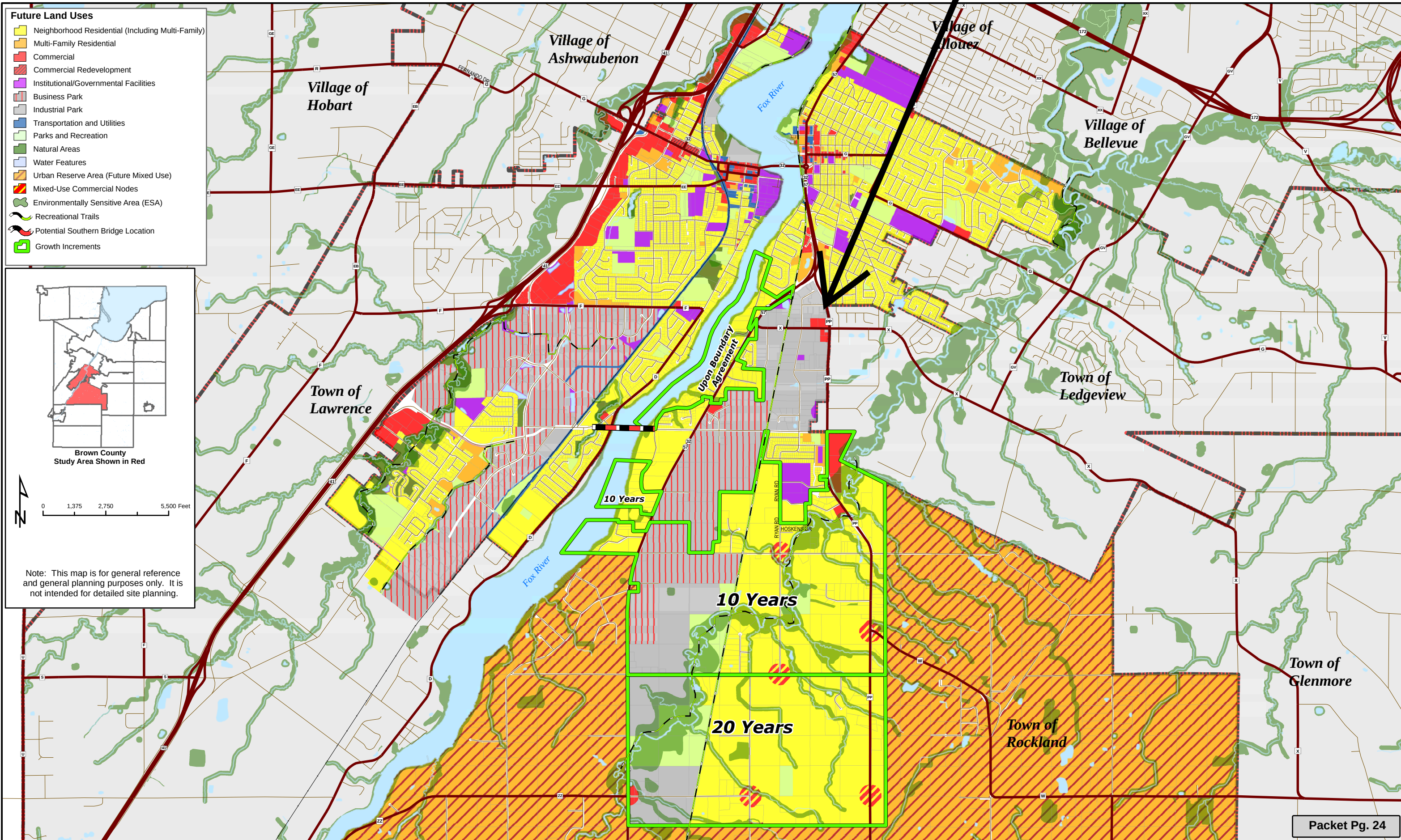


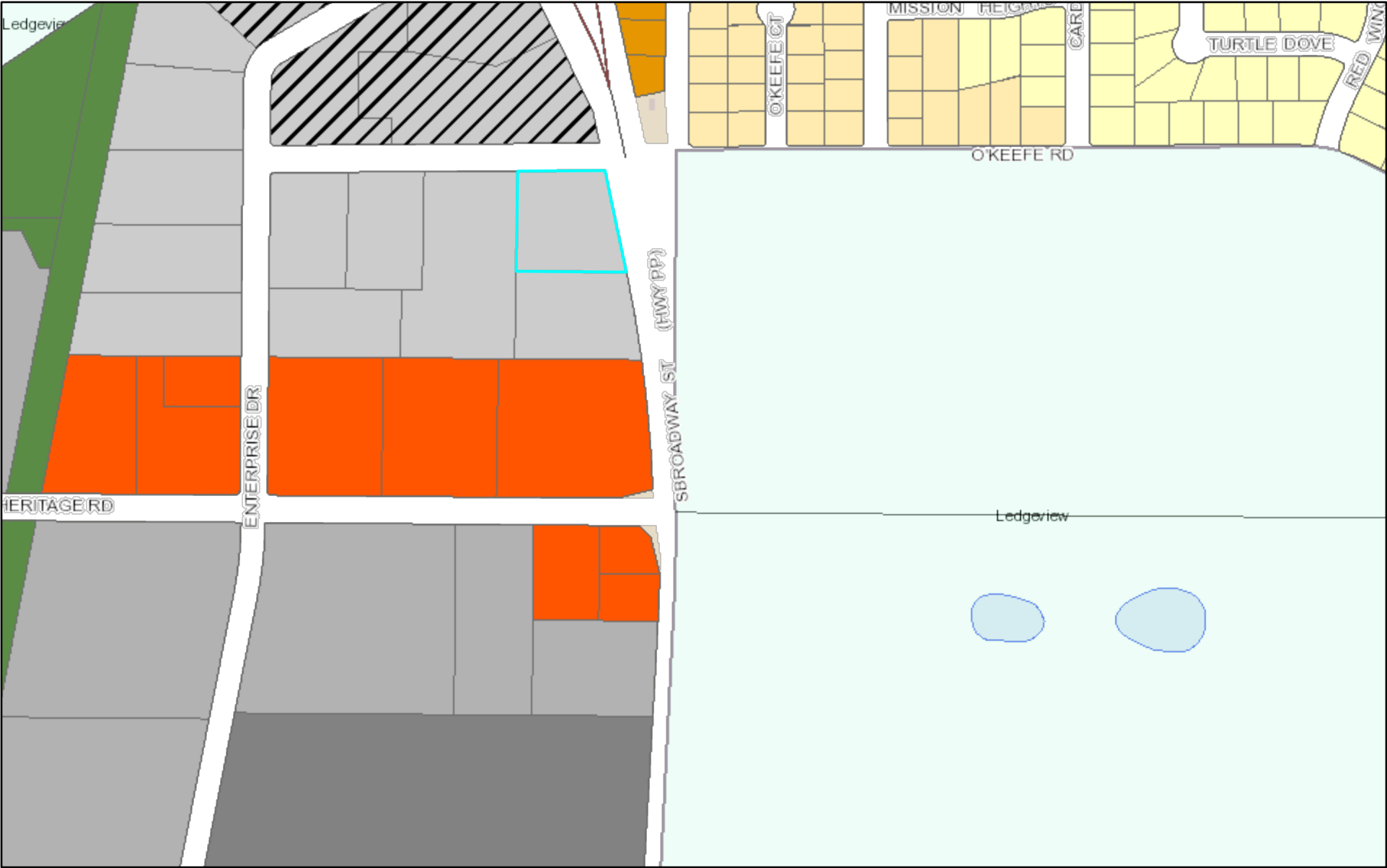




Figure 2-6
Future Land Uses
City of De Pere, Brown County, WI



User Created DIME Map



7/10/2024, 2:18:42 PM

- Airport Zoning

Industrial Pre-Existing PDD (Prior to Jan 1, 2023)

Pre-Existing PDD (Prior to Jan 1, 2023)

Primary Frontages

Zoning

 A: Agricultural
- R1-80: Single-Dwelling Detached

R1-60: Single-Dwelling Detached

R1-45: Single-Dwelling Detached

R2-60: Two-Unit

R2-45: Two-Unit
- RM-1: Multi-Unit Districts

RM-2: Multi-Unit Districts

MX1: Downtown Mixed-Use District

MX2: Neighborhood Mixed-Use District

MX3: Corridor Mixed-Use District
- GX1: Office-Residential Mix District

GX2: Neighborhood Office-Residential

O: Office

C: Commercial

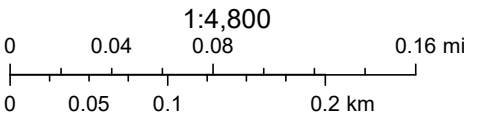
BP-1: Business Park 1
- BP-2: Business Park 2

I: Industrial

CON: Conservancy

PI-1: Neighborhood Public & Institutional District

PI-2: Campus Public & Institutional District



STORE REMODELING FOR:
UNITY HOSPICE
DE PERE, WISCONSIN



PARTITION LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE SITE CLEARED. PATCH ADJACENT FLOOR, WALLS AND CEILING AS REQUIRED
	GYPSUM BOARD ON METAL STUDS AT 16" O.C.
NOTE: FOR BRACING TOP OF NON-LOAD BEARING WALLS, SEE 1/A101	

PARTITION TYPES:	
METAL STUDS:	
53.5	- 5/8" GYPSUM BOARD - 3 5/8" METAL STUDS AT 16" O.C. W/ 3" SOUND ATTENUATION BLANKETS FULL HEIGHT - 5/8" GYPSUM BOARD
PARTITION TYPES NOTES:	
1. CONSTRUCTION IS LISTED IN ORDER FROM SIDE OF WALL THAT TAG IS INDICATED.	
2. EXTEND WALLS TO UNDERSIDE OF EXISTING DECK ABOVE.	

MATERIALS	
	CONCRETE
	STUD PARTITION
	WOOD (ROUGH/FINISH)
	ACOUSTIC UNIT
	FIBERGLASS INSULATION
	PLYWOOD
	PARTICLE BOARD
	RIGID INSULATION
	GYPSUM BOARD
	STEEL

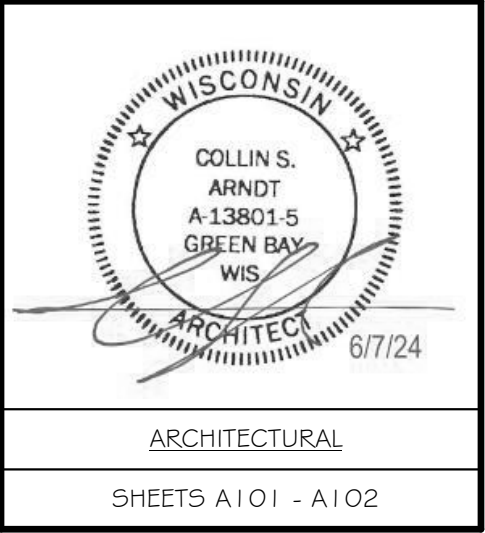
SYMBOLS	
	DIMENSION LINE TO WALL OR OTHER OBJECT
	DESIGNATES SECTION
	DESIGNATES SHEET SECTION OCCURS
	DESIGNATES DETAILS
	DESIGNATES SHEET DETAIL OCCURS
	DESIGNATES PLAN NOTE
	INDICATES ELEVATION
	INDICATES WALL TYPE

NOTHING IN THESE DOCUMENTS SHALL IMPOSE LIABILITY ON THE ARCHITECT / ENGINEER FOR CLAIMS, LAWSUITS, EXPENSES OR DAMAGES ARISING FROM, OR IN ANY MANNER RELATED TO THE EXPOSURE TO, OR THE HANDLING, MANUFACTURE OR DISPOSAL OF ASBESTOS, ASBESTOS PRODUCTS, OR HAZARDOUS WASTE IN ANY OF ITS VARIOUS FORMS, AS DEFINED BY THE ENVIRONMENTAL PROTECTION AGENCY.

CONTRACTOR SHALL IDENTIFY AND NOTIFY THE OWNER AND ARCHITECT OF THE PRESENCE OF ASBESTOS OR OTHER SUSPECTED HAZARDOUS MATERIALS BEFORE INITIATING THE DEMOLITION OF SAME, AT WHICH TIME APPROPRIATE IDENTIFICATION AND REMOVAL OF SUCH SUSPECTED MATERIALS BY A LICENSED AND APPROVED CONTRACTOR SHALL COMMENCE... METHOD AND COSTS OF REMOVAL, SHALL BE APPROVED AND PAID FOR DIRECTLY BY THE OWNER.

INDEX TO DRAWINGS	
ARCHITECTURAL	
A101	TITLE SHEET, INDEX, MATERIALS, FIRST FLOOR PLANS, DOOR SCHEDULE, DETAILS
A102	REFLECTED CEILING - FIRST FLOOR PLAN, CASEWORK ELEVATIONS, DETAILS

CODE REVIEW DATA	
APPLICABLE CODE	WISCONSIN COMMERCIAL BUILDING CODE (2015 EDITION)
OCCUPANCY	(M) MERCANTILE
CONSTRUCTION CLASSIFICATION	TYPE II-B
BUILDING AREA	9,800 GROSS SF (800 SF LEVEL 2 ALTERATION)
BUILDING HEIGHT	1 STORY - 20'-0" TO RIDGE VENT
FIRE SUPPRESSION SYSTEMS	NON-SPRINKLERED

