



Common Council

Regular Meeting

Final Minutes

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

Tuesday, August 6, 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	Excused	
Pamela Gantz	Aldersperson	Present	
Jonathon Hansen	Aldersperson	Present	
Amy Chandik Kundinger	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 July 16, 2024 Common Council meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Carpenter, Aldersperson
SECONDER:	Devin Perock, Aldersperson
AYES:	Carpenter, Gantz, Hansen, Kundinger, Ledvina, Perock
EXCUSED:	Mike Eserkaln, 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.

This item was postponed until the August 20th Council meeting.

6. Consideration and Possible Action on the following Community Service Grant applications:

A. Compassionate Home Health Care - Health & Hygiene Popup Hub

B. Lovin the Skin I'm In - Providing Access to Hair Care Products for Kids of Color in Foster Care

Aldersperson Ledvina moved, seconded by Aldersperson Gantz to award \$600 to each applicant. Aldersperson Carpenter moved, seconded by Aldersperson Ledvina to open the meeting. Upon vote, motion carried unanimously. Applicant Dawn Paradiso-Hansen

explained the program. Alderperson Carpenter moved, seconded by Alderperson Ledvina to close the meeting. Upon vote, motion carried unanimously.

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

7. Consideration and Possible Action on Rock the Dock Request to Use Public Parking Lots.

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

8. Recommendation from Plan Commission to approve the FINAL De Pere Comprehensive Housing Study and Action Plan.

Robert O'Brien and Tom Dworetzky from Camoin Associates summarized the key findings from the study. Topics included anticipated population growth with the new southern bridge; high job growth; housing starts and market performance; rental demand; and expected housing needs and costs. Mr. O'Brien and Mr. Dworetzky then answered questions from Council members and identified their recommended goals and strategies. Discussion followed.

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

9. Recommendation from Plan Commission to approve a 2 lot CSM at 2000 Commerce DR (Parcel ED-3103, ED-3104, ED-3105).

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

10. Consideration and Possible Action on Development Agreement with Amerilux Holdings, LLC.

Development Services Director Dan Lindstrom reviewed the modifications that were added since the previous agreement.

RESULT:	APPROVED BY ROLL CALL VOTE [UNANIMOUS]
MOVER:	Devin Perock, Alderperson
SECONDER:	Amy Chandik Kunding, Alderperson
AYES:	Carpenter, Gantz, Hansen, Kunding, Ledvina, Perock
EXCUSED:	Mike Eserkaln, John Quigley

11. Resolution #24-63 Authorizing Agreement regarding the Sale and Purchase of Business Park Property Between the City of De Pere and T Jansen Enterprises, LLC (Parcel ED-2077-1; 1405 Enterprise Drive).

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

12. Resolution #24-64 Approving Amendment to Facade Improvement Project Application and Authorizing Disbursement of Grant (407 Main Avenue - Parcel WD-885).

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

13. Resolution #24-65 Approving Amendment to Facade Improvement Project Application and Authorizing Disbursement of Grant for (409 Main Avenue - Parcel WD-886).

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

14. Resolution #24-66 Approving Housing Stock Improvement Mortgage and Loan and Authorizing Disbursement to Danielle Jauquet (719 North Michigan Street - Parcel ED-16).

Development Services Director Dan Lindstrom reported that the closing timeline and procedures for this program have been improved since the last application was processed.

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

15. Resolution #24-67 Authorizing Development Agreement Between the City of De Pere and De Pere 230 Development Partners LLC Former Shopko Site - Building F (Parcel Nos. ED-861 and ED-875).

Development Services Director Dan Lindstrom reported that this agreement is for the first building in the project only. He noted that the building design plan has not yet been submitted, and that items such as the location and size of the building are the only things referenced in this agreement. He explained that the City has responsibility for the infrastructure and parking garage. The parking structure is being placed at the back of the development site, because locating it right on Broadway Street frontage would not be the highest and best use of the property. Director Lindstrom answered questions about the decision to make all units in this building market-rate housing.

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

16. Resolution #24-68 Approving Release of Easement Rights for Parcel ED-861 (Former Shopko Site).

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

17. Resolution #24-69 Approving the Tenth Amendment to Central Brown County Water Authority Water Purchase and Sale Contract.

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

18. Future agenda items.
None.

19. Possible Discussion and Action on Walmart Litigation for Excessive Assessment for 1415 Lawrence Drive (Parcel No. WD-D0011-1).
Aldersperson Carpenter moved, seconded by Aldersperson Gantz to enter closed session at 8:44 PM. Upon roll call vote, motion carried unanimously.
20. Possible Discussion and Action on Garroman Drive and 2535 Lawrence Drive (Parcel No. WD-L482-1).
21. Discussion and Possible Action on Potential Acquisition of Private Property for Public Purposes.
Aldersperson Gantz moved, seconded by Aldersperson Kunding to return to open session at 9:13 PM. Upon roll call vote, motion carried unanimously.
22. Adjournment.
Aldersperson Carpenter moved, seconded by Aldersperson Kunding to adjourn the meeting at 9:14 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen, City Clerk