



Common Council

Regular Meeting

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

Agenda

Tuesday, December 2, 2025

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 **December 2, 2025 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 <https://deperewi.portal.civicclerk.com/>.

- I. Call to Order
 1. Roll call.
 2. Pledge of Allegiance.
 3. Approval of the minutes of the November 18, 2025 Common Council meeting.
 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
 5. Recommendation from the License Committee on an application for a Class "A" Fermented Malt Beverage/"Class A" Intoxicating Liquor License for Bhawani Mart LLC (DBA De Pere Minimart), 821 George St. Agent: Karuna Kunwar, Green Bay WI.
 6. Recommendation from the Finance-Personnel Committee to create a Youth Commission.
 7. Ordinance #25-18 Repealing and Recreating Ordinance #25-16 and Annexing Territory to the City of De Pere, Wisconsin (Parcel L-481).

8. Ordinance #25-19 Repealing and Recreating Ordinance #25-17 and Annexing Territory to the City of De Pere, Wisconsin (Vanpay and Radue Homes, Inc.; Parcels R-29-1; R-39; R-110 and R-114).
9. Resolution #25-127 Establishing Wards

II. Future Agenda Items

III. Adjournment

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 Manager
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Definitely De Pere



City of De Pere, Wisconsin

I.3

Request for Common Council Action

MEETING DATE: December 2, 2025
DEPARTMENT:
FROM:
SUBJECT: Approval of the minutes of the November 18, 2025 Common Council meeting.
RECOMMENDED ACTION: Motion to approve.

ATTACHMENTS:
11-18-25 Council minutes_draft



Common Council

Regular Meeting

Draft Minutes

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

Tuesday, November 18, 2025

7:30 PM

Council Chambers/Virtual

I. Call to Order

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

1. Roll call.

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

2. Pledge of Allegiance.

3. Approval of the minutes of the November 4, 2025 Common Council meeting.

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

4. Public Hearing on the proposed budget for calendar year 2026.

A. Presentation of 2026 budget.

City Manager Kim Flom provided an overview of the proposed 2026 budget, which includes a total of \$91,721,452 in expenditures across the following categories: general and special funds, debt service, and capital projects. She reported that operating expenses remained essentially flat at 2.44%, while the debt service fund levy increased by almost 35%; this reflects the fact that the City is taking on some big capital and infrastructure investments. She noted that reserves remain at a healthy level, which is critical to retaining the City's high bond rating. The 2026 municipal assessed mill rate increased by .62% from \$5.43 to \$5.46. The total property tax assessed mill rate, which is the combined rate with the other taxing entities, is estimated to decrease 2.13% for the West De Pere School District and 1.86% for the Unified De Pere School District.

The 2026 budget includes the following highlights in both operations and capital improvements:

- Employee health insurance increase of 10%
- Cost of living increase of 3%
- One new firefighter
- Continuation of the weekly beer gardens

- Increased financial support to community partners
- Technology-based business solutions
- Municipal Service Center expansion
- Vehicle and equipment replacement
- Wellness service provider for the Police Department
- Nearly \$3 million for streets and sidewalks
- New and renovated parks

Manager Flom explained the breakdown of the property tax levy and how it relates to the tax bill. She noted that property taxes make up only 59% of the City’s revenue, and explained the breakdown between the four taxing jurisdictions: 35% to the City, 45% to the school district, 4% to Northeast Wisconsin Technical College, and 17% to Brown County. She also provided examples of estimated taxes based on various home values.

Finance Director/Treasurer Pam Manley then reviewed the budget model. She explained that state levy limit restrictions force the City to borrow, and reported that staff continues to find creative ways to increase revenues. The 2026 budget includes a 2% fee increase where possible.

B. Notice of public hearing.

The clerk reported that the notice was published in the Press Times on October 31, 2025.

C. Approval of proposed 2026 budget.

The mayor declared the public hearing open; no one wished to speak so he declared the hearing closed. Alderperson Carpenter asked questions about the resident street tree program, and stated that he doesn’t feel it should be subsidized because of the City’s cost to maintain the trees. Alderperson Carpenter moved, seconded by Alderperson Perock to amend the budget by removing the \$4,500 for the street tree subsidy. Discussion followed. Upon vote, the motion to amend failed with Eserkaln, Gantz, Hansen, Kundinger, Ledvina, and Boyd voting nay.