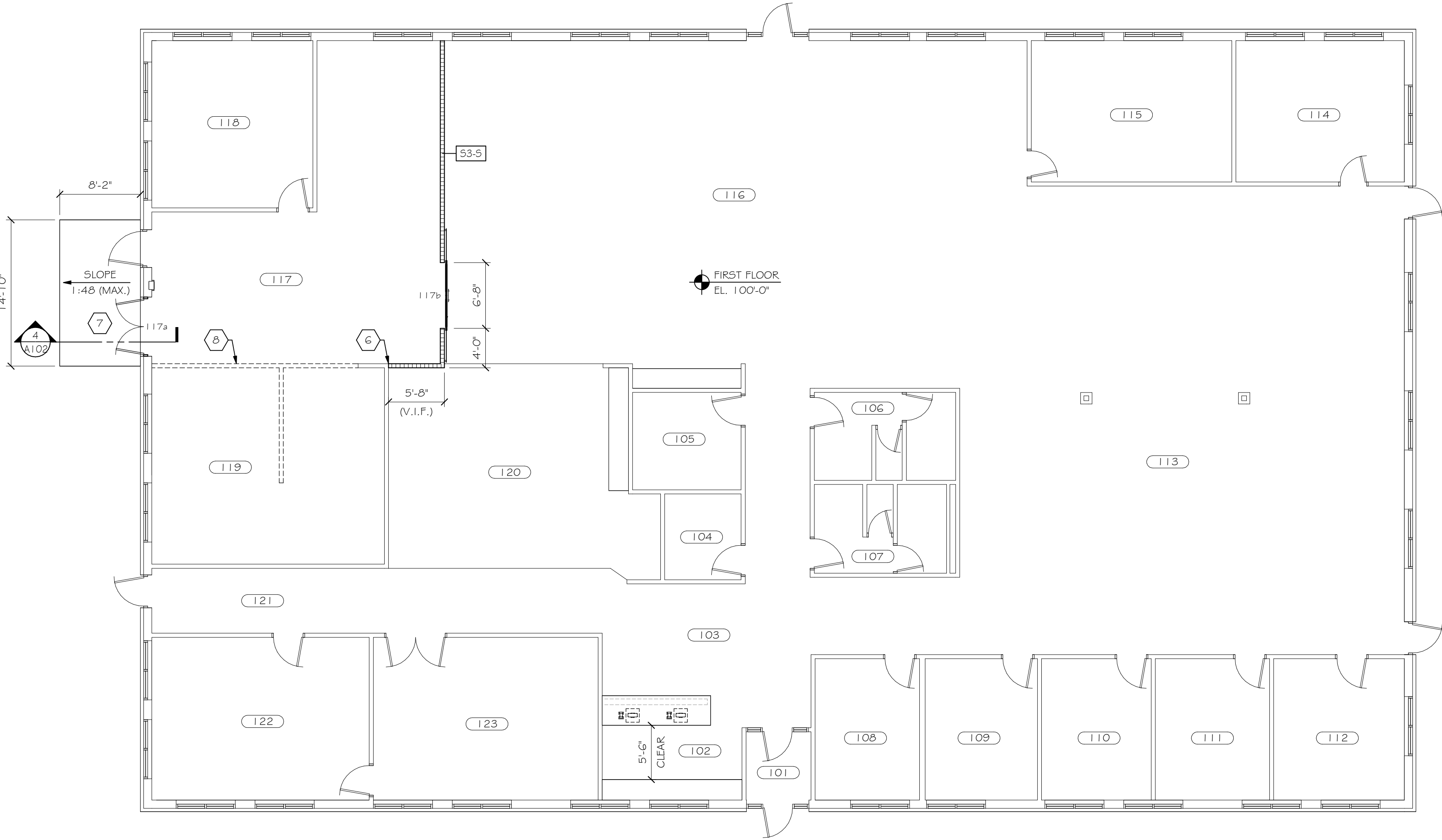
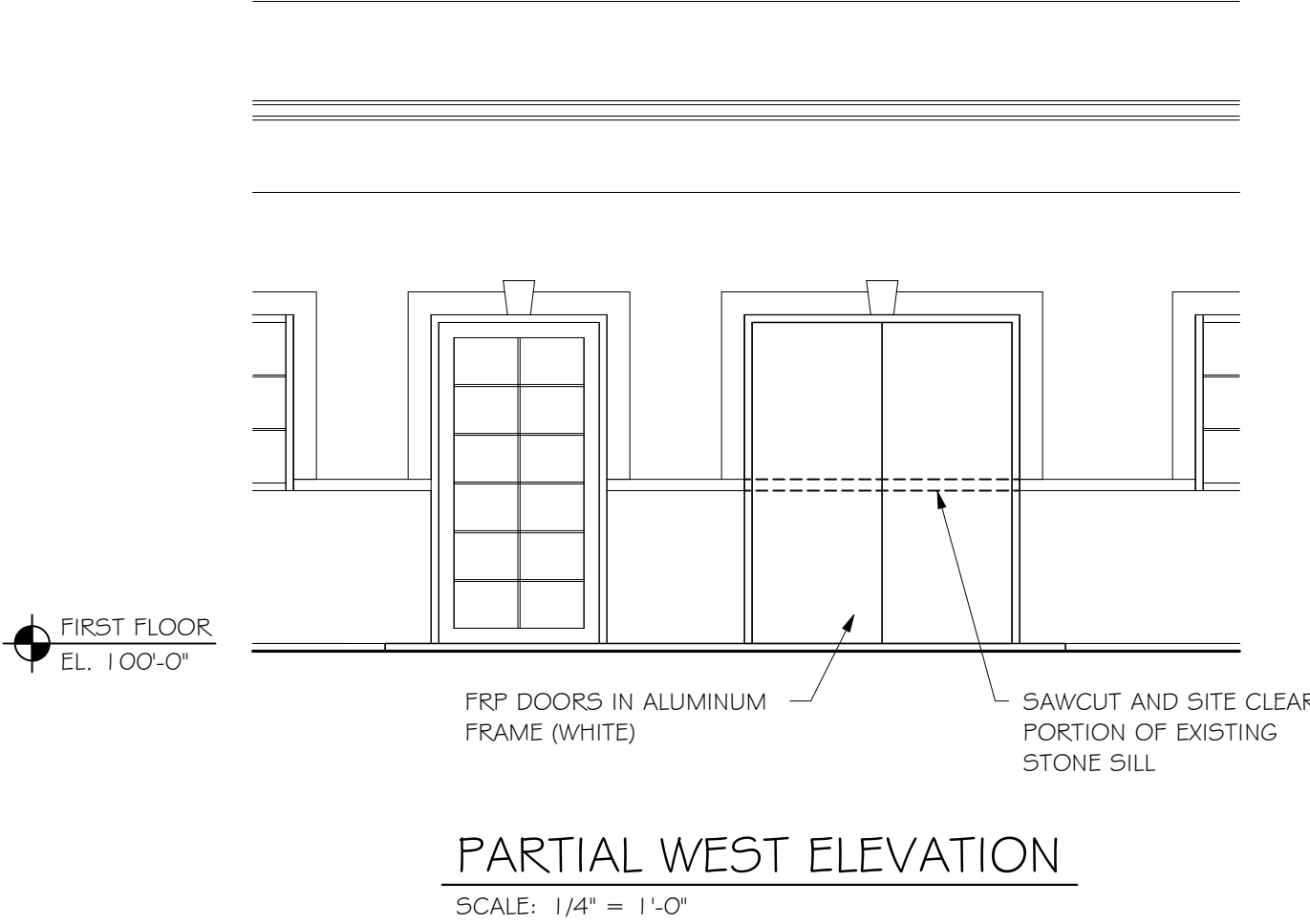
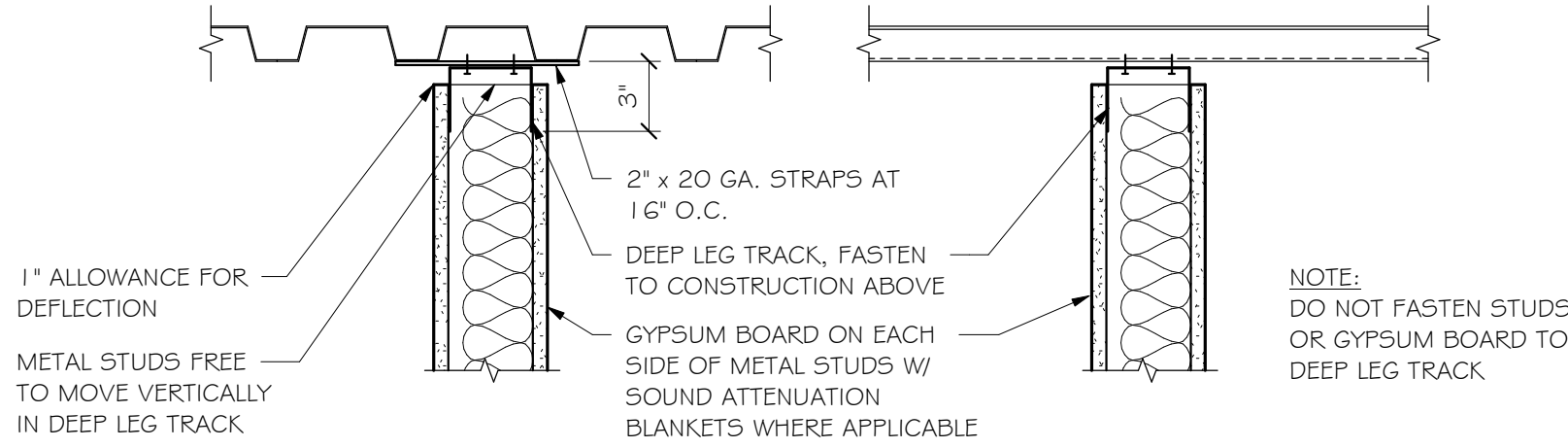
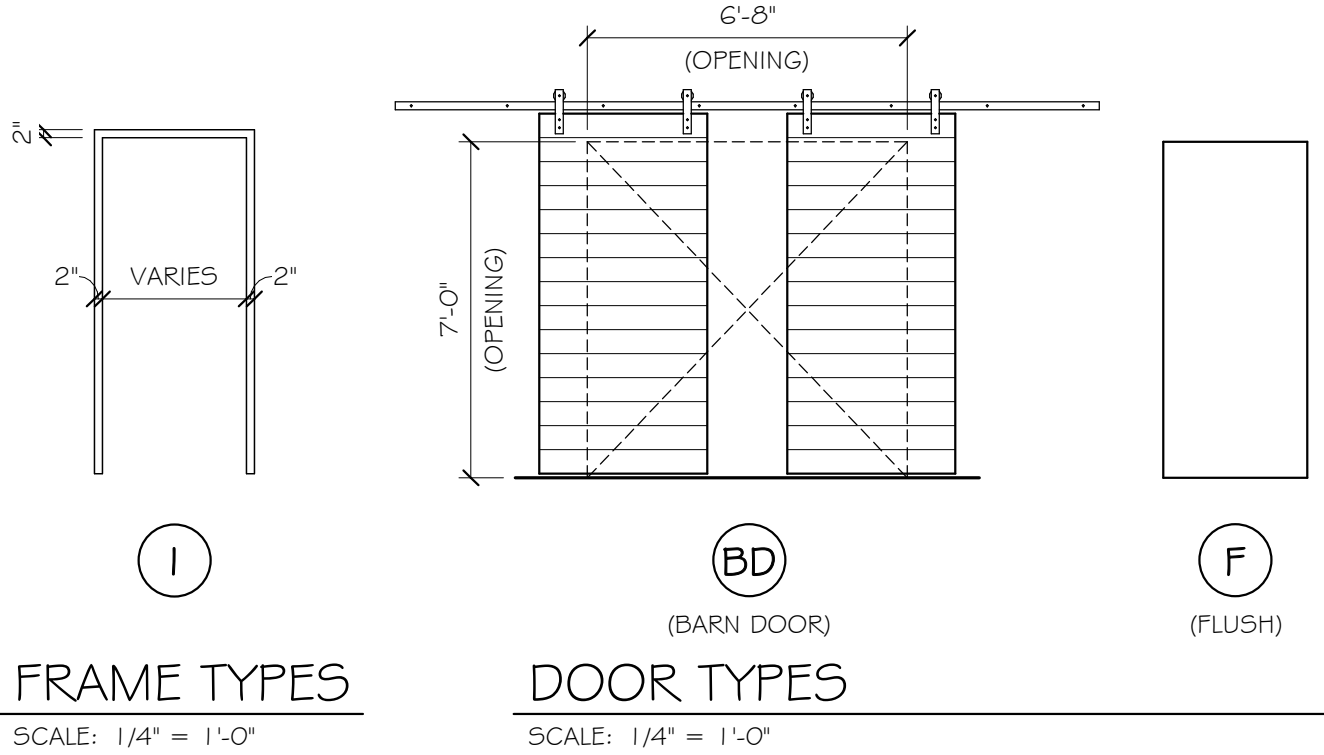


