



Common Council

Regular Meeting

Approved Minutes

335 South Broadway
De Pere, WI 54115
www.deperewi.gov

Tuesday, October 7, 2025

7:30 PM

Council Chambers/Virtual

I. Call to Order

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

1. Roll Call.

Present: Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kunding, Shana Ledvina, Casey Nelson, Devin Perock, James Boyd

2. Pledge of Allegiance.

3. Approval of the minutes of the September 16, 2025 Common Council meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Carpenter
SECONDER:	Casey Nelson
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kunding, Shana Ledvina, Casey Nelson, Devin Perock, James Boyd

4. Public Hearing to act on a request for a zoning map amendment to remove PDD overlays at multiple parcels on Lawrence Drive.

A. Notice of public hearing.

The public hearing notice was published in the Press Times on September 19th and 26th, 2025.

B. Recommendation from Plan Commission.

Mayor Boyd declared the public hearing open. Developer Pat Kaster from River City Realtors spoke in support of the City's efforts to remove the overlays. No one else wished to speak so Mayor Boyd declared the hearing closed.

C. Ordinance #25-11 Approving Zoning Map Amendment to remove Planned Development District Overlay from 122 properties generally located east from Lawrence Drive, north of Garroman Drive and approximately 230 feet west from American Boulevard.

RESULT:	ADOPTED BY ROLL CALL VOTE [UNANIMOUS]
MOVER:	Jonathon Hansen
SECONDER:	Amy Kunding

AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kunding, Shana Ledvina, Casey Nelson, Devin Perock, James Boyd
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5. Public hearing to act on a request for a zoning map amendment at American Boulevard and Red Maple Road.

A. Notice of public hearing.

The notice was published in the Press Times on September 19th and 26th, 2025.

B. Recommendation from Plan Commission.

Mayor Boyd declared the public hearing open. No one wished to speak, so he declared the public hearing closed.

- C. Ordinance #25-12 Approving Zoning Map Amendment from BP-2, Business Park 2 District to PUD, Planned Unit Development District (Parcel Nos. WD-1040, WD-1041-1, WD-1041-2, WD-1042 and WD-1043).

RESULT:	ADOPTED BY ROLL CALL VOTE [UNANIMOUS]
MOVER:	Casey Nelson
SECONDER:	Shana Ledvina
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kunding, Shana Ledvina, Casey Nelson, Devin Perock, James Boyd

6. 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

Oakdale Avenue resident Ruth Ann Reynen spoke regarding the road reconstruction project on her street. She requested sloped access between the street and sidewalk; Mayor Boyd stated that staff will reach out to her regarding her request.

7. Presentation from the De Pere Beautification Committee.

Sue Walsh and Eben Erhard from the Beautification Committee reviewed the group's activities over the past year. They reported on several new initiatives, including the planting of 1,500 daffodil bulbs, the second phase of their work at Walsh Plaza, and a butterfly habitat in the roundabout at Scheuring Rd and Suburban Dr. Erhard recognized their donors, and noted that citizens can also donate by going to the committee's website at www.deperebc.org.

8. Recommendation from Plan Commission to approve a 3-lot and 1-outlot certified survey map at 1100 Employers BL (Parcels WD-D0031, WD-364-D-502).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Casey Nelson
SECONDER:	Dan Carpenter
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kunding, Shana Ledvina, Casey Nelson, Devin Perock

9. Recommendation from Plan Commission to approve a 2-lot extraterritorial certified survey map at 2200 BLK Beck WY in Lawrence (Parcel L-451-4).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Boyd
SECONDER:	Shana Ledvina
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kunding, Shana Ledvina, Casey Nelson, Devin Perock, James Boyd

10. Recommendation from Plan Commission to approve a 44-lot and 1-outlot extraterritorial preliminary plat of Rock Ridge Estates at 2200 BLK Beck WY in Lawrence (Parcels part of L-451-1, L-452-5).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Carpenter
SECONDER:	Casey Nelson
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kunding, Shana Ledvina, Casey Nelson, Devin Perock, James Boyd

11. Recommendation from the Board of Park Commissioners to accept a donation from the Pink Flamingos to place a statue and plaque at Legion Park valued at \$3,000.

Parks Director Marty Kosobucki explained that staff decided to place the statue on top of the scorer's shack in order to make it harder to vandalize.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Pamela Gantz
SECONDER:	Devin Perock
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kunding, Shana Ledvina, Casey Nelson, Devin Perock, James Boyd

12. Recommendation from the Board of Park Commissioners to allocate up to \$5,000 from the beer garden revenues to fund recommended improvements to the Legion Park disc golf course.