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

D. Resolution #25-123 Adoption of Tax Levy for City Purposes to Support the 2026 City Budget.

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

5. Public Hearing on a request for a zoning map amendment from Office District to Multi-Unit District at Parcel WD-D0031-1, Employers Boulevard/Lawrence Drive.

A. Notice of public hearing.

The clerk reported that the public hearing notice was published in the Press Times on October 31 and November 7, 2025.

B. Recommendation from Plan Commission.

C. Ordinance #25-14 Approving Zoning Map Amendment from O Office District to RM-2 Multi-Unit (7+ Units) Residential District (1100 Block Employers Boulevard; Parcel WD-D0031-1).

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

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

6. Public Hearing on revisions to Chapter 14 De Pere Municipal Code regarding the zoning ordinance.

A. Notice of public hearing.

The clerk reported that the notice was published in the Press Times on October 31 and November 7, 2025.

B. Recommendation from Plan Commission.

C. Ordinance #25-15 Amending Chapter 14 Zoning Ordinance of the De Pere Municipal Code.

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

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

7. 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.

8. Recommendation from the License Committee on a request by Rose Antepenka to appear before the License Committee regarding the denial of her operator license application.

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

9. Update from Fire Department on delivery of new ambulance (Non-action item; informational only).

Fire Chief Brett Jansen reported that staff recently took delivery of the new ambulance, which is equipped with a great deal of new technology. He thanked the mayor and Council members for approving the purchase.

10. Recommendation from the Finance-Personnel Committee to approve the Emergency Medical Services contract with Town of Lawrence.

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

11. Recommendation from the Finance-Personnel Committee to approve The League of Wisconsin Municipalities Insurance and Wisconsin Municipal Property Insurance Company for the provision of commercial and property insurance.

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

12. Recommendation from the Finance-Personnel Committee to approve Memorandum of Understanding with U.S. Capitol Police.

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

13. Recommendation from the Finance-Personnel Committee to approve proposed changes to 2026 Special Event fees.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shana Ledvina
SECONDER:	Devin Perock
AYES:	Pamela Gantz, Amy Kundinger, Casey Nelson, Devin Perock, James Boyd

14. Consideration and Possible Action on Consent to Collateral Assignment of Payment Rights Between Phoenix of De Pere, LLC and Community First Credit Union (Parcels WD-364-D-502 and WD-D0031).

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

15. Ordinance #25-16 Annexing Territory to the City of De Pere, Wisconsin (Parcel L-481).

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

16. Ordinance #25-17 Annexing Territory to the City of De Pere, Wisconsin (Vanpay and Radue Homes, Inc.; Parcels R-29-1; R-39; R-110 and R-114).

Mayor Boyd moved, seconded by Alderperson Kundinger to open the meeting. Upon vote, motion carried unanimously. Rockland Town Chairman Dennis Cashman addressed the Council. He stated that they found that a landowner who did not sign the petition and is against the annexation. Rita Vanderlinden sold three of the parcels on a land contract, and they are not yet paid off. Development Services Director Dan Lindstrom stated that Radue Homes is the owner of record with the Register of Deeds office; City Attorney Joanne Bungert pointed out that the Department of Administration (DOA) reviewed the request and did not note any discrepancies of ownership. Mr. Cashman reported that the DOA ruled last Wednesday, while Rockland received the results of the title search on Thursday. Mayor Boyd moved, seconded by Alderperson Gantz to return to regular order. Upon vote, motion carried unanimously. Discussion followed. Attorney Bungert advised that the annexation can move forward tonight, because there are statutory pathways for the town and/or the petitioner to challenge the validity of the annexation if they so choose.

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

17. Resolution #25-124 Authorizing Small Enterprise Municipal Agreement County and Municipality Government with Environmental Systems Research Institute, Inc. (ESRI).

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

18. Resolution #25-125 Authorizing Agreement Regarding the Sale and Purchase of Business Park Property with Soft Light Photography LLC (Parcel ED-2384).

RESULT:	ADOPTED BY ROLL CALL VOTE [UNANIMOUS]
MOVER:	James Boyd

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

19. Appointment to the Board of Appeals by Mayor Boyd: Cody Martin, term to expire June 30, 2028.

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

20. Reappointment to the Sustainability Commission by Mayor Boyd: Nicole Slavin, term to expire November 30, 2028.

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

21. Resolution #25-126, Authorizing Real Estate Purchase and Sale Agreement to purchase and obtain real property and an easement at 206 N. Wisconsin Street (Part of Parcel No. ED-886) in connection with the construction of the City parking ramp, subject to the final review and approval of such agreement by the Law Department.