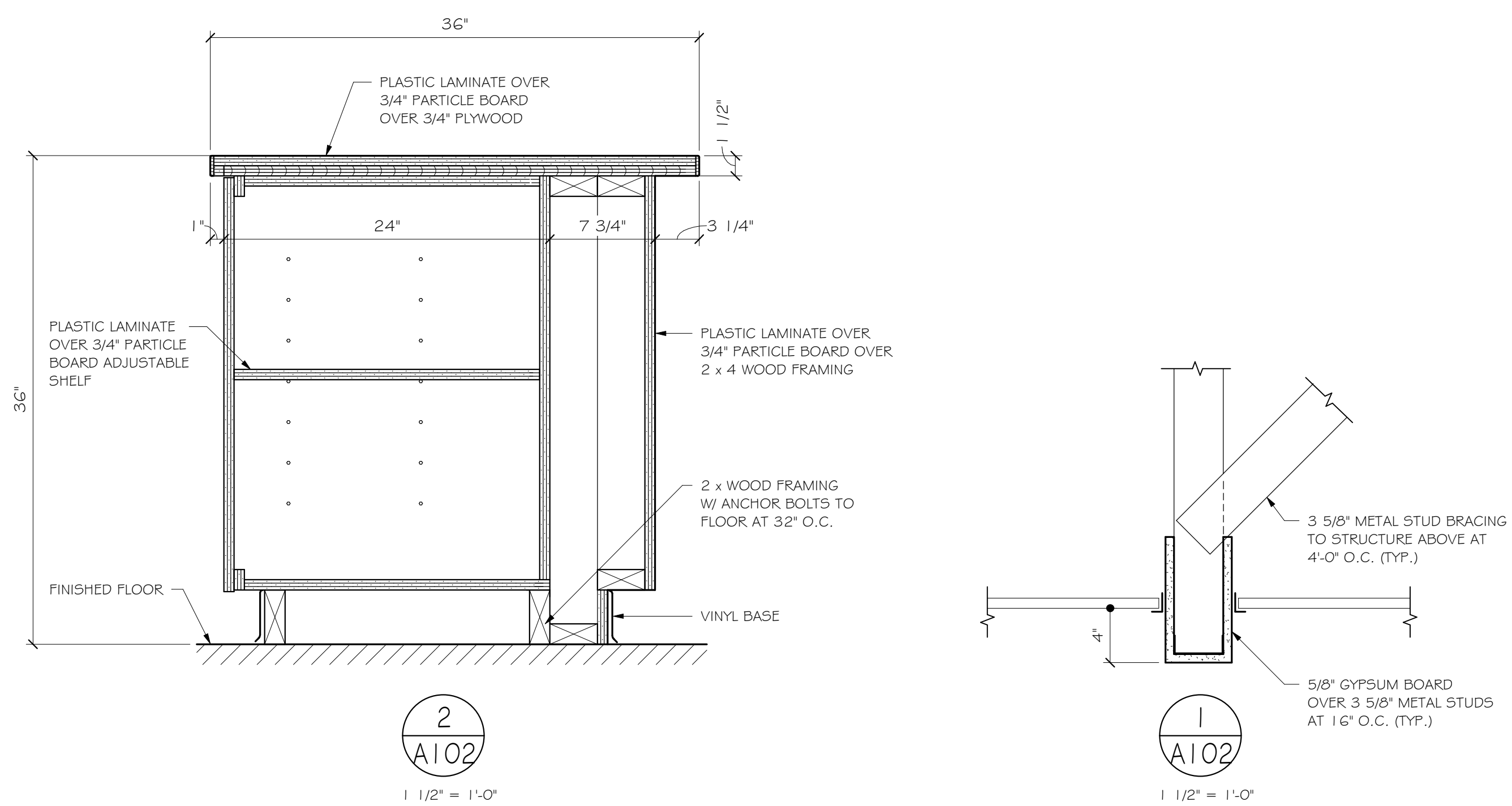
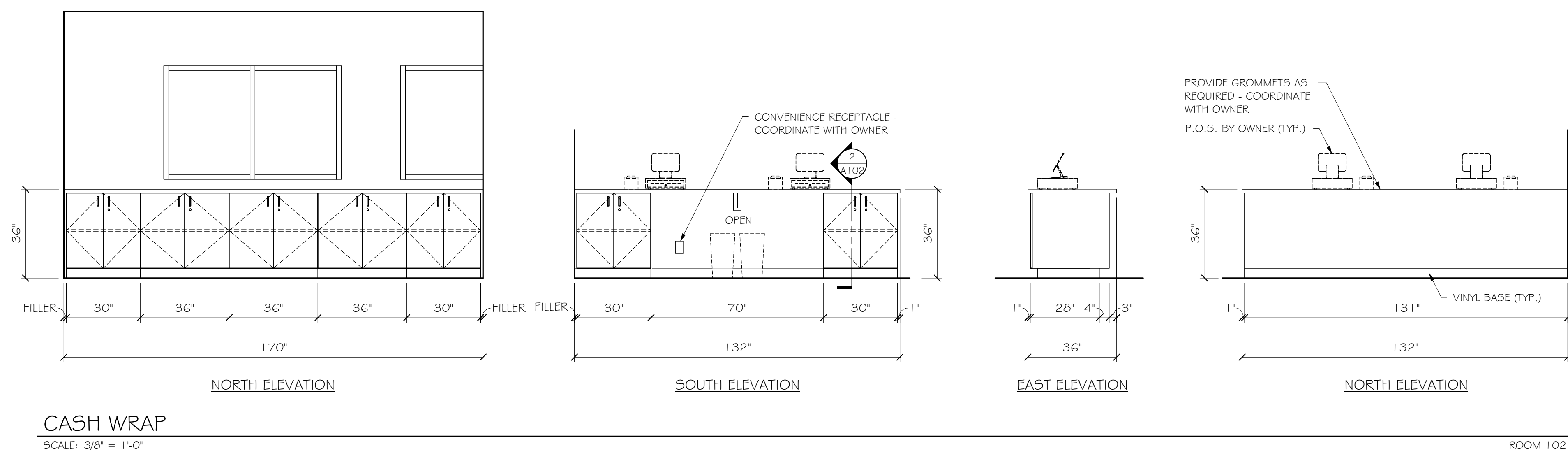
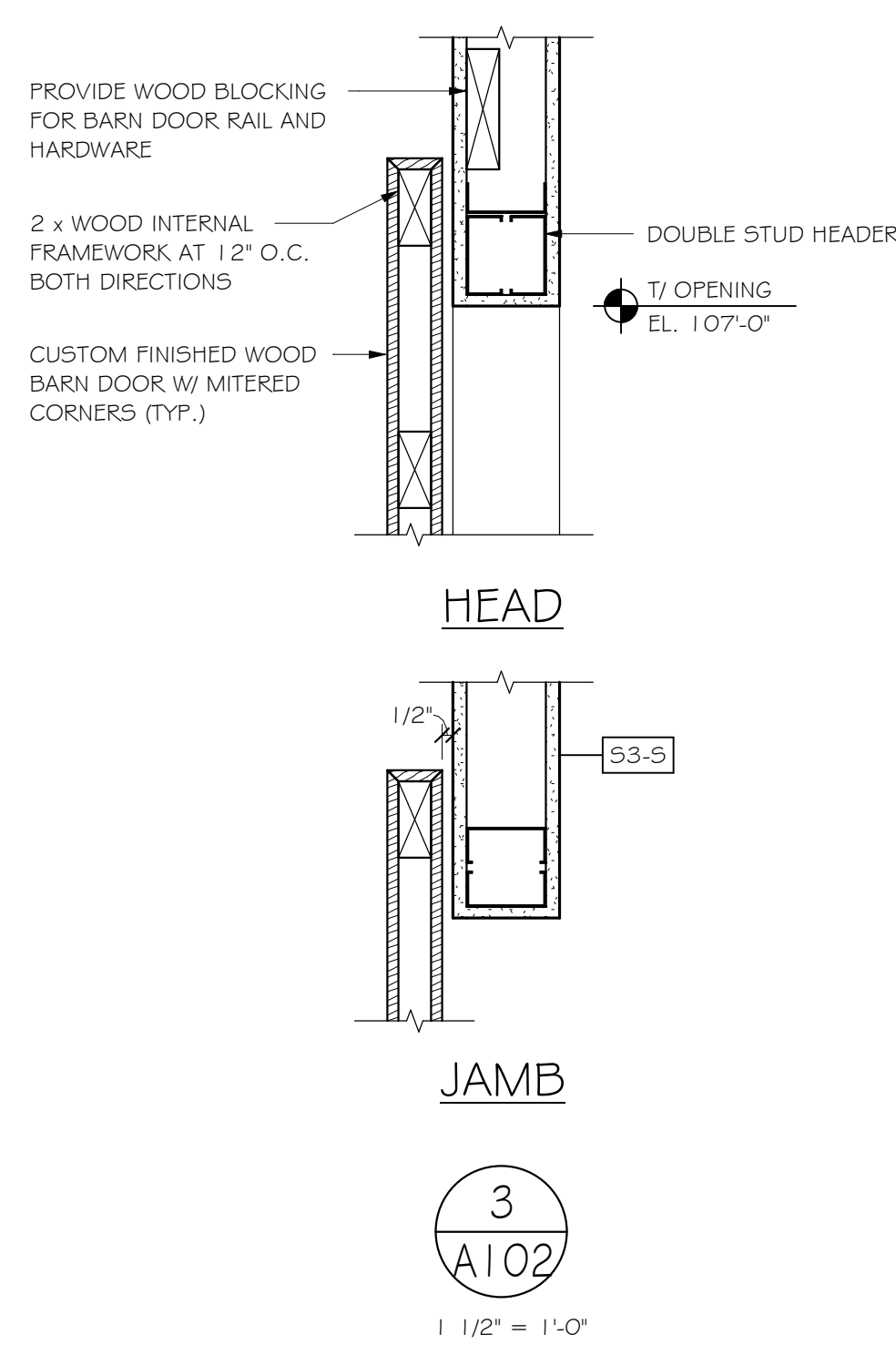
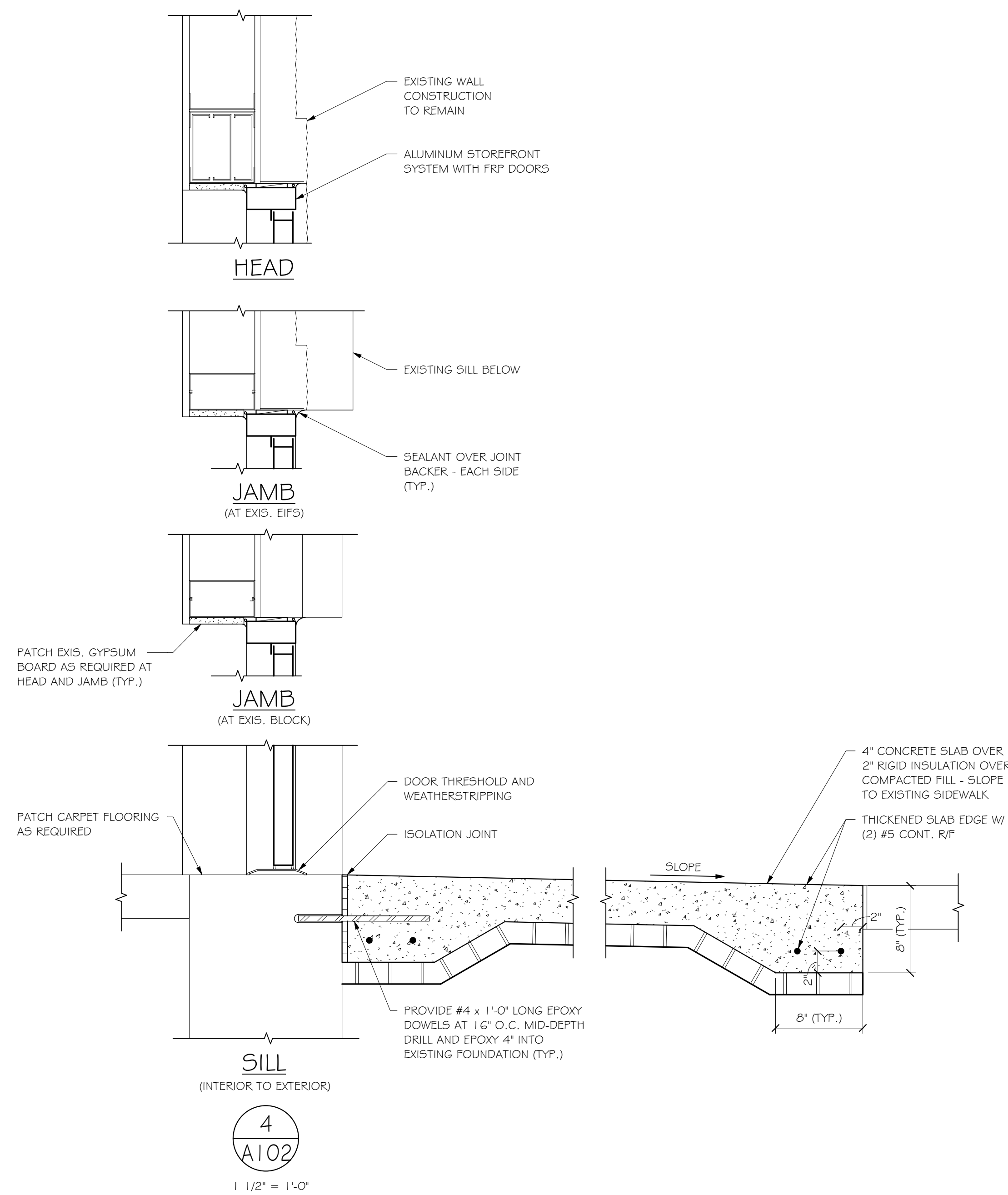
- GENERAL NOTES:
- THE DEMOLITION SHOWN IS INTENDED AS A GUIDE. NOT ALL DEMOLITION IS SHOWN. WHERE NEW CONSTRUCTION IS SHOWN ON OTHER DOCUMENTS, DEMOLISH EXISTING WALLS, FLOORS AND CEILINGS AS NECESSARY TO FACILITATE SUCH NEW CONSTRUCTION.
 - PATCH EXISTING FINISHES AS REQUIRED IN AREAS ADJACENT TO DEMOLITION. PROVIDE NEW FINISHES AT NEW CONSTRUCTION ONLY. NEW FINISHES TO MATCH EXISTING FINISHES.
 - OWNER HAS RIGHT OF FIRST REFUSAL OF ALL NON-HAZARDOUS ITEMS PRIOR TO SITE CLEARING, INCLUDING BUT NOT LIMITED TO, SALVAGED COPPER AND OTHER VALUABLE CONSTRUCTION WASTE. ITEMS THE OWNER WISHES TO SALVAGE SHALL BE REMOVED AND DELIVERED TO A SITE FOR STORAGE AS DIRECTED BY OWNER.
 - CONTRACTOR SHALL FIELD VERIFY EXACT EXTENTS OF EXISTING CONCRETE SLAB-ON-GRADE DEMOLITION WITH NEW CONCRETE SLAB-ON-GRADE CONFIGURATION PRIOR TO COMMENCING ANY WORK. FINAL PITCH/SLOPE OF NEW CONCRETE SHALL COMPLY WITH THE FOLLOWING AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS UNLESS DESIGNATED AS A RAMP OR NOTED OTHERWISE. FOR AN ACCESSIBLE ROUTE, THE MAXIMUM RUNNING SLOPE ALLOWED IS 1:20. FOR THE CROSS SLOPE OF AN ACCESSIBLE ROUTE, THE MAXIMUM RUNNING SLOPE ALLOWED IS 1:48, WHICH INCLUDES SLABS DIRECTLY ADJACENT TO DOORS, EXITS, STAIRS, AND LOADING ZONES.

- PLAN NOTES: (X)
- SITE CLEAR EXISTING CONCRETE STOOP.
 - SITE CLEAR PORTION OF EXISTING WALL CONSTRUCTION AS REQUIRED TO INSTALL NEW DOOR IN EXISTING OPENING.
 - SITE CLEAR EXISTING WINDOW SYSTEM.
 - SITE CLEAR EXISTING DOOR, FRAME AND HARDWARE.
 - SITE CLEAR PORTION OF WALL AS REQUIRED FOR NEW WORK.
 - ALIGN FACE OF NEW WALL WITH FACE OF EXISTING WALL.
 - CONCRETE AFRON - SLOPE TO EXISTING SIDEWALK.
 - DASHED LINES INDICATE SOFFIT ABOVE.

- DOOR SCHEDULE NOTES:
- CUSTOM BARN DOOR AND TRACK.
 - FRP DOOR COLOR TO SELECTED BY ARCHITECT FROM MANUFACTURERS FULL STANDARD COLOR RANGE.

DOOR SCHEDULE											
MARK	DOOR			MATERIAL	TYPE	FRAME		FIRE RATING	ELEC. REQ.	HARDWARE GROUP	NOTES
	LEAF 1	LEAF 2	HEIGHT			MATERIAL	TYPE				
117a	2'-10"	2'-10"	7'-0"	FRP	F	AL	I	--	--	--	2
117b	3'-6"	3'-6"	7'-6"	WD	BD	--	--	--	--	--	1





REFLECTED CEILING NOTES:

A. MODIFY EXISTING CEILING TILE AND GRID AS REQUIRED AT NEW WALL CONSTRUCTION.

SOFFIT LEGEND

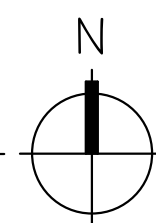
INDICATES HEIGHT OF SOFFIT OR HEADER ABOVE FINISHED FLOOR

DESIGNATES DETAIL NUMBER AND SHEET

INDICATES DEPTH OF SOFFIT (FACE TO FACE OF GYPSUM BOARD)

[illegible]

REFLECTED CEILING -
FIRST FLOOR PLAN



STORE REMODELING FOR:
UNITY HOSPICE

DE PERE, WISCONSIN

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CUSTOMER: Unity Resale Shoppe
 CONTACT: Paakou Vang
 PROJECT LOCATION:
 SALESPERSON: Todd Piontek
 ARTIST: James Lyon
 DRAWING: A-1 SCALE: 3/4"=1'
 DATE: 5/13/24 REVISION #:

APPROVAL FOR PRODUCTION

INITIALS:
 DATE:

PROJECT DESCRIPTION

24" x 60"
 .030 Polymetal
 High Performance Vinyl
 Digital Print

NOTES

4" x 12.5" - Black Vinyl Address

TABLE 7-1 — PRINCIPAL USE TABLE

USE CATEGORY	Districts																	Definition & Regulations
Use Subcategory	Residential				Mixed-Use					Commercial & Employment					Special [1]			
Specific Use Type	R1	R2	RM-1	RM-2	MX1	MX2	MX3	GX1	GX2	O	C	BP-1	BP-2	I	AG	PI-1	PI-2	
RESIDENTIAL																		
Household Living																		
Single-Household	●	●	●	●	◐	◐	◐	●	●	-	-	-	-	-	●	-	-	14-71(1)
Two-Household	-	●	●	●	◐	◐	◐	●	●	-	-	-	-	-	-	-	-	14-71(1)
Three-to-Six-Household	-	-	●	●	◐	◐	◐	●	●	-	-	-	-	-	-	-	-	14-71(1)
Seven+-Household	-	-	-	●	◐	◐	◐	●	●	-	-	-	-	-	-	-	-	14-71(1)
Live-Work	-	-	-	-	◐	◐	◐	●	●	-	-	-	-	-	-	-	-	14-71(1)
Group Living																		
Adult Family Home	●	●	●	●	◐	◐	◐	●	●	-	-	-	-	-	-	-	-	14-71(2)
Community Living Arrangement	●	●	●	●	◐	◐	◐	●	●	-	-	-	-	-	●	-	-	14-71(2)
Foster Home	●	●	●	●	◐	◐	◐	●	●	-	-	-	-	-	-	-	-	14-71(2)
Overnight Shelter	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	-	14-71(2)
Group Living not otherwise classified	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	-	-	14-71(2)
Neighborhood Clubhouse	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-	-	-	14-71(f)
PUBLIC AND CIVIC																		
Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	-	14-72(1)
Club or Lodge	-	-	-	●	◐	◐	◐	●	●	-	●	-	-	-	-	●	-	14-72(2)
College or University	-	-	-	-	◐	◐	◐	●	●	-	●	-	-	-	-	●	-	14-72(3)
Hospital	-	-	-	-	-	-	-	●	●	●	●	●	●	●	-	●	-	14-72(4)
Library or Cultural Center	-	-	-	-	●	●	●	●	●	●	●	●	●	●	-	●	-	14-72(5)
Parks and Recreation	●	●	●	●	-	-	●	●	●	-	●	-	-	-	-	●	-	14-72(6)
Religious & Non-Secular Assembly	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	14-72(7)
Safety Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	-	14-72(8)
School	-	-	-	-	-	-	-	-	-	-	●	-	-	-	-	●	-	14-72(9)
Utilities and Public Service Facilities																		
Minor	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	-	14-72(10)
Major	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	Ⓢ	-	-	14-72(10)
COMMERCIAL																		
Animal Service																		
Boarding	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	14-73(1)
Grooming	-	-	-	-	●	●	●	●	●	-	●	●	●	●	●	-	-	14-73(1)
Veterinary	-	-	-	-	●	●	●	●	●	-	●	●	●	●	●	-	-	14-73(1)

KEY: ●=permitted by right | ●=permitted only above ground-floor | Ⓢ=conditional use | -=prohibited

[1] Uses allowed in CON (Conservancy) district are listed in [14-52](#)

ARTICLE VII USES

TABLE 7-1 — PRINCIPAL USE TABLE

USE CATEGORY	Districts																Definition & Regulations
Use Subcategory	Residential				Mixed-Use				Commercial & Employment				Special [1]				
Specific Use Type	R1	R2	RM-1	RM-2	MX1	MX2	MX3	GX1	GX2	O	C	BP-1	BP-2	I	AG	PI-1	
Assembly and Entertainment																	
Small	–	–	–	–	●	●	●	●	●	–	●	–	–	–	–	–	14-73(2)
Large	–	–	–	–	–	–	●	–	–	–	●	–	–	–	–	–	14-73(2)
Business or Trade School	–	–	–	–	●	●	●	●	●	–	●	–	–	–	–	–	14-73(2)
Commercial Service																	
Consumer Maintenance and Repair	–	–	–	–	●	●	●	●	●	–	●	●	Ⓢ	–	–	–	14-73(4)
Personal Service	–	–	–	–	●	●	●	●	●	–	●	●	Ⓢ	–	–	–	14-73(4)
Studio or Instructional Service	–	–	–	–	●	●	●	●	●	–	●	●	Ⓢ	–	–	–	14-73(4)
Other Service	–	–	–	–	–	–	–	–	–	–	●	●	●	●	–	–	14-73(4)
Day Care																	
Day Care Home, Family	●	●	●	●	●	●	●	●	●	–	–	–	–	–	–	–	14-73(5)
Day Care Facility, Adult	–	–	–	–	●	●	●	●	●	–	–	–	–	–	–	–	14-73(5)
Day Care Center, Group	–	–	–	●	●	●	●	●	●	●	●	●	Ⓢ	–	–	–	14-73(5)
Eating and Drinking Places																	
Restaurant	–	–	–	–	●	●	●	Ⓢ	Ⓢ	–	●	–	–	–	–	–	14-73(6)
Bar	–	–	–	–	●	●	●	Ⓢ	Ⓢ	–	●	–	–	–	–	–	14-73(6)
Financial Service																	
Financial Institution	–	–	–	–	●	●	●	●	●	●	●	–	–	–	–	–	14-73(7)
Convenient Cash Business	–	–	–	–	–	–	–	–	–	–	Ⓢ	–	–	–	–	–	14-73(7)
Pawnshop	–	–	–	–	–	–	–	–	–	–	Ⓢ	–	–	–	–	–	14-73(7)
Funeral or Mortuary Service	–	–	–	–	–	–	●	●	●	–	●	–	–	–	–	–	14-73(8)
Lodging																	
Bed & Breakfast Inn	Ⓢ	Ⓢ	●	●	–	–	–	–	–	–	–	–	–	–	●	–	14-73(9)
Hotel	–	–	–	–	●	●	●	●	●	●	●	–	–	–	–	–	14-73(9)
Motel	–	–	–	–	–	–	–	–	–	–	●	–	–	–	–	–	
Short-term Rental	●	●	●	●	●	●	●	●	●	–	–	–	–	–	–	–	14-73(9)
Medical Service	–	–	–	–	●	●	●	●	●	●	●	●	–	–	–	–	14-73(10)
Office	–	–	–	–	●	●	●	●	●	●	●	●	●	●	–	–	14-73(11)
Parking, Non-accessory	–	–	–	–	●	●	●	●	●	–	●	●	●	●	–	–	14-73(12)
Retail Sales																	
Convenience Goods	–	–	–	–	●	●	●	●	●	–	●	–	–	–	–	–	14-73(13)
Consumer Shopping Goods	–	–	–	–	●	●	●	●	●	–	●	–	–	–	–	–	14-73(13)
Building Materials and Supplies	–	–	–	–	–	–	–	–	–	–	●	●	●	●	–	–	14-73(13)
Landscape Materials and Supplies											Ⓢ		Ⓢ	Ⓢ			