Parks Director Marty Kosobucki reported that this project will replace the existing tee pads with concrete.

RESULT:	APPROVED BY ROLL CALL VOTE [UNANIMOUS]
MOVER:	Casey Nelson
SECONDER:	Shana Ledvina
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kunding, Shana Ledvina, Casey Nelson, Devin Perock, James Boyd

13. 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), 1450 Fort Howard Av. Agent: David E. Lepp, Green Bay WI.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Carpenter

SECONDER:	Devin Perock
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kunderinger, Shana Ledvina, Casey Nelson, Devin Perock, James Boyd

14. Recommendation from the License Committee on an application for a Class "B" Fermented Malt Beverage/"Class B" Intoxicating Liquor License for Lucky Lotus LLC (DBA Lucky Lotus - Asian Fusion), 101 Fort Howard Av. Agent: Alison C. Porter, Appleton WI.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Carpenter
SECONDER:	Pamela Gantz
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kunderinger, Shana Ledvina, Casey Nelson, Devin Perock, James Boyd

15. Resolution #25-106 Ratifying and Accepting a grant from David L. and Rita E. Nelson Family Fund in the amount of \$100,000 for improvements to Wilson Park.

RESULT:	ADOPTED BY ROLL CALL VOTE [UNANIMOUS]
MOVER:	James Boyd
SECONDER:	Devin Perock
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kunderinger, Shana Ledvina, Casey Nelson, Devin Perock, James Boyd

16. Resolution #25-107 Approving Fox River State Trail Winter Maintenance Cost Share Memorandum of Understanding among the City of De Pere, the Village of Allouez, the City of Green Bay and Brown County.

Parks Director Marty Kosobucki reported that staff has not had any discussion with Brown County on extending the plowing of the trail from Heritage Rd to Rockland Rd.

RESULT:	ADOPTED BY ROLL CALL VOTE [UNANIMOUS]
MOVER:	Shana Ledvina
SECONDER:	Dan Carpenter
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kunderinger, Shana Ledvina, Casey Nelson, Devin Perock, James Boyd

17. Resolution #25-108 Authorizing transfer of \$3,000 from Unassigned Reserves to fund additional City Entrance Signs.

RESULT:	ADOPTED BY ROLL CALL VOTE [UNANIMOUS]
MOVER:	James Boyd
SECONDER:	Pamela Gantz
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kunderinger, Shana Ledvina, Casey Nelson, Devin Perock, James Boyd

18. Resolution #25-109 Authorizing AT&T Utility Easement (300 BLK Main AV; Parcel Nos. WD-917-1 and WD-917-2).

RESULT:	ADOPTED BY ROLL CALL VOTE [UNANIMOUS]
MOVER:	Dan Carpenter

SECONDER:	Devin Perock
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kunding, Shana Ledvina, Casey Nelson, Devin Perock, James Boyd

19. Resolution #25-110 Authorizing Development Agreement with Phoenix of DePere, LLC (Parcel Nos. WD-364-D-502 and WD-D0031; 1100 Employers Boulevard).

Development Services Director Dan Lindstrom explained that 20% of the units must be classified as affordable (at or below 80% of the area median income). The appendix of the developer's agreement lists price points for this threshold.

RESULT:	ADOPTED BY ROLL CALL VOTE [UNANIMOUS]
MOVER:	James Boyd
SECONDER:	Pamela Gantz
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kunding, Shana Ledvina, Casey Nelson, Devin Perock, James Boyd

20. Notification of Letter of Support provided to the Wisconsin Department of Transportation for Standalone Curb Ramp Improvement Project.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Carpenter
SECONDER:	Casey Nelson
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kunding, Shana Ledvina, Casey Nelson, Devin Perock, James Boyd

21. Consideration and possible action on Consent to Collateral Assignment of Payment Rights between De Pere Hotel Associates, LLC and Community First Credit Union regarding the former Shopko site - Hotel Project.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	James Boyd
SECONDER:	Devin Perock
AYES:	Dan Carpenter, Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kunding, Shana Ledvina, Casey Nelson, Devin Perock, James Boyd

- II. Future Agenda Items
None.

III. Adjournment

Mayor Boyd moved, seconded by Alderperson Nelson to adjourn the meeting at 8:28 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen, City Clerk