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

II. Future Agenda Items

None.

III. Adjournment

Mayor Boyd moved, seconded by Alderperson Perock to adjourn the meeting at 8:29PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen, City Clerk



City of De Pere, Wisconsin

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Request for Common Council Action

MEETING DATE: December 2, 2025
DEPARTMENT: City Clerk
FROM: Carey Danen, City Clerk
SUBJECT: Recommendation from the License Committee on an application for a Class "A" Fermented Malt Beverage/"Class A" Intoxicating Liquor License for Bhawani Mart LLC (DBA De Pere Minimart), 821 George St. Agent: Karuna Kunwar, Green Bay WI.
RECOMMENDED ACTION: Motion to approve.

The owner of this business has established a new LLC and is appointing a new agent.

ATTACHMENTS:
De Pere Minimart_application, De Pere Minimart_agent

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	De Pere
License Period	2025-2026

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	We will invoice you separately.
Background Check Fee	
Publication Fee	
Total Fees	\$ 30-R# 205479

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship) Bhawani Mart LLC			
2. Business Trade Name or DBA De Pere minimart			
3. FEIN 39-5146915		4. Wisconsin Seller's Permit Number 456-1032197741-04	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization			
6. State of Organization WI		7. Date of Organization 12/31/2025	8. Wisconsin DFI Registration Number S164195
9. Premises Address 821 George st			
10. City De Pere		11. State WI	12. Zip Code 54115
13. County Brown	14. Governing Municipality: <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: _____		15. Aldermanic District
16. Premises Phone 9203361519	17. Premises Email bogatin49@gmail.com		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. Convenience store are walk-in cooler behind the counter and liquor cabinet inside the store.			
20. Mailing Address (if different from premises address)			
21. City		22. State	23. Zip Code

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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed	Was sentence completed? <input type="checkbox"/> Yes <input type="checkbox"/> 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
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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
Bogati	MIN	owner	4142418809
Kunwar	KARUNA	Manager	9205623259

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 Bogati	First Name MIN	M.I. B
Title owner	Email bogati min 49@gmail.com	Phone 4142418809
Signature 		Date 11/12/25

Part E: For Clerk Use Only

Date Application Was Filed With Clerk 11/12/25	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	



Request for Common Council Action

MEETING DATE: December 2, 2025
DEPARTMENT: City Clerk
FROM: Carey Danen, City Clerk, Jessie Paque, Deputy Clerk-Treasurer
SUBJECT: Recommendation from the Finance-Personnel Committee to create a Youth Commission.
RECOMMENDED ACTION: Staff recommends approval.

The Finance-Personnel Committee voted unanimously at its November 11, 2025 meeting to recommend approval of the creation of a Youth Commission.

Staff recommends establishing a City of De Pere Youth Commission beginning in 2026 to create a structured platform for youth engagement, leadership development, and community involvement. The Commission would provide valuable insight from residents ages 14–18 and strengthen connections between youth and local government.

Membership:

- Must be students in the Unified School District or School District of West De Pere, ages 14–18
- Selected through an application and possible interview process
- One-year terms running between May Annual Meetings
- Members may be reappointed
- The Mayor will make all appointments and reappointments

Commission Goals (Four Focus Areas):

- Education – Promote career exploration, education pathways, and sustainable recruitment of youth participants.
- Business – Support youth involvement with local businesses, workforce experience, and volunteerism to build leadership skills.
- Recreation – Expand youth events, support recreation facilities and neighborhood park development, and increase participation in community events (e.g., Memorial Day Parade, Tree Planting, National Night Out).
- Culture – Promote inclusiveness, creative spaces, and local traditions. Build partnerships with schools, nonprofits, Definitely De Pere, Park & Recreation, and the Common Council.

Duties and Function:

Report Annually, or as otherwise specified by Common Council, and confer with and advise the Council on matters concerning youth within the City, including:

- Promote public interest in and an understanding for youth issues and activities.
- Fostering youth involvement in municipal decision-making by creating a forum or focus group for youth to raise issues and provide input to the City of De Pere Common Council, City Departments, and influence policy formulation.
- Fostering cooperation and interaction amongst social, health, and recreational programs offered by the City, includes collaboration with teen advisors from Park Board and Sustainability Commission.
- Developing realistic goals and outcomes for improving conditions and prospects for youth in the City, including developing a methodology for monitoring progress on achieving these improvements

Staff recommends the Finance & Personnel Committee endorse the creation of the Youth Commission starting in 2026 and forward the proposal to the Common Council for approval.