KEY: ●=permitted by right | ●=permitted only above ground-floor | Ⓢ=conditional use | –=prohibited

[1] Uses allowed in CON (Conservancy) district are listed in [14-52](#)

TABLE 7-1 — PRINCIPAL USE TABLE

USE CATEGORY	Districts																	Definition & Regulations
Use Subcategory	Residential				Mixed-Use					Commercial & Employment					Special [1]			
Specific Use Type	R1	R2	RM-1	RM-2	MX1	MX2	MX3	GX1	GX2	O	C	BP-1	BP-2	I	AG	PI-1	PI-2	
Sexually Oriented Business	–	–	–	–	–	–	–	–	–	–	–	–	–	Ⓢ	–	–	–	14-73(14)
Sports & Recreation, Participant																		
Indoor	–	–	–	–	●	●	●	–	–	–	●	Ⓢ	Ⓢ	Ⓢ	–	–	–	14-73(15)
Outdoor	–	–	–	–	–	–	●	–	–	–	●	Ⓢ	Ⓢ	Ⓢ	–	–	–	14-73(15)
Vehicle Sales and Service																		
Fueling Station	–	–	–	–	–	–	●	–	–	–	●	●	●	–	–	–	–	14-73(16)
Vehicle Sales	–	–	–	–	●	●	–	–	–	–	●	–	–	–	–	–	–	14-73(16)
Vehicle Rental	–	–	–	–	●	–	–	–	–	–	●	–	–	–	–	–	–	14-73(16)
Vehicle Maintenance & Repair, Minor	–	–	–	–	–	●	●	–	–	–	●	●	●	●	–	–	–	14-73(16)
Vehicle Maintenance & Repair, Major	–	–	–	–	–	–	–	–	–	–	●	–	●	●	–	–	–	14-73(16)
INDUSTRIAL																		
Fabrication and Production																		
Artisan	–	–	–	–	●	●	●	–	–	–	●	●	●	●	●	–	–	14-74(1)
Low-Impact	–	–	–	–	–	–	●	–	–	–	●	●	●	●	–	–	–	14-74(1)
Moderate-Impact	–	–	–	–	–	–	–	–	–	–	–	Ⓢ	●	●	–	–	–	14-74(1)
High-Impact	–	–	–	–	–	–	–	–	–	–	–	–	Ⓢ	●	–	–	–	14-74(1)
Industrial Service	–	–	–	–	–	–	–	–	–	–	–	–	●	●	–	–	–	14-74(2)
Storage, Distribution and Wholesaling																		
Trucking & Transportation Terminal	–	–	–	–	–	–	–	–	–	–	–	–	●	●	–	–	–	14-74(3)
Warehouse	–	–	–	–	–	–	–	–	–	–	●	●	●	●	–	–	–	14-74(3)
Warehouse, Mini (Self-Storage)	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	
Wholesale Sales and Distribution	–	–	–	–	–	–	–	–	–	–	●	●	●	●	–	–	–	14-74(3)
Junk or Salvage Yard	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	14-74(4)
RECYCLING																		
Composting, Yard Waste	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	●	–	
Construction/Demolition Debris	–	–	–	–	–	–	–	–	–	–	–	–	–	●	–	–	–	14-75(2)
Consumer Material Drop-off	–	–	–	–	–	–	–	–	–	–	–	–	●	●	–	–	–	14-75(3)
Consumer Material Processing	–	–	–	–	–	–	–	–	–	–	–	–	●	●	–	–	–	14-75(4)
AGRICULTURAL																		
Community Garden	●	●	●	●	●	●	●	●	●	–	–	–	–	–	●	–	–	14-76(1)
Animal Agriculture	–	–	–	–	–	–	–	–	–	–	–	–	–	–	●	–	–	14-76(2)
Crop Agriculture	–	–	–	–	–	–	–	–	–	●	●	●	●	●	●	–	–	14-76(3)
ACCESSORY																		
Backyard Cottage	●	●	●	●	–	–	–	–	–	–	–	–	–	–	–	–	–	14-27

KEY: ●=permitted by right | ●=permitted only above ground-floor | Ⓢ=conditional use | —=prohibited

[1] Uses allowed in CON (Conservancy) district are listed in [14-52](#)

ARTICLE VII USES

TABLE 7-1 — PRINCIPAL USE TABLE

USE CATEGORY	Districts																	Definition & Regulations
Use Subcategory	Residential				Mixed-Use					Commercial & Employment				Special [1]				
Specific Use Type	R1	R2	RM-1	RM-2	MX1	MX2	MX3	GX1	GX2	O	C	BP-1	BP-2	I	AG	PI-1	PI-2	
Amateur Radio Service Antenna	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	14-78(2)
Crop Agriculture	–	–	–	–	–	–	–	–	–	●	●	●	●	●	●	–	–	14-78(4)
Drive-in/Drive-through Service	–	–	–	–	–	●	●	●	●	–	●	–	–	–	–	–	–	14-77(5)
Electric Vehicle Charging Station	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	14-78(6)
Geothermal Energy System	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	14-78(7)
Home Occupation, Type A	●	●	●	●	●	●	●	●	●	–	–	–	–	–	●	–	–	14-78(8)
Home Occupation, Type B	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	Ⓒ	–	–	–	–	–	Ⓒ	–	–	14-78(8)
Outdoor Display	–	–	–	–	–	●	●	–	–	–	●	–	–	–	–	–	–	14-78(9)
Outdoor Storage	–	–	–	–	–	–	–	–	–	–	●	●	●	●	–	–	–	14-78(10)
Residential Composting	●	●	●	●	–	–	–	–	–	–	–	–	–	–	–	–	–	14-78(11)
Satellite Dish Antenna	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	14-78(12)
Secondary Suite	●	●	●	●	–	–	–	–	–	–	–	–	–	–	–	–	–	14-78(13)
Solar Energy System	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	14-78(14)
OTHER																		
Wireless Telecommunications	See 14-79																	

KEY: ●=permitted by right | ●=permitted only above ground-floor | Ⓢ=conditional use | -=prohibited

[1] Uses allowed in CON (Conservancy) district are listed in [14-52](#)

[Remainder of Page Intentionally Blank]



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: September 3, 2024

DEPARTMENT: City Attorney

FROM: Angela Zills

SUBJECT: C. Ordinance #24-17 Adopting Amendment of the 2010 Update to the City of De Pere Comprehensive Plan.

ATTACHMENTS:

- Ord24-17 (PDF)
- Reso#PC 24-03 (PDF)

ORDINANCE #24-17

ADOPTING AMENDMENT OF THE 2010 UPDATE TO THE
CITY OF DE PERE COMPREHENSIVE PLAN

WHEREAS, the City of De Pere is authorized to amend its comprehensive plan under the procedures set forth in Wis. Stats. § 66.1001(4); and

WHEREAS, the City Plan Commission adopted Resolution PC #24-03 (attached and incorporated as Exhibit A) recommending amendment of the 2010 Update of the City Comprehensive Plan to change the Future Land Uses map (Figure 2-6) for lands located at 1302 South Broadway Street, 1314 South Broadway Street and 860 O’Keefe Road (Parcels ED-F0103-6, ED-F0103-7 and ED-2078) from “Industrial Park” to “Commercial”; and

WHEREAS, the Common Council, having scheduled a public hearing thereon to be decided by the Common Council; and

WHEREAS, the City Clerk, having published a Class 1 Notice of Public Hearing regarding such proposed comprehensive plan amendment, a public hearing having been held on the 3rd day of September, 2024 at 7:35 p.m. and the Common Council having heard all interested parties or their agents and attorneys.

NOW, THEREFORE, the Common Council of the City of De Pere, Wisconsin does ordain as follows:

Section 1. Upon the recommendation of the City Plan Commission and its findings as established and set forth in Exhibit A, the 2010 Comprehensive Plan Update is hereby amended by revising the Future Land Use map (Figure 2-6) for lands located at 1302 South Broadway

Ordinance #24-17

Page 2 of 2

Street, 1314 South Broadway Street and 860 O’Keefe Road (Parcels ED-F0103-6, ED-F0103-7 and ED-2078) from “Industrial Park” to “Commercial.”

Section 2. All other references in the 2010 Comprehensive Plan Update to Future Land Uses pertaining to said property or to Figure 2-6 are likewise amended as provided herein.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall take effect upon and after passage by a majority vote of the members of the Common Council and upon publication required by law.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 3rd day of September, 2024.

APPROVED:

James G. Boyd, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: _____

Nays: _____

Committee Meeting: 7/22/2024

Date of publication: _____

PLAN COMMISSION
RESOLUTION #PC 24-03

RECOMMENDING AMENDMENT OF THE 2010 CITY OF DE PERE
COMPREHENSIVE PLAN UPDATE

WHEREAS, the City Plan Commission and Common Council approved the 2010 Comprehensive Plan Update in June/July 2010;

WHEREAS, Wis. Stats. §66.1001(4) establishes procedures by which a Comprehensive Plan may be amended; and

WHEREAS, the City has received a request (petition) to amend the *Land-Use element* of the 2010 Comprehensive Plan Update by changing the Future Land Use (Figure 2-6) for lands located at 1302 S Broadway ST, 1314 S Broadway ST, and 860 O'Keefe RD from 'Industrial Park' to 'Commercial' (Parcels ED-F0103-6, ED-F0103-7, and ED-2078); and

WHEREAS, a meeting on the request was held for the public by the Plan Commission on July 22, 2024, to obtain input from the public and for the applicant to answer questions concerning the request; and

WHEREAS, the Plan Commission having heard from the applicant(s), City Development Services staff, and the public, and having reviewed existing and proposed land use maps of the parcels subject to the petition and the parcels adjacent to and in the vicinity thereof, wishes to recommend approval of the request to amend the 2010 Comprehensive Plan Update.

NOW THEREFORE, BE IT RESOLVED THAT:

The City Plan Commission finds and determines that the requested amendment to the 2010 Comprehensive Plan Update is compatible with existing land uses adjacent to Parcels ED-F0103-6, ED-F0103-7, and ED-2078, and therefore the

Resolution #PC 24-03

Page 2 of 2

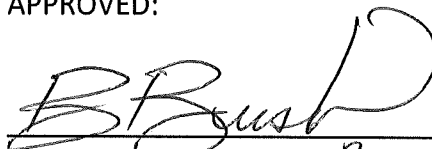
requested amendment is consistent with the *Land-use element* of the 2010 Comprehensive Plan Update.

BE IT FURTHER RESOLVED THAT:

The Plan Commission recommends to the De Pere Common Council that the 2010 Comprehensive Plan Update *Land-Use element* be amended by changing the Future Land Use (Figure 2-6) for lands located at 1302 S Broadway ST, 1314 S Broadway ST, and 860 O'Keefe RD from 'Industrial Park' to 'Commercial' (Parcel ED-F0103-6, ED-F0103-7, ED- 2078), as shown on the map attached hereto and incorporated as Exhibit A.

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 22nd day of July, 2024.

APPROVED:



~~James G. Boyd, Mayor~~ Brenda Busch
Plan Commission Chair Vice Chair

Ayes: 6

Nays: 0



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: September 3, 2024

DEPARTMENT: City Clerk

FROM: Carey Danen

SUBJECT: Public comment upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Common Council. §6-3(f) DPMC



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: September 3, 2024

DEPARTMENT: Finance Department

FROM: Pamela Manley

SUBJECT: Discussion on final pricing of General Obligation Promissory Notes, Series 2024.

Baird Managing Director Justin Fischer reported that the rate for the General Obligation Promissory Notes came in much lower than projected:

- the final issue amount was \$7,725,000 (the estimate presented to Council was \$7,840,000 and the max parameter was \$7,900,000).

- the final interest rate was 3.36% (the estimate presented to Council was 4.25%, and the max parameter was 4.75%).

- the debt service cost savings versus what was presented to Council is \$478,671.

ATTACHMENTS:

- Baird Final Pricing Summary (PDF)



City of De Pere

Final Pricing Summary
August 28, 2024

Justin A. Fischer, Managing Director

jfischer@rwbaird.com
777 East Wisconsin Avenue
Milwaukee, WI 53202
Phone 414.765.3827
rwbaird.com/publicfinance

City of De Pere

Issue Summary	
Description:	General Obligation Promissory Notes, Series 2024
Amount:	\$7,725,000
Dated & Settlement Date:	September 18, 2024
Maturities:	September 1, 2025 - 2039
First Interest Payment:	March 1, 2025
First Call Date:	September 1, 2032
Moody's Rating:	Aa2
True Interest Cost:	3.36%

City of De Pere

2024 CAPITAL IMPROVEMENT FINANCING PLAN

2024 BORROWING - FINAL														
\$7,725,000														
GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2024														
Dated: September 18, 2024														
(First Interest: March 1, 2025)														
LEVY YEAR	YEAR DUE	EXISTING NET DEBT SERVICE	EXISTING NET DEBT SERVICE	CITY	TID #17	TID #18	PRINCIPAL	INTEREST	LESS:	TOTAL	COMBINED NET DEBT SERVICE	COMBINED NET DEBT SERVICE	COMBINED NET DEBT SERVICE	YEAR DUE
		(CITY)	(TID #17)	TOTAL	TOTAL	TOTAL (E)	(9/1)	(3/1 & 9/1)	BID PREMIUM/ CAPI		(CITY)	(TID #17)	(TID #18)	
		(A) (B) (D)	(B) (C)					TIC = 3.36%			(A) (B) (D)	(B) (C)	(E)	
2023	2024	\$4,610,665	\$0								\$4,610,665	\$0	\$0	2024
2024	2025	\$4,489,485	\$141,600	\$640,000	\$0	\$0	\$640,000	\$359,435	(\$359,435)	\$640,000	\$5,129,485	\$141,600	\$0	2025
2025	2026	\$4,188,375	\$138,600	\$691,788	\$7,503	\$0	\$625,000	\$345,250	(\$270,959)	\$699,291	\$4,880,163	\$146,103	\$0	2026
2026	2027	\$3,803,219	\$140,600	\$694,000	\$35,000	\$170,000	\$585,000	\$314,000		\$899,000	\$4,497,219	\$175,600	\$170,000	2027
2027	2028	\$3,236,500	\$137,400	\$690,500	\$34,000	\$170,250	\$610,000	\$284,750		\$894,750	\$3,927,000	\$171,400	\$170,250	2028
2028	2029	\$2,747,000	\$139,200	\$691,000	\$33,000	\$170,250	\$640,000	\$254,250		\$894,250	\$3,438,000	\$172,200	\$170,250	2029
2029	2030	\$2,326,800	\$455,800	\$695,250	\$32,000	\$170,000	\$675,000	\$222,250		\$897,250	\$3,022,050	\$487,800	\$170,000	2030
2030	2031	\$1,581,650	\$459,600	\$693,000	\$36,000	\$169,500	\$710,000	\$188,500		\$898,500	\$2,274,650	\$495,600	\$169,500	2031
2031	2032	\$1,116,600	\$457,600	\$699,500	\$34,750	\$168,750	\$750,000	\$153,000		\$903,000	\$1,816,100	\$492,350	\$168,750	2032
2032	2033	\$639,600		\$689,250	\$33,500	\$167,750	\$775,000	\$115,500		\$890,500	\$1,328,850	\$33,500	\$167,750	2033
2033	2034			\$693,000	\$32,250	\$166,500	\$815,000	\$76,750		\$891,750	\$693,000	\$32,250	\$166,500	2034
2034	2035				\$36,000	\$170,000	\$170,000	\$36,000		\$206,000		\$36,000	\$170,000	2035
2035	2036				\$34,800	\$169,400	\$175,000	\$29,200		\$204,200		\$34,800	\$169,400	2036
2036	2037				\$33,600	\$168,600	\$180,000	\$22,200		\$202,200		\$33,600	\$168,600	2037
2037	2038				\$32,400	\$167,600	\$185,000	\$15,000		\$200,000		\$32,400	\$167,600	2038
2038	2039				\$31,200	\$166,400	\$190,000	\$7,600		\$197,600		\$31,200	\$166,400	2039
		\$28,739,894	\$2,070,400	\$6,877,288	\$446,003	\$2,195,000	\$7,725,000	\$2,423,685	(\$630,395)	\$9,518,291	\$35,617,182	\$2,516,403	\$2,195,000	

(A) Net of bid premium from the 2021A G.O. Promissory Notes.

(B) Net of bid premium from the 2022A G.O. Promissory Notes.

