



Common Council

Regular Meeting

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

Minutes

Tuesday, July 6, 2021

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	
Jonathon Hansen	Aldersperson	Present	
Amy Chandik Kundinger	Aldersperson	Present	
Shana Defnet Ledvina	Aldersperson	Remote	
John Quigley	Aldersperson	Present	
Dean Raasch	Aldersperson	Present	
Kelly Ruh	Aldersperson	Present	
James Boyd	Mayor	Present	

2. Pledge of Allegiance to the Flag.
3. Approval of the minutes of the June 15, 2021 Common Council meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Carpenter, Aldersperson
SECONDER:	Jonathon Hansen, Aldersperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

4. Public Hearing on a request to amend the 2010 City of De Pere Comprehensive Plan Update for the following property - Parcels WD-D0031, WD-364-D-502, WD-364-D-502-2, WD-364-D-502-3, WD-D0034, and WD-D0035 generally located between the west side of the 1800 and 2000 Blocks of Lawrence Dr.

A. Notice of Public Hearing.

City Clerk Carey Danen reported that the notice of public hearing was published in the Green Bay Press Gazette on June 2, 2021.

B. Recommendation from the Plan Commission.

Development Services Director Dan Lindstrom reviewed the request which was heard by the Plan Commission at its May meeting. The Humana campus includes 80 acres of undeveloped space, a portion of which the City leases as a park for \$1 a year. Humana is now interested in selling the property; the purchaser wants to develop a mixture of low and medium density residential, multi-family units, and commercial uses. Dan reported that staff heard from five neighboring property owners in opposition to the proposal; commenters cited concerns about the loss of open space, increased traffic, and the

inclusion of multi-family units in the plan. Mayor Boyd declared the public hearing open and invited members of the audience to speak.

Resident Darold Bringe spoke against the proposed amendment because he is concerned about the addition of multi-family housing units.

Resident Ben Klemp stated that his backyard abuts the area presently owned by Humana. He explained that they purchased the home because of its secluded backyard, and they are concerned about losing that. He requested consideration to maintain a buffer between their yard and any future development, and noted that he has also expressed interest in purchasing a section of land if necessary.

Jared Schmidt of Robert E. Lee & Associates spoke on behalf of Preserve Development. He noted that large scale executive offices in this space probably wouldn't happen for a very long time, and stated that any plans would still have to go through future rezoning, potential Planned Development District designation, site plan approvals, etc. He acknowledged that with any change there will be construction and increased traffic, but emphasized that the developer wants to be thoughtful about the delivery of the plan and make sure to create a community feel. He noted that they do have some concept ideas about creating buffers abutting existing residential, and assured that there will be more dialogue going forward. No one else wished to speak, so Mayor Boyd declared the public hearing closed.

Alderson Raasch moved, seconded by Alderson Ruh to approve the Plan Commission recommendation.

Discussion followed regarding Humana's intention to lease back space from the developer, the desire to maintain green space, and potential plans replace the park. Dan Lindstrom referred to studies that have shown multi-family units do not devalue neighboring properties.

Alderson Carpenter asked about setback requirements for any construction that would abut Mr. Klemp's property. Dan Lindstrom explained that in the case of two adjacent residential properties, City code does not dictate the 50 foot buffer required by the current zoning. Carpenter said he feels that Council has made good decisions based on what is best for the City, and is confident that any multi-family development in this area would not be detrimental to the neighborhood.

Alderson Raasch expressed his support for this change to the comprehensive plan, pointing out that the village of Hobart is a good example of how new development with higher population density helps to grow small businesses and community. He pointed out that the developer has a vision, but no clear plans yet; tonight's agenda item is not requesting approval for anything specific.

Alderson Raasch moved, seconded by Alderson Kunding to open the meeting.

Upon vote, motion carried unanimously. Resident Darold Bringe stated that he would not be opposed to higher end multi-family construction in the development. Alderson Raasch moved, seconded by Alderson Carpenter close the meeting. Upon vote, motion carried unanimously.

C. Ordinance #21-14 Adopting Amendment to the 2010 Update of the City of De Pere Comprehensive Plan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Kelly Ruh, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh

5. Public comment upon matters not on the agenda.

Resident Darold Bringe inquired about the status of the vacant Shopko property. Mayor Boyd explained that the question cannot be answered at this meeting, but that Development Services Director Dan Lindstrom will contact him to follow up.

6. Recommendation from Plan Commission to approve a proposed extraterritorial 2 lot certified survey map at 4615-4617 Trellis DR in the Town of Ledgeview (Parcel D-1995).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	John Quigley, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh

7. Recommendation from the License Committee on the renewal Application for the licensing period of July 1, 2021 to June 30, 2022.

A. Class "A" Fermented Malt Beverage & "Class A" Intoxicating Liquor License

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Mike Eserkaln, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh

8. Recommendation from the License Committee on the application for a Class "B" Fermented Malt Beverage License and "Class B" Intoxicating Liquor License for VIP Daiquiri Lounge, LLC, (DBA VIP Daiquiri Lounge LLC), 308 Main Ave. Submitted by VIP Daiquiri Lounge, LLC; Agent Trenell Webb, De Pere, WI.

Alderperson Raasch asked about the prior occupant of the property. City Clerk Carey Danen stated that Cleopatra Hookah Lounge was the previous tenant.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Amy Chandik Kunding, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh

9. Resolution #21-72 Regarding a Vacation of a Portion of a Public Thoroughfare (Right-of-Way at the 100-200 Block of Reid Street (Adjacent to Parcels WD-934, WD-936, WD-941, WD-942, WD-945, WD-945-1, WD-949-1, WD-950, WD-951, WD-952, WD-954) - Refer to Public Hearing.

RESULT:	ADOPTED [UNANIMOUS] – REFER TO PUBLIC HEARING
MOVER:	Dean Raasch, Alderperson
SECONDER:	John Quigley, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

10. Resolution #21-73 Authorizing Agreement Between the City of De Pere and Office Harmony LLC for the Redevelopment of Certain Property Within Tax Increment Financing District No. 7 (Parcel ED-1067).

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Alderperson
SECONDER:	Amy Chandik Kundinger, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

11. Resolution #21-74 Authorizing Assignment and Consent to Assignment Between the City of De Pere, 301 North Broadway LLC and BEEKOZ, LLC (Reciprocal Parking Lot Use Agreement - Voyageur Lot Between William and Cass Streets).

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Kelly Ruh, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

12. Resolution #21-75 Authorizing Sponsorship Agreement with Fox Communities Credit Union for Holiday Light Event at Voyageur Park.

Alderperson Hansen asked if the event footprint could be expanded if the event attracts more sponsors than staff anticipates. Parks Director Marty Kosobucki stated that staff would need to determine at that time if there are sufficient resources to accommodate additional participants.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Amy Chandik Kundinger, Alderperson
SECONDER:	Dean Raasch, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

13. Resolution #21-76 Approving Participation in the Fox-Wolf Watershed Alliance Adopt-a-Launch Program.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Jonathon Hansen, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh

14. Voucher approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Dean Raasch, Alderperson
AYES:	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh

15. Future agenda items.

None.

16. Adjournment.

Alderperson Raasch moved, seconded by Alderperson Quigley to adjourn the meeting at 8:13 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen, City Clerk