ATTACHMENTS:

None



Request for Common Council Action

MEETING DATE: December 2, 2025
DEPARTMENT: Development Services
FROM: Daniel Lindstrom, Development Services Director
SUBJECT: Ordinance #25-18 Repealing and Recreating Ordinance #25-16 and Annexing Territory to the City of De Pere, Wisconsin (Parcel L-481).
RECOMMENDED ACTION: Motion to approve.

On October 27, 2025, Plan Commission unanimously recommended approval by a vote of 5-0.

ATTACHMENTS:

Ord25-18, CSM 9944 - Hewitt - 2500 BLK Lawrence DR, ANNEXATION SKETCH - 13 Nov 2025, PC Report - Annexation - Lawrence, Boundary Agreement Pages

ORDINANCE #25-18

REPEALING AND REENACTING ORDINANCE #25-16
ANNEXING TERRITORY TO THE CITY OF DE PERE, WISCONSIN
(Parcel L-481)

WHEREAS, the City of De Pere purchased Parcels L-481, L-517 and L-520, subsequently combined as Parcel L-481 by Certified Survey Map #9944 (recorded as Document No. 3103893, Brown County Register of Deeds), located in the Town of Lawrence on August 31, 2023, such Warranty Deed being recorded with the Brown County Register of Deeds office on September 11, 2023, as Document No. 3045222; and

WHEREAS, the Common Council approved annexation of Parcel L-481 from the Town of Lawrence on November 18, 2025, pursuant to Ordinance #25-16; and

WHEREAS, following approval, but prior to the signing or any circulation of the approved ordinance, it was determined that said annexation requires the creation of a new ward designation within the city; and

WHEREAS, Wis. Stats. § 66.0223 authorizes and provides procedures for annexation of City-owned property into the City; and

WHEREAS, the Common Council has determined that such property should be annexed into the City.

NOW THEREFORE, BASED ON THE FOREGOING, THE COMMON COUNCIL OF THE CITY OF DE PERE, WISCONSIN, DOES ORDAIN THAT ORDINANCE #25-16 IS HEREBY REPEALED AND REENACTED AS FOLLOWS:

SECTION 1. Territory Annexed. In accordance with Wis. Stats. § 66.0223, the territory described below and in the attached Certified Survey Map incorporated by reference as Exhibit A

and Annexation Sketch incorporated by reference as Exhibit B, in the Town of Lawrence, Brown County, Wisconsin is annexed to the City of De Pere, Brown County, Wisconsin:

All of Lot 1, Certified Survey Map No. 9944, recorded as Document No. 3103893, said map located in part of Lots 97, 98, 126, 127 and 128, Williams Grant Subdivision, Volume 6, Plats, Page 13, Town of Lawrence, Brown County, Wisconsin.

Said parcel contains 3,220,262 square feet (73.927 acres) of land more or less.

SECTION 2. Effect of Annexation. The territory described in SECTION 1 shall be a part of the City of De Pere for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of De Pere.

SECTION 3. Temporary Zoning Classification. (a) The territory annexed to the City of De Pere by this ordinance is temporarily zoned AG, Agricultural District.

(b) The Plan Commission is directed to prepare an amendment to the zoning ordinance setting forth a permanent zoning classification for the annexed area and to submit its recommendations to the Common Council.

SECTION 4. Population. The population of the territory annexed is zero (0).

SECTION 5. Ward Designation. The territory described in SECTION 1 is hereby made part of Ward 24 of the City, and subject to all the rules and regulations governing the same.

SECTION 6. Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 7. Effective Date. This ordinance shall take effect as provided by law.

Ordinance #25-18

Page 3 of 3

Adopted by the Common Council of the City of De Pere, this 2nd day of December, 2025.