(C) Net of capitalized interest from the 2022A G.O. Promissory Notes.

(D) Net of bid premium from the 2023A G.O. Promissory Notes.

(E) Net of capitalized interest from the 2024A G.O. Promissory Notes.



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: September 3, 2024

DEPARTMENT: City Clerk

FROM: Carey Danen

SUBJECT: Recommendation from the License Committee on an Application for a Class "B" Fermented Malt Beverage and "Class C" Wine License for Pages and Pours, LLC (DBA Pages and Pours), 417 Main Av Suite 1. Submitted by Pages and Pours, LLC. Agent: Mark W. Hank, Green Bay, WI.

The Police Department conducts background checks twice a month for all applications received during the previous two weeks. Due to the timing of this practice, results have not been received as of the agenda publication deadline. If approved, the Clerk's office will not issue the license until the background check results have been confirmed.

ATTACHMENTS:

- Pages and Pours_application (PDF)

Form
AB-200Alcohol Beverage License
Application

For Municipal Use Only	
Municipality	
License Period	

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer \$ _____
 ☒ Class "B" Beer \$ _____
- ☐ "Class A" Liquor \$ _____
 ☐ "Class B" Liquor \$ _____
- ☐ "Class A" Liquor (cider only) \$ _____
 ☐ Reserve "Class B" Liquor \$ _____
- ☒ "Class C" Liquor (wine only) \$ _____

Fees	
License Fees	\$
Background Check Fee	\$
Publication Fee	\$ 30 - 195388
Total Fees	\$

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship)

Pages and Pours, LLC

2. Business Trade Name or DBA

Pages and Pours

3. FEIN

99-3665900

4. Wisconsin Seller's Permit Number

456-1031792894-04

5. Entity Type (check one)

- ☐ Sole Proprietor
 ☐ Partnership
 ☒ Limited Liability Company
 ☐ Corporation
 ☐ Nonprofit Organization

6. State of Organization

Wisconsin

7. Date of Organization

6/12/2024

8. Wisconsin DFI Registration Number

P091996

9. Premises Address

417 Main Avenue Suite 1

10. City

De Pere

11. State

WI

12. Zip Code

54115

13. County

Brown

 14. Governing Municipality: ☐ City ☐ Town ☐ Village
 of: De Pere

15. Aldermanic District

16. Premises Phone

612-910-8490

17. Premises Email

marke@pagesandpourswi

18. Website

www.pagesandpours.com

19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

Wine and bottled/canned beer, charcuterie boards, pastries, bread, coffee amidst a used bookstore

20. Mailing Address (if different from premises address)

710 Aerostar Lane

21. City

Green Bay

22. State

WI

23. Zip Code

54313

Part B: Questions

 1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated	Location	Trial Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol . . ☐ Yes ☒ No
beverages.

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? . . ☐ Yes ☒ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? ☐ Yes ☒ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity

4b. Business Entity FEIN

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☒ Yes ☐ No
6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No
7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☒ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Hank	Mark	member	612-910-8490
Hank	Sheri	member	612-913-0161
Hank	John	member	612-860-6037

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name	First Name	M.I.
Hank	Mark	W.
Title	Email	Phone
owner/member	mark@pagesandpoms.com	612-910-8490
Signature	Date	
<i>[Signature]</i>	8/7/24	

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
8/9/24			
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: September 3, 2024

DEPARTMENT: City Clerk

FROM: Carey Danen

SUBJECT: Recommendation from the License Committee on a Renewal Application for a Class "B" Fermented Malt Beverage License for De Pere Deacons Hockey Team, Inc. (DBA De Pere Deacons Hockey), 1450 Ft. Howard Av. Submitted by De Pere Deacons Hockey Team, Inc. Agent: David E. Lepp, Green Bay, WI.

The Police Department conducts background checks twice a month for all applications received during the previous two weeks. Due to the timing of this practice, results have not been received as of the agenda publication deadline. If approved, the Clerk's office will not issue the license until the background check results have been confirmed.

ATTACHMENTS:

- De Pere Deacons_application (PDF)

Form
AB-200Alcohol Beverage License
Application

For Municipal Use Only	
Municipality	
License Period	

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer \$ _____
 ☒ Class "B" Beer \$ _____
- ☐ "Class A" Liquor \$ _____
 ☐ "Class B" Liquor \$ _____
- ☐ "Class A" Liquor (cider only) \$ _____
 ☐ Reserve "Class B" Liquor \$ _____
- ☐ "Class C" Liquor (wine only) \$ _____

Fees	
License Fees	\$
Background Check Fee	\$
Publication Fee	\$ 30.00 8-14-24 R# 193488
Total Fees	\$

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship) DEPERE DRAGONS HOCKEY TEAM, INC			
2. Business Trade Name or DBA			
3. FEIN 460893404		4. Wisconsin Seller's Permit Number EXEMPT	
5. Entity Type (check one) ☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☐ Corporation ☒ Nonprofit Organization			
6. State of Organization WI		7. Date of Organization 12.20.12	
8. Wisconsin DFI Registration Number D049911			
9. Premises Address 1450 FT. HOWARD AV			
10. City DEPERE		11. State WI	12. Zip Code 54115
13. County BROWN	14. Governing Municipality: ☒ City ☐ Town ☐ Village of: _____		15. Aldermanic District _____
16. Premises Phone 920.403.2000	17. Premises Email		18. Website
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. 1ST AND SECOND FLOORS OF DEPERE ICE ARENA			
20. Mailing Address (if different from premises address) 1408 ARGONNE DR.			
21. City GREEN BAY		22. State WI	23. Zip Code 54304

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated _____	Location _____	Trial Date _____
Penalty Imposed _____	Was sentence completed? ☐ Yes ☐ No	
Law/Ordinance Violated _____	Location _____	Trial Date _____
Penalty Imposed _____	Was sentence completed? ☐ Yes ☐ No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? ☐ Yes ☒ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? ☐ Yes ☒ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity

4b. Business Entity FEIN

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☒ Yes ☐ No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☒ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
LEPP	DAVID E.	MEMBER	920.660.0933
NUTHALS	GREG	MEMBER	920.460.3142

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name LEPP		First Name DAVID		M.I. E
Title MEMBER		Email dlepp07kw@gmail.com	Phone 920.660.0933	
Signature <i>David E Lepp</i>			Date 8.13.24	

Part E: For Clerk Use Only

Date Application Was Filed With Clerk 8/14/24	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: September 3, 2024

DEPARTMENT: City Clerk

FROM: Carey Danen

SUBJECT: Recommendation from the License Committee on an application for temporary premises description change submitted by St. Norbert College, Inc., (DBA St. Norbert College), 100 Grant St.

ATTACHMENTS:

- SNC_premises description change (PDF)

Form
AB-200Alcohol Beverage License
Application

For Municipal Use Only	
Municipality	
License Period	24-25

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer \$ _____ ☒ Class "B" Beer \$ _____
☐ "Class A" Liquor \$ _____ ☒ "Class B" Liquor \$ _____
☐ "Class A" Liquor (cider only) \$ _____ ☐ Reserve "Class B" Liquor \$ _____
☐ "Class C" Liquor (wine only) \$ _____

Fees	
License Fees	\$
Background Check Fee	\$
Publication Fee	\$ 30
Total Fees	\$

Pd
192884

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship)

St. Norbert College, Inc,

2. Business Trade Name or DBA

3. FEIN

391399196

4. Wisconsin Seller's Permit Number

456-1020112251-03

5. Entity Type (check one)

- ☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☒ Corporation ☐ Nonprofit Organization

6. State of Organization

WI

7. Date of Organization

12/29/1981

8. Wisconsin DFI Registration Number

6S23110

9. Premises Address

see below

10. City

DePere

11. State

WI

12. Zip Code

54115

13. County

Brown

14. Governing Municipality: ☒ City ☐ Town ☐ Village

of: DePere

15. Aldermanic District

16. Premises Phone

(920) 403-1352

17. Premises Email

terrie.dubois@snc.edu

18. Website

19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.

F.K. Bemis Conference Center 293 Third St. lower lobby, first floor dining room, adjacent lobby, conference rooms on all floors, first floor patio Michels Commons 409 Third St. Ruth's Marketplace including Dale's lounge, adjacent lobby and conference rooms, Michels Ballroom on second floor, 1st and 2nd floor patios Kress Inn 300 Grant St. Lobby and conference room Ray VandenHeuvel Family Campus Center 419 First St. first floor lounge, outside patio, Phil's pub, third floor reflection lounge, upper and lower patios
Storage of alcohol for Kress Inn is in the basement, Michels Commons, basement liquor room, Bemis, basement storage, Campus Center storage is in Michels Commons basement

20. Mailing Address (if different from premises address)

100 Grant Street

21. City

DePere

22. State

WI

23. Zip Code

54115

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No

If yes, list the details of violation below. Attach additional sheets if necessary.

Law/Ordinance Violated

Location

Trial Date

Penalty Imposed

Was sentence completed? ☐ Yes ☒ No

Law/Ordinance Violated

Location

Trial Date

Penalty Imposed

Was sentence completed? ☐ Yes ☒ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol . . ☐ Yes ☒ No beverages.
If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.
3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? . . ☐ Yes ☒ No
If yes, provide the name of the restricted investor and describe the nature of the interest.
4. Is the applicant business owned by another business entity? ☐ Yes ☒ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.
- 4a. Name of Business Entity 4b. Business Entity FEIN
5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☒ Yes ☐ No
6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No
7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☒ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

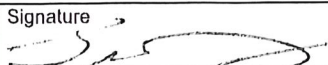
Last Name	First Name	Title	Phone
Joyner	Laurie	President	(920) 403-3166
Massey	Julie	Secretary	(920) 403-3014
Anfang	Autumn	Treasurer	(920) 403-3250

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Massey		First Name Julie	M.I.
Title Secretary		Email julie.massey@snc.edu	Phone (920) 403-3014
Signature 		Date 4/30/2024	

Part E: For Clerk Use Only

Date Application Was Filed With Clerk 5/14/24	License Number 24-40	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

Premise Description Change Fall 2024:

Dates/Times/Locations:

Saturday, Oct. 5th, 2024, 5pm-7:30pm
Bush Art Center-1st floor gallery space
403 Third St. DePere

Friday, Sept. 20th, 2024 6pm-10:15pm
Abbot Pennings Hall of Fine Arts near Walter Theater lobby
315 Third Street DePere

Friday, Oct. 18th, 2024, 5-9pm
Mulva Family Fitness Center-Arena/Gym
601 Third St. DePere



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: September 3, 2024

DEPARTMENT: Plan Commission

FROM: Peter Schleinz

SUBJECT: Resolution #24-80 Regarding the Vacation of a Portion of a Public Thoroughfare (right-of-way discontinuance at 2000 Commerce Drive and 2051 Profit Place - adjacent to Parcels ED-3103, ED-2382) - Refer to Public Hearing.

On August 26, 2024, Plan Commission unanimously recommended approval of the right-of-way discontinuance with one condition by a vote of 7-0.

ATTACHMENTS:

- Mayor -CC-2000Commerce Drive and 2051 Profit Place ROW Vacation (PDF)
- Reso24-80 (PDF)
- Exhibit A - Profit PL (PDF)
- Exhibit B - Profit PL (PDF)
- PC Report - ROW Discontinuance - Profit PL (DOCX)
- Application Form (PDF)
- Legal Description - Exhibit A - Profit PL (DOCX)
- Legal Description - Exhibit B - Profit PL (DOCX)
- Public Hearing Notice - Profit PL (DOCX)

CITY OF DE PERE MEMO



To: James G. Boyd, Mayor
Members of the Common Council

From: Anthony S. Wachewicz III, City Attorney

Date: September 3, 2024 (Meeting Date)

RE: Resolution #24-80 Regarding the Vacation of a Portion of a Public Thoroughfare (Right-of-Way Discontinuance at 2000 Commerce Drive and 2051 Profit Place adjacent to Parcels ED-3103 and ED-2382)

Under Wisconsin Statute. §66.1003, the City may initiate vacating a public way or thoroughfare. This process begins with the Council introducing the vacation resolution at a Council meeting. The matter is then set for public hearing with the same resolution coming back before the Council for action at that public hearing.

Therefore, the action to be taken at the September 3, 2024, Council meeting is merely to refer the resolution forward for a public hearing. The resolution will then be placed on the Council agenda at the date and time of the public hearing where the merits of the vacation can be debated and/or acted upon.

If you have any questions regarding this process, please let me know.

Tony

J:\Law\Memos\2024\Mayor-CC 2000 Commerce Drive and 2051 Profit Place ROW Vacation8-29-24.docx

RESOLUTION #24-80

REGARDING THE VACATION OF A PORTION OF A PUBLIC THOROUGHFARE
(Right-of-Way Discontinuance at 2000 Commerce Drive and 2051 Profit Place
adjacent to Parcels ED-3103 and ED-2382)

WHEREAS, the City of De Pere has initiated the vacation and discontinuance of a portion of public thoroughfare in accordance with the requirements of Wis. Stats. § 66.1003(4)(a); and

WHEREAS, the public interest may require the vacation of said right-of-way; and

WHEREAS, the Plan Commission has reviewed and recommended approval of such vacation and discontinuance, with a public hearing on said vacation to be held in accordance with Wis. Stats. §66.1003(4)(b), on _____, 2024 at 7:35 p.m.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

Section 1. The following described right-of-way at 2000 Commerce Drive and 2051 Profit Place, located approximately 600 feet northeast of the Profit Place/Destiny Drive intersection, adjacent to Parcels ED-3103 and ED-2382, East Side of Fox River, City of De Pere, Brown County, Wisconsin more fully described as follows:

ED-3103

Part of the Southeast 1/4 of the Southeast 1/4, Section 33, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the southeast corner of said Section 33; thence N89°20'38"W, 1040.05 feet on the south line of said Southeast 1/4; thence N00°39'22"E, 851.04 feet to the southwest corner of Lot 41, East Side Industrial Park Fourth Addition, Volume 24, Pages 199-200, Document Number 2983125; thence N25°06'53"W, 255.32 feet on the west line of said Lot 41 to the southeast corner of Profit Place; thence N27°53'35"W, 40.00 feet on the east right of way of Profit Place to the POINT OF BEGINNING; thence S61°29'29"W, 147.55 feet on the centerline of Profit Place; thence 40.76 feet on the arc of a 65.00 foot radius curve to the left, having a long chord which bears N24°38'32"W, 40.09 feet to the north right of way of Profit Place; thence N61°29'29"E, 145.28 feet on said north right of way to the east right of way of Profit Place; thence S27°53'35"E, 40.00 feet on said east right of way to the Point of Beginning.

Resolution #24-80

Page 2 of 3

Said parcel contains 5,771 Square Feet (0.132 Acres) of land more or less.

and

ED-2382

Part of the Southwest 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southeast 1/4, Section 33, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the southeast corner of said Section 33; thence N89°20'38"W, 1040.05 feet on the south line of said Southeast 1/4; thence N00°39'22"E, 851.04 feet to the southwest corner of Lot 41, East Side Industrial Park Fourth Addition, Volume 24, Pages 199-200, Document Number 2983125; thence N25°06'53"W, 255.32 feet on the west line of said Lot 41 to the south right of way of Profit Place, the POINT OF BEGINNING; thence S61°29'29"W, 197.07 feet on said south right of way; thence 66.91 feet on the arc of a 65.00 foot radius curve to the left, having a long chord which bears N22°48'29.5"E, 63.99 feet to the centerline of Profit Place; thence N61°29'29"E, 147.55 feet on said centerline to the east right of way of Profit Place; thence S27°53'35"E, 40.00 feet on said east right of way to the Point of Beginning.

Said parcel contains 6,528 Square Feet (0.150 Acres) of land more or less.

be and the same is hereby wholly vacated and discontinued as a public thoroughfare. All existing utility easements and rights incidental thereto are retained within the vacated right-of-way as provided under § 66.1005(2)(a), and the entire right-of-way shall be retained as an easement.

Said public right-of-way to be vacated is as shown and dimensioned on the scale maps attached hereto and incorporated by reference herein as Exhibits A and B.

Section 2. The City Clerk is hereby authorized and directed to file and record this resolution, with the map attached, in the Office of the Register of Deeds for Brown County and to amend the Official Map of the City in conformity with this resolution.

Introduced to the Common Council of the City of De Pere at its regular meeting held on the 3rd day of September, 2024.

Resolution #24-80

Page 3 of 3

Adopted by the Common Council of the City of De Pere, Wisconsin, this _____ day of _____, 2024.

APPROVED:

James G. Boyd, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: _____

Nays: _____

Board/Committee Review: 08/26/2024

EXHIBIT 'A'

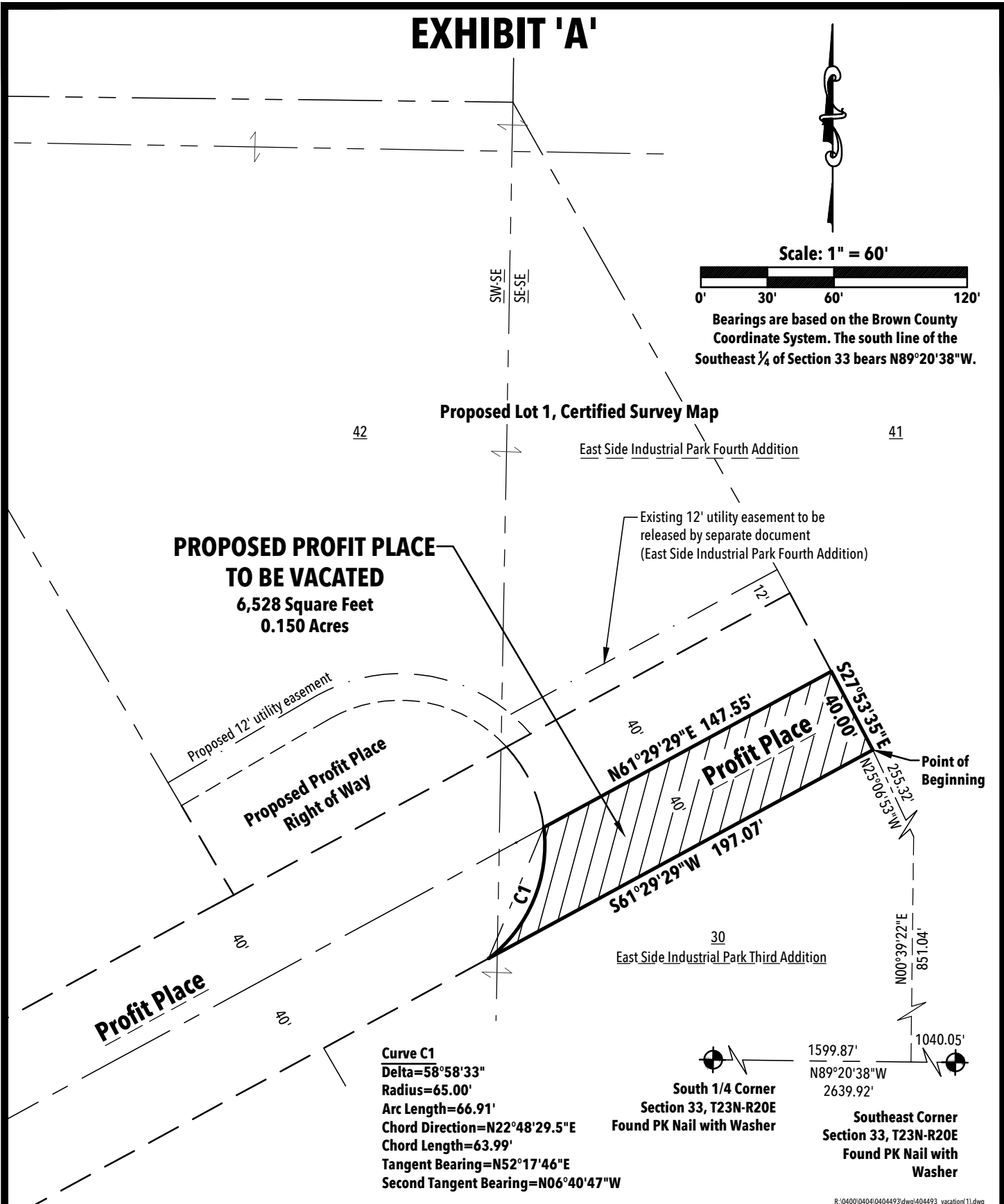
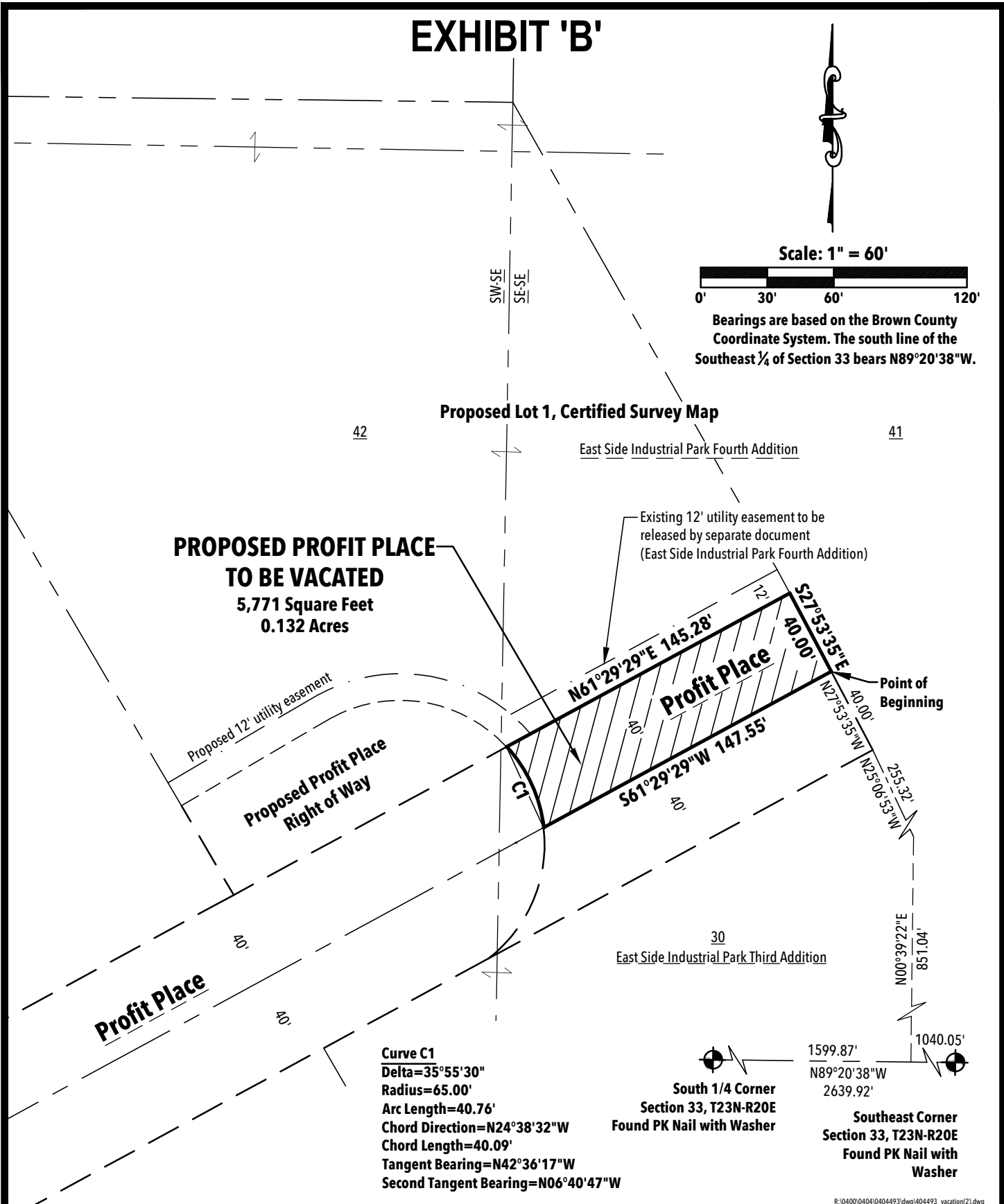
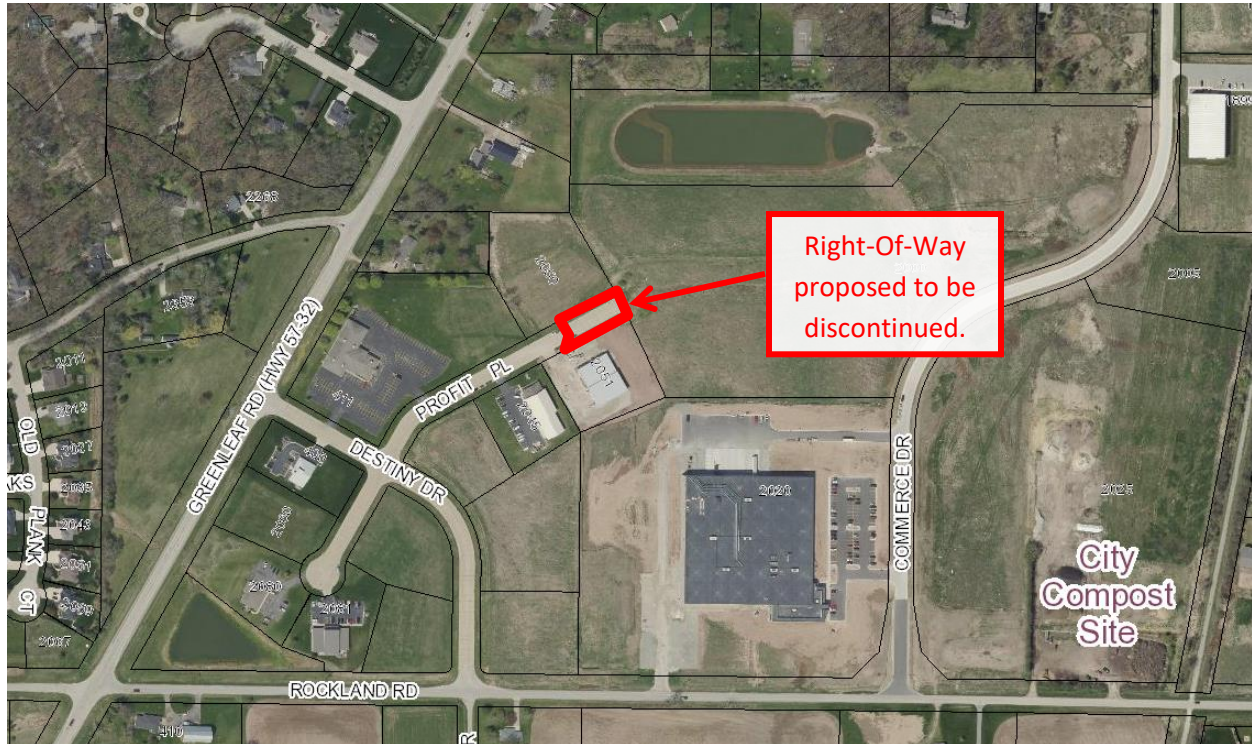


EXHIBIT 'B'



- Item 7:** Consideration and possible action for a right-of-way discontinuance at 2000 Commerce DR and 2051 Profit PL (Adjacent to Parcels ED-3103, ED-2382).*

PROPOSED RIGHT-OF-WAY DISCONTINUANCE



REQUESTED ACTION:	Public Right-Of-Way Discontinuance Approval. <i>The proposal shortens the right-of-way for future development. A cul-de-sac is proposed at the end of the remaining shortened right-of-way.</i>
COMMON DESCRIPTION:	2000 Commerce DR and 2051 Profit PL. located approximately 600 feet northeast from the Profit PL and Destiny DR intersection.
ZONING:	The right-of-way is adjacent to Business Park-1 District (BP-1) and Business Park-2 (BP-2) District.
SURROUNDING LAND USES:	Developing Business Park (BP-1, BP-2) to the north, east, and west. Business Park (BP-1) to the south.
COMPREHENSIVE PLAN:	Business Park.
APPLICANT / OWNERS:	<u>Authorized Representative and Owner</u> City of De Pere 335 S Broadway ST De Pere, WI 54115
LAND USE HISTORY:	The right-of-way was built in the early 2000's.

STAFF REVIEW:

When reviewing a right-of-way vacation/discontinuance, staff utilizes the process identified in Wisconsin State Statutes 66.103 and 66.105. The role of the Plan Commission in the process is to determine if such a vacation/discontinuance is necessary and if so, recommend to the Common Council that the right-of-way be vacated/discontinued. The following are factors for consideration:

- The right-of-way will no longer be needed due to proposed future development at the northern end of the right-of-way.
- The right-of-way will be divided into two and attached to an adjacent parcel(s).
- The discontinuance has been reviewed by the Development Services Department and Engineering staff. Conditions of approval added are listed at the end of this report.

REVIEW PROCESS:

The Common Council will review the Plan Commission recommendation twice, first as a resolution on September 3, 2024 and then with a public hearing and resolution potentially on October 15, 2024.

Immediately adjacent property owners were notified of all proposed meetings and no comments were received. The review process follows State Statute requirements, which includes a Class III public hearing notification. There is not a 300-foot nearby neighbor notification requirement.

STAFF RECOMMENDATION:

Staff recommends APPROVAL and forwarding the 2000 Commerce DR and 2051 Profit PL right-of-way discontinuance to the Common Council for final approval with the following condition:

1. The entire right-of-way is retained as an easement; all utility easements are retained.

Note: it is likely that all or part of the underlying easements will be released at a later date in a separate request.



Planning/Zoning Application

Planning & Zoning Department

1.10.f

Submitted On:

Aug 8, 2024, 11:25AM EDT

Parcel Number: (Include ALL parcels)	ROW between ED-3103, ED-3104, and ED-2051.
Nearest property address to the project site:	Street Address: 2050 Profit PL City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Right-of-way Discontinuance
Current De Pere Zoning Districts:	None, in the right-of-way
Existing Site Land Uses:	Right-of-way
Proposed Site Land Uses:	Business Park/Industrial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: City of Last Name: De Pere
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 335 S Broadway ST City: De Pere State: W Zip: 54115
Property Owner's Phone Number:	920-339-4043
Property Owner's Email Address:	pschleinz@deperewi.gov
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's Name:	First Name: Peter Last Name: Schleinz
Authorized Representative's Business Name:	City of De Pere

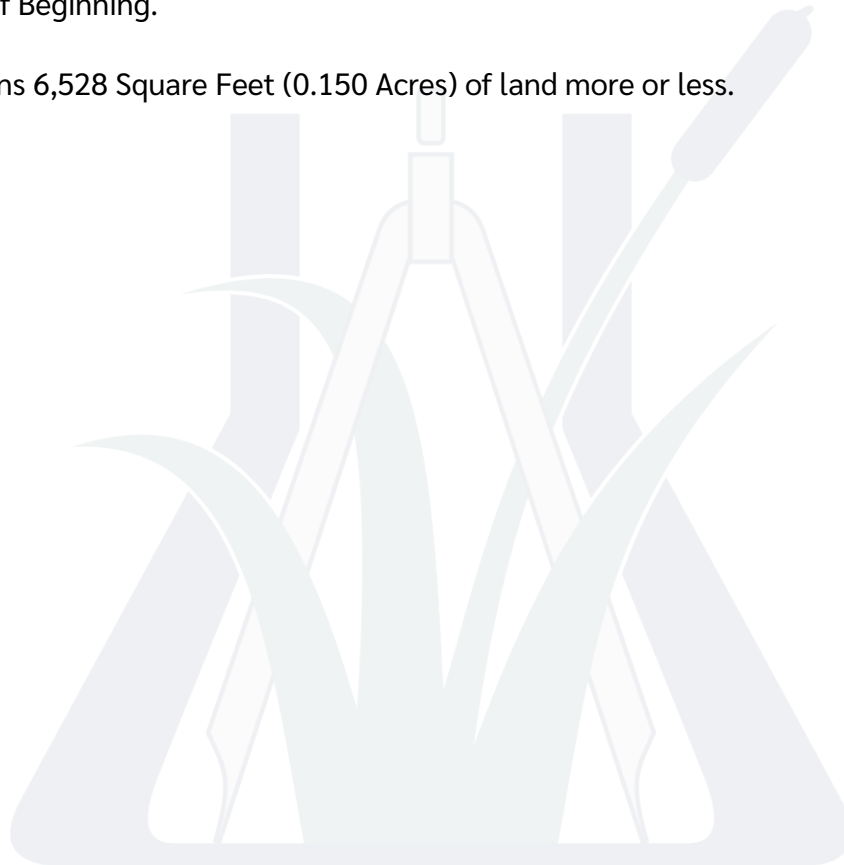
Authorized Representative's Phone Number:		920-339-4043	1.10.f
Authorized Representative's Email Address:		pschleinz@deperewi.gov	
Please attach an EXHIBIT MAP with the Right-of-way Discontinuance boundary.		Vacation Exhibit.pdf	
Please attach a WORD DOCUMENT with the boundary legal description and a description about why the Right-of-way Discontinuance is needed.		Profit Place Vacation Legal Description.docx	
How do you plan on paying for your application?		City is the petitioner	
Total Due:		\$350.00	
Signature Data	First Name: Peter Last Name: Schleinz Email Address: pschleinz@deperewi.gov		
			
		Signed at: August 8, 2024 11:25am America/New_York	
User's Session Information		IP Address: 216.56.64.34 Referrer URL:	

PROFIT PLACE VACATION LEGAL DESCRIPTION: EXHIBIT A

Part of the Southwest 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southeast 1/4, Section 33, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the southeast corner of said Section 33; thence N89°20'38"W, 1040.05 feet on the south line of said Southeast 1/4; thence N00°39'22"E, 851.04 feet to the southwest corner of Lot 41, East Side Industrial Park Fourth Addition, Volume 24, Pages 199-200, Document Number 2983125; thence N25°06'53"W, 255.32 feet on the west line of said Lot 41 to the south right of way of Profit Place, the POINT OF BEGINNING; thence S61°29'29"W, 197.07 feet on said south right of way; thence 66.91 feet on the arc of a 65.00 foot radius curve to the left, having a long chord which bears N22°48'29.5"E, 63.99 feet to the centerline of Profit Place; thence N61°29'29"E, 147.55 feet on said centerline to the east right of way of Profit Place; thence S27°53'35"E, 40.00 feet on said east right of way to the Point of Beginning.

Said parcel contains 6,528 Square Feet (0.150 Acres) of land more or less.

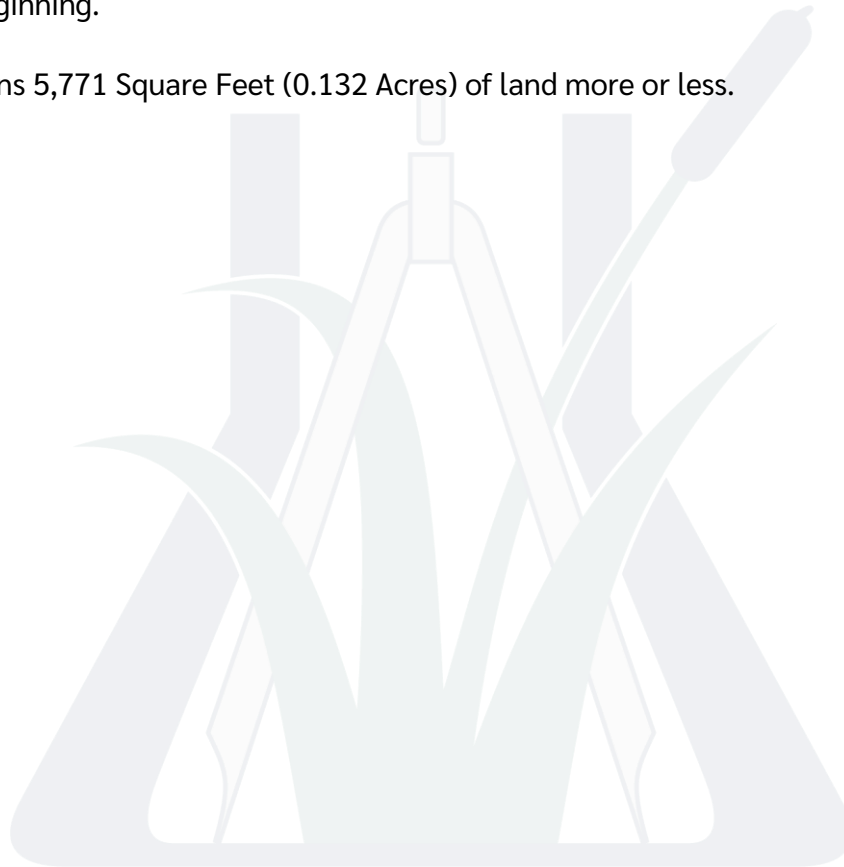


PROFIT PLACE VACATION LEGAL DESCRIPTION: EXHIBIT B

Part of the Southeast 1/4 of the Southeast 1/4, Section 33, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the southeast corner of said Section 33; thence N89°20'38"W, 1040.05 feet on the south line of said Southeast 1/4; thence N00°39'22"E, 851.04 feet to the southwest corner of Lot 41, East Side Industrial Park Fourth Addition, Volume 24, Pages 199-200, Document Number 2983125; thence N25°06'53"W, 255.32 feet on the west line of said Lot 41 to the southeast corner of Profit Place; thence N27°53'35"W, 40.00 feet on the east right of way of Profit Place to the POINT OF BEGINNING; thence S61°29'29"W, 147.55 feet on the centerline of Profit Place; thence 40.76 feet on the arc of a 65.00 foot radius curve to the left, having a long chord which bears N24°38'32"W, 40.09 feet to the north right of way of Profit Place; thence N61°29'29"E, 145.28 feet on said north right of way to the east right of way of Profit Place; thence S27°53'35"E, 40.00 feet on said east right of way to the Point of Beginning.

Said parcel contains 5,771 Square Feet (0.132 Acres) of land more or less.



Publish: September 20, September 27, October 4, 2024, in the Press-Times (Class III Notice)

NOTICE OF PUBLIC HEARING

Notice is Hereby given, that on **Tuesday, October 15, 2024**, at 7:35 PM or as soon thereafter as can be heard, a public hearing will be held by the Common Council of the City of De Pere to act on a discontinuance of a public thoroughfare at **2000 Commerce DR and 2051 Profit PL**, adjacent to Parcels ED-3103 and ED-2051, described as:

Adjacent to ED-3103: Part of the Southeast 1/4 of the Southeast 1/4, Section 33, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the southeast corner of said Section 33; thence N89°20'38"W, 1040.05 feet on the south line of said Southeast 1/4; thence N00°39'22"E, 851.04 feet to the southwest corner of Lot 41, East Side Industrial Park Fourth Addition, Volume 24, Pages 199-200, Document Number 2983125; thence N25°06'53"W, 255.32 feet on the west line of said Lot 41 to the southeast corner of Profit Place; thence N27°53'35"W, 40.00 feet on the east right of way of Profit Place to the POINT OF BEGINNING; thence S61°29'29"W, 147.55 feet on the centerline of Profit Place; thence 40.76 feet on the arc of a 65.00 foot radius curve to the left, having a long chord which bears N24°38'32"W, 40.09 feet to the north right of way of Profit Place; thence N61°29'29"E, 145.28 feet on said north right of way to the east right of way of Profit Place; thence S27°53'35"E, 40.00 feet on said east right of way to the Point of Beginning.

Said parcel contains 5,771 Square Feet (0.132 Acres) of land more or less.

Adjacent to ED-2382: Part of the Southwest 1/4 of the Southeast 1/4 and part of the Southeast 1/4 of the Southeast 1/4, Section 33, Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the southeast corner of said Section 33; thence N89°20'38"W, 1040.05 feet on the south line of said Southeast 1/4; thence N00°39'22"E, 851.04 feet to the southwest corner of Lot 41, East Side Industrial Park Fourth Addition, Volume 24, Pages 199-200, Document Number 2983125; thence N25°06'53"W, 255.32 feet on the west line of said Lot 41 to the south right of way of Profit Place, the POINT OF BEGINNING; thence S61°29'29"W, 197.07 feet on said south right of way; thence 66.91 feet on the arc of a 65.00 foot radius curve to the left, having a long chord which bears N22°48'29.5"E, 63.99 feet to the centerline of Profit Place; thence N61°29'29"E, 147.55 feet on said centerline to the east right of way of Profit Place; thence S27°53'35"E, 40.00 feet on said east right of way to the Point of Beginning.

Said parcel contains 6,528 Square Feet (0.150 Acres) of land more or less.

The public may attend the meeting either in person in the Council Chambers (2nd Floor City Hall, 335 S. Broadway ST, De Pere WI) or electronically. Electronic or telephonic access to the

meeting is below: Computer/smart phone accessing <https://www.gotomeet.me/DePere> OR
dial by phone: United States (Toll Free): 1-866 899-4679 United States: +1 (312) 757-3117
Access Code: 154-883-285.

A map and detailed description of the proposed right-of-way discontinuance is available by emailing Peter Schleinz at pchleinz@deperewi.gov.

Dated this 4th day of September, 2024.

BY ORDER OF THE COMMON COUNCIL

James G. Boyd
Mayor

Carey E. Danen
City Clerk



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: September 3, 2024

DEPARTMENT: Plan Commission

FROM: Peter Schleinz

SUBJECT: Resolution #24-81 Authorizing No Build Easement (1400 Block Builders Court; Parcel WD-1138).

On August 26, 2024, Plan Commission unanimously recommended approval of the easement by a vote of 7-0.

ATTACHMENTS:

- Reso24-81 (PDF)
- No Build Easement (PDF)
- No Build Exhibit (PDF)
- PC Report - 10' no-build easement (DOCX)
- Application Form (PDF)
- Legal Description No Build (DOCX)

RESOLUTION #24-81

AUTHORIZING NO BUILD EASEMENT
(1400 Block Builders Court; WD-1138)

WHEREAS, in order to prevent potential development resulting in buildings constructed too close together, the City is need of a 10-foot wide no build easement that prohibits development within the easement area along the eastern interior side yard property line at the 1400 Block of Builders Court (Parcel WD-1138); and

WHEREAS, the attached No Build Easement maintains a 10 foot buffer on City property to prohibit development or construction causing setback issues on this parcel and minimizes issues resulting from buildings constructed to close to one another; and

WHEREAS, this matter has been reviewed by the Plan Commission which recommends its approval thereof.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

The Common Council authorizes the Mayor and City Clerk to execute the attached No Build Easement creating a 10-foot no build easement on Parcel WD-1138; 1400 Block of Builders Court, subject to such changes as deemed necessary by the City Attorney, and directs the City Clerk to record the same with the Brown County Register of Deeds Office.

BE IT FURTHER RESOLVED THAT:

All City officials, officers and employees are authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Resolution #24-81
Page 2 of 2

Adopted by the Common Council of the City of De Pere, Wisconsin, this 3rd day of
September, 2024.

APPROVED:

James G. Boyd, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: _____

Nays: _____

Board Approval: 08/26/2024

NO BUILD EASEMENT

Document Number

This NO BUILD EASEMENT, made between

CITY OF DE PERE, a municipal corporation,
GRANTOR

and

CITY OF DE PERE, a municipal corporation,
GRANTEE

GRANTOR conveys to GRANTEE, its heirs, successors and assigns, for good and valuable consideration, receipt of which is acknowledged, the following described NO BUILD EASEMENT in Brown County, Wisconsin.

Said GRANTOR conveys to said GRANTEE a NO BUILD EASEMENT, located in Part of Lot 3, Certified Survey Map Number 9151, Document Number 2891153, located in part of Lot 4, Southbridge Business Park, Volume 21 of Plats, Page 152, Document Number 1775029, all located in part of Lots 110 and 115, William's Grant Subdivision and part of Government Lot 1, Section 6, Township 22 North, Range 20 East, City of De Pere, Brown County, Wisconsin, more fully described as follows:

Recording Area

Name and Return Address

Anthony S. Wachewicz III
City Attorney
City of De Pere
De Pere, WI 54115

Part of WD-1138

Parcel Identification Number

Commencing at the closing corner between Section 5 and said Section 6, Township 22 North, Range 20 East and said William's Grant Subdivision; thence N00°28'00"E, 306.63 feet on the east line of said Government Lot 1; thence N89°32'16"W, 112.75 feet to a point on the south right of way of Builders Court also being the **POINT OF BEGINNING**; thence S33°38'57"W, 90.44 feet; thence S05°54'55"E, 420.37 feet to a southeast line of said Lot 3; thence S52°55'34"W, 11.69 feet on said southeast line; thence N05°54'55"W, 430.02 feet; thence N33°38'57"E, 94.71 feet to said south right of way; thence 10.03 feet on the arc of a 75.00 foot radius curve to the left, having a long chord which bears S52°31'11"E, 10.02 feet on said south right of way to the Point of Beginning.

Said parcel contains 5,177 Square Feet (0.119 Acres) of land more or less.

A scale map shown on Exhibit A, is also attached hereto and incorporated herein by reference.

THIS NO BUILD EASEMENT IS SUBJECT TO OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

No Build Easement Restrictions

The purpose of the No Build Easement is to maintain a 10' wide buffer on Grantee's property at the proposed eastern interior side yard of the property line at the 1400 Block of Builders Court and any future buildings. There shall be no erecting, constructing, installing, placing, or maintaining or moving of any building or structure within the No Build Easement Area or reductions to the setback area. The construction, installation, modification, repair and replacement of drive and parking areas and of sub-surface improvements within the No Build Easement Area are not prohibited by this No Build Easement.

This No Build Easement is an easement appurtenant and shall inure to and bind the successors and assigns of the Grantor and Grantee and shall constitute a covenant running with the land.

By: CITY OF DE PERE

Signature

Date

James G. Boyd

Print Name

Mayor

Title

Signature

Date

Carey E. Danen

Print Name

City Clerk

Title

STATE OF WISCONSIN)
) SS.
BROWN COUNTY)

Personally came before me this _____ day of _____ 2024, the above named James G. Boyd, Mayor and Carey E. Danen, City Clerk to me known to be the person(s) who executed the forgoing instrument and acknowledge the same.

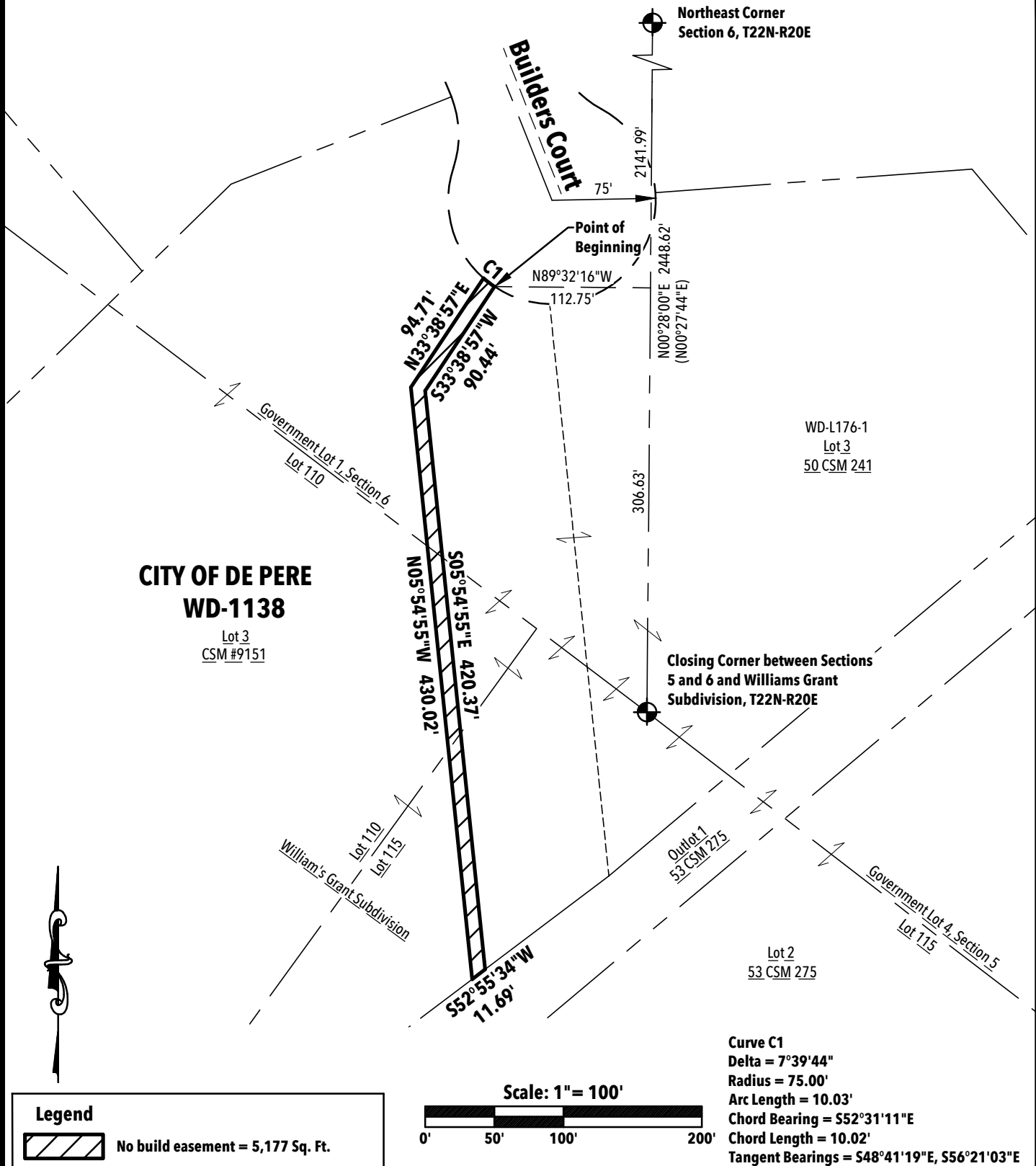
(Signature of notary above)

(Print or type name of notary above)
Notary Public, _____ County, WI

My Commission Expires: _____

This instrument was drafted by: Attorney Anthony S. Wachewicz III

EXHIBIT 'A'



REL Robert E. Lee
 & Associates, Inc.
 1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com



CITY OF DE PERE
 Development Services Department
 335 S. Broadway St.
 De Pere, Wisconsin 54115
 Office (920) 339-4053

Date: 8/21/2024
 REL Job #: 404486
 Exhibit
 Sheet 1 of 1

ITEM 5: Consideration and possible action for a new 10-foot-wide no-build easement, created by the City of De Pere, that prohibits development along the proposed eastern interior side yard property line at 1400 BLK Builders CT (Parcel WD-1138).*

SITE MAP



REQUESTED ACTION: New 10-foot-wide no-build easement.

Note: The existing property lines in GIS may not match the above graphic because the design exception follows a property line that will be created after the recording of a CSM for the project later this year.

COMMON DESCRIPTION: 1414 Builders CT, south from the Builders CT and American BL intersection.

ZONING: BP-2 (Business Park-2 District.).

SURROUNDING LAND USES: Business Park (BP-2) to the north, east, and west.
Railroad Spur (PI-1) and De Pere Dog Park (CON) to the south.

COMPREHENSIVE PLAN: Business Park

APPLICANT/OWNER: Applicant and Owner
City of De Pere
ATTN: Peter Schleinz, Senior Planner
335 S Broadway ST
De Pere, WI 54115

LAND USE HISTORY: The property to the north was developed for business park use in late 2007. The subject parcel has been maintained as farmland.

STAFF REVIEW: The City of De Pere is requesting a new 10-foot-wide no-build easement at the eastern end of 1400 BLK Builders CT. The site is the location of a proposed new property line that is part of a potential land sale between the City of De Pere and Badgerland Builders at 1414 Builders CT.

- If approved, development will be prohibited within the easement area.

A design exception proposed in a separate request for the reduction of an interior side yard setback on an adjacent property to the east to allow for the development of a warehouse. This easement request minimizes issues with buildings being constructed too close together. The design exception will be reviewed by Plan Commission on August 26, 2024.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the no-build easement request and forwarding the recommendation to the Common Council for final approval. The final easement language will be subject to the final approval of the City Attorney's office.



Planning/Zoning Application

Planning & Zoning Department

1.11.e

Submitted On:

Aug 21, 2024, 12:34PM EDT

Parcel Number: (Include ALL parcels)	WD-1138
Nearest property address to the project site:	Street Address: 1400 BLK Builders CT City: De Pere State: W Zip: 54115
Check each project type that is being applied for:	Easement
Is this project creating a new easement or releasing an existing easement?	New Easement
Current De Pere Zoning Districts:	BP-2
Existing Site Land Uses:	Undeveloped/Vacant/Agricultural
Proposed Site Land Uses:	Business Park/Industrial
Does the project comply with the Comprehensive Plan?	Yes
Has City Staff been contacted for a preapplication meeting?	Yes
Property Owner:	First Name: City of De Pere Last Name: City of De Pere
Is the property owner's address the same as the nearest property address?	No
Property Owner's Address:	Street Address: 335 S Broadway ST City: De Pere State: W Zip: 54115
Property Owner's Phone Number:	920-339-4043
Property Owner's Email Address:	pschleinz@deperewi.gov
Is someone processing the project for the property owner as their authorized representative?	Yes
Authorized Representative's	First Name: Peter

Name:		Last Name: Schleinz	1.11.e
Authorized Representative's Business Name:		City of De Pere	
Authorized Representative's Phone Number:		920-339-4043	
Authorized Representative's Email Address:		pschleinz@deperewi.gov	
Please attach an EXHIBIT MAP with the easement boundary.		No Build Exhibit.pdf	
Please attach a WORD DOCUMENT with the boundary legal description and a description about why the easement change is needed.		Legal Description No Build.docx	
How do you plan on paying for your application?		City is the petitioner	
Total Due:		\$375.00	
Signature Data	First Name: Peter		
	Last Name: Schleinz		
	Email Address: pschleinz@deperewi.gov		
			
	Signed at: August 21, 2024 12:34pm America/New_York		
User's Session Information		IP Address: 216.56.64.34	
		Referrer URL:	

LEGAL DESCRIPTION NO BUILD EASEMENT

Part of Lot 3, Certified Survey Map Number 9151, Document Number 2891153, located in part of Lot 4, Southbridge Business Park, Volume 21 of Plats, Page 152, Document Number 1775029, all located in part of Lots 110 and 115, William's Grant Subdivision and part of Government Lot 1, Section 6, Township 22 North, Range 20 East, City of De Pere, Brown County, Wisconsin, more fully described as follows:

Commencing at the closing corner between Section 5 and said Section 6, Township 22 North, Range 20 East and said William's Grant Subdivision; thence $N00^{\circ}28'00''E$, 306.63 feet on the east line of said Government Lot 1; thence $N89^{\circ}32'16''W$, 112.75 feet to a point on the south right of way of Builders Court also being the **POINT OF BEGINNING**; thence $S33^{\circ}38'57''W$, 90.44 feet; thence $S05^{\circ}54'55''E$, 420.37 feet to a southeast line of said Lot 3; thence $S52^{\circ}55'34''W$, 11.69 feet on said southeast line; thence $N05^{\circ}54'55''W$, 430.02 feet; thence $N33^{\circ}38'57''E$, 94.71 feet to said south right of way; thence 10.03 feet on the arc of a 75.00 foot radius curve to the left, having a long chord which bears $S52^{\circ}31'11''E$, 10.02 feet on said south right of way to the Point of Beginning.

Said parcel contains 5,177 Square Feet (0.119 Acres) of land more or less.



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: September 3, 2024

DEPARTMENT: City Clerk

FROM: Carey Danen

SUBJECT: Resolution #24-82 Authorizing City of De Pere to Challenge State of Wisconsin's Preliminary Population Determination.

ATTACHMENTS:

- Reso24-82 (PDF)
- Exhibit A - Municipal Population Estimate Challenge Form (PDF)

RESOLUTION #24-82**AUTHORIZING CITY OF DE PERE TO CHALLENGE
STATE OF WISCONSIN'S PRELIMINARY POPULATION DETERMINATION**

WHEREAS, the State of Wisconsin annually produces population estimates of the current number of persons residing in each municipality of the state for purposes of state revenue sharing distribution under Wisconsin Statutes Chapter 79; and

WHEREAS, the population estimates are based on the prior census and analysis of contemporary data including housing units, dormitory and institutional populations, automobile registrations and other indicators of population change; and

WHEREAS, the State of Wisconsin has released its preliminary population determination for January 1, 2024, which includes an estimate for the population of the City of De Pere at 25,439, which is a nominal increase of 29 persons from the 2020 census of 25,410; and

WHEREAS, the City believes that the State's 2024 preliminary population determination is based upon incorrect information and wishes to exercise its rights under Wisconsin Statute § 16.96 to challenge the preliminary population determination; and

WHEREAS, the City of De Pere Common Council has reviewed such matter and recommends its approval to challenge the preliminary population determination including submission of the form set forth in Exhibit A, which is incorporated herein by reference.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

The Mayor, City Clerk, and City staff are authorized to complete and submit the population challenge to the State of Wisconsin including, but not limited to, the City's specific objections and evidence in support thereof, and the attached form in Exhibit A.

Resolution #24-82
Page 2 of 2

BE IT FURTHER RESOLVED THAT:

All City officials, officers, employees, and agents are further authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 3rd day of September, 2024.

APPROVED:

James G. Boyd, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: _____

Nays: _____

Board/Committee Approval: 09/03/2024

MUNICIPAL POPULATION ESTIMATE CHALLENGE FORM

If your municipality believes that the estimate is not a reasonable approximation of your population, complete this form and submit it **with administrative data** that can be used to evaluate the challenge. Submit the challenge on or before **September 15, 2024**.

Send challenges to:

dan.barroilhet@wisconsin.gov

The Council/Board of the

☐ Town

☐ City

☐ Village of: _____

in the County of: _____

has authorized me to submit a challenge to the correctness of the annual preliminary population estimate prepared for our municipality. The municipality contends the estimate is inaccurate because it is based upon inadequate information.

Evidence based upon administrative records or other information is presented in support of this contention, as required by §16.96 of the Wisconsin Statutes. The statutes do not permit the Department of Administration to accept the results of a population enumeration conducted by any group, agency or unit of government other than the U.S. Census Bureau.

NAME: _____

TITLE: _____

MAILING ADDRESS: _____

EMAIL: _____

DAYTIME TELEPHONE: () _____

SIGNATURE: _____ DATE: _____



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: September 3, 2024

DEPARTMENT: City Attorney

FROM: Angela Zills

SUBJECT: Resolution #24-83 Approving Donation Agreement Between the City of De Pere and K.C. Stock Foundation, Inc. (Nelson Family Pavilion).

Due to timing issues, this item is being brought forward directly to the Common Council for review and approval.

ATTACHMENTS:

- Reso24-83 (PDF)
- KC Stock Nelson Pavilion Donation Agreement - to Council (PDF)

RESOLUTION #24-83

APPROVING DONATION AGREEMENT BETWEEN
THE CITY OF DE PERE AND K.C. STOCK FOUNDATION, INC.
(Nelson Family Pavilion)

WHEREAS, pursuant to Resolution #21-121, the Common Council approved a Donation Sponsorship Plan for fundraising activities for the Nelson Family Pavilion at Voyageur Park; and

WHEREAS, the K.C. Stock Foundation, Inc. has generously offered to pledge a monetary donation of \$100,000.00 for naming rights to the patio to be paid over a two-year period (\$50,000.00 by 12/31/26 and \$50,000.00 by 12/31/2027), upon the terms and conditions identified in the Donation Agreement attached hereto and incorporated herein by reference.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

The City is grateful to K.C. Stock Foundation for their generous donation and authorizes the Mayor and City Clerk to execute the attached Donation Agreement Voyageur Park – Nelson Family Pavilion Between the City of De Pere and K.C. Stock Foundation, Inc.

BE IT FURTHER RESOLVED THAT:

All City officials, officers, and employees are authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Adopted by the Common Council of the City of De Pere, Wisconsin, this 3rd day of September, 2024.

APPROVED:

James G. Boyd, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: _____

Nays: _____

DONATION AGREEMENT

VOYAGEUR PARK - NELSON FAMILY PAVILION

1. **PARTIES.** This Donation Agreement (the "Agreement") is made and entered into this _____ day of _____, 2024, by and between the City of De Pere, a Wisconsin municipal corporation located at 335 S. Broadway, De Pere, Wisconsin ("CITY") and K.C. Stock Foundation, Inc., 1175 Lombardi Avenue, Suite 450, Green Bay, Wisconsin, a Wisconsin corporation ("Donor") (each a "Party," collectively, the "Parties").

2. **RECITALS AND PURPOSE.** The Donor commits to provide the CITY with the funds set forth in **Exhibit A** for the sole purpose set forth in **Exhibit A**.

Accordingly, in consideration of the mutual promises set forth in this Agreement, the parties covenant and mutually agree to the terms and conditions set forth in the following paragraphs.

3. **DONATION.** The Donor agrees to disburse to the CITY those funds indicated on the attached **Exhibit A** ("Donation Funds") over a period of two (2) years. The Donation Funds shall be used for the purpose(s) set forth in **Exhibit A** and as follows: for naming rights to the patio with two signs recognizing the Donor with one on the patio and one on the signage listed on the main sponsor wall.

4. **RECEIPT.** Within five (5) business days of receiving the Donation Funds, the CITY shall provide the Donor with a receipt. The receipt must be written on the official letterhead of the CITY and contain the following information: a) the name of the CITY as listed in Section 1 of this Agreement, b) the date the Donation Funds were given, c) and the amount of the Donation Funds received.

5. **DONEE TAX STATUS.** The CITY is a Wisconsin municipal corporation and public body corporate and politic. The Parties desire that the Donation Funds or Gift made by this Agreement are or to be made in compliance with all of the applicable provisions of the Internal Revenue Code of 1986, as amended, and any other applicable laws governing charitable donations.

6. **LICENSE.** The Donor grants to the CITY a nonexclusive, non-transferable, non-sublicensable license to use those trade names, marks and logos owned by the Donor ("Donor Trademarks"), which use shall be limited to that allowed solely in connection with this Agreement; provided, however, that the Donor in its sole discretion from time to time, may change the appearance and/or style of the Donor Trademarks. Unless required earlier by a court order or to avoid potential infringement liability, CITY shall have 30 days' notice to implement any such changes in the Donor Trademarks after receipt of notice of the change in appearance and/or style of the Donor Trademarks. CITY hereby acknowledges and agrees that (i) the Donor has represented to CITY that the Donor Trademarks are owned solely and exclusively by the Donor, (ii) except as set forth herein, the CITY has no rights, title or interest in or to the Donor Trademarks and (iii) all use of the Donor Trademarks by the CITY shall inure to the benefit of the Donor. CITY agrees not to apply for registration of the Donor Trademarks (or any mark confusingly similar thereto) anywhere in the world.

7. **RELATIONSHIP.** Notwithstanding any provision to the contrary in this Donation Agreement, the Parties agree that their relationship with respect to the Donation Funds or Gift contemplated herein is one of donor and donee only, and no provision of this Donation Agreement shall be construed to create any other type of status or relationship between the Parties with respect to such Donation Funds or Gift. Neither Party nor its agents or employees are the representatives of the other Party for any purpose and neither Party has the power or authority as agent, employee, or any other capacity to represent, act for, bind or otherwise create or assume any obligation on behalf of the other Party for any purpose whatsoever.

8. **FORCE MAJEURE.** Neither Party shall be deemed to have defaulted or failed to perform under this Agreement if that Party's ability to perform or default shall have been caused by an event or events beyond the control and without the fault of that Party, including fire, flood, explosion, act of God or a public enemy, strike, labor dispute, civil riot, pandemic, or the ability of Donor to provide the Gift is impacted by any of the foregoing ("Force Majeure Event"). Upon the occurrence of the Force Majeure Event, the Party claiming the Force Majeure Event shall promptly notify the other Party in writing of such event. Notwithstanding the foregoing, in the event of a Force Majeure Event, each Party agrees to make a good faith effort to perform its obligations hereunder.
9. **ASSIGNMENT.** The provisions of this Agreement will be binding on the Parties' successors and assigns. Upon notice to the other party, either party may assign this Agreement in whole or in part to any affiliate or subsidiary, or any party acquiring substantially all of the stock or assets of that party. Any other assignment shall require the prior written consent of the other party. Such consent not to be unreasonably withheld.
11. **NOTICES.** Any notice required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified or registered mail, postage and fees prepaid, addressed to the party to whom such notice is intended to be given at the address set forth in Section 1 of this Agreement. Such notice shall be deemed to have been given when deposited in the U.S. Mail.
12. **EXHIBITS.** All exhibits referred to in this Agreement are, by reference, incorporated in this Agreement for all purposes.
13. **PARAGRAPH CAPTIONS.** The captions of the paragraphs are set forth only for convenience and reference, and are not intended in any way to define, limit, or describe the scope or intent of this Agreement.
14. **ADDITIONAL DOCUMENTS OR ACTION.** The parties agree to execute any additional documents and to take any additional action necessary to carry out this Agreement.
15. **INTEGRATION AND AMENDMENT.** This Agreement represents the entire agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.
16. **WAIVER OF BREACH.** The waiver by any party to this Agreement of a breach of any term or provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by any party.
17. **GOVERNING LAW.** The construction and interpretation of this Agreement and any disputes arising hereunder (whether for breach of contract, tortious conduct or otherwise) shall be governed by and construed in accordance with the internal laws of the State of Wisconsin without giving reference to its conflict of laws principles. In the event any suit, action or proceeding is brought by either party with respect to this Agreement or the matters contemplated herein, such action, suit or proceeding shall be brought in the state courts located in Brown County, Wisconsin and both Parties hereby accept, consent and submit to the exclusive jurisdiction of such court for the purpose of any such action, suit or proceeding.
18. **SEVERABILITY.** If any provision of this Agreement is declared to be invalid, void or unenforceable by a court of competent jurisdiction, such provision shall be deemed to be severable, and all other provisions of this Agreement shall remain fully enforceable, and this Agreement shall be interpreted in all respects as if such provision were omitted.
19. **AUTHORITY.** The Party represents that it has full power and authority to execute this Agreement and to carry out the transactions contemplated hereby, and that all corporate action on the part of such Party, its

officers, directors, employees, and/or shareholders and all consents, approvals, orders, authorizations or filings with any federal or state governmental agency necessary for the authorization, execution, delivery and performance of this Agreement by each Party and the consummation of the transactions contemplated herein by each Party has been taken or obtained, and that this Agreement constitutes the legal, valid and binding obligation of such entity.

20. ELECTRONIC SIGNATURE & COPIES. electronic signatures shall constitute original signatures for all purposes of this Agreement. Any and all electronic copies of the Agreement shall be treated as an original version.

21. PUBLICITY. Except as required pursuant to public records laws, neither party shall publish any press release, make any other public announcement, communicate with any third party, or otherwise publish any statement(s) (each a "Disclosure") concerning this Agreement or the transactions contemplated hereby without the prior written consent of the other Party.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year written above.

CITY OF DE PERE

K.C. STOCK FOUNDATION, INC.

James G. Boyd, Mayor

Name: _____

Title: _____

Carey E. Danen, City Clerk

EXHIBIT A**Donation Fund Total Amount:**

\$100,000.00

Fund Disbursement Schedule:

Two (2) year time period

\$50,000.00 by December 31, 2026

\$50,000.00 by December 31, 2027

Sole Purpose of the Funds:

Nelson Family Pavilion – patio



City of De Pere, Wisconsin

Request For Common Council Action

MEETING DATE: September 3, 2024

DEPARTMENT: City Clerk

FROM: Carey Danen

SUBJECT: Future agenda items.