APPROVED:

James G. Boyd, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: _____

Nays: _____

Board/Committee Approval: 10/27/2025

Publication Date: _____

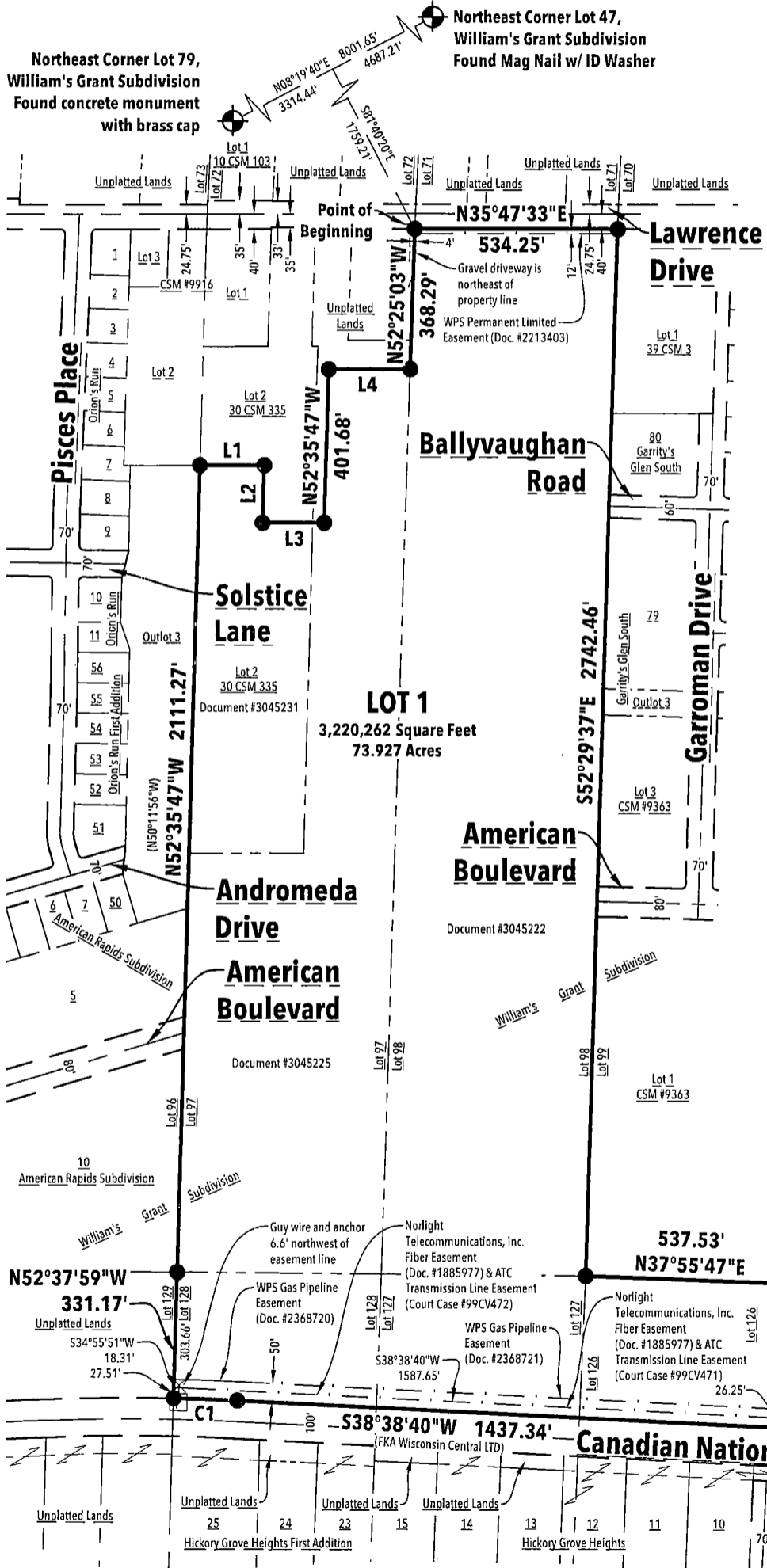
Effective Date: _____

3103893

MAP# 9944
CHERYL BERKEN
BROWN COUNTY
REGISTER OF DEEDS
GREEN BAY, WI
RECORDED ON
08/28/2025 04:30 PM
REC FEE:
REC FEE: 30.00
PAGES: 4

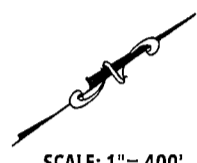
CERTIFIED SURVEY MAP

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LEGEND:

- Existing 1" Iron Pipe
- ⊙ Existing 1 1/4" Iron Rod
- ⊕ County Monument



SCALE: 1" = 400'



Bearings are referenced to the Brown County Coordinate System. The south line of Lot 97 bears N52°35'47"W.

Line Table

Line #	Length	Direction
L1	169.02'	N35°32'17"E
L2	149.64'	S52°35'47"E
L3	162.68'	N35°35'18"E
L4	213.63'	N35°35'18"E

Curve: C1
 Delta: 1°39'51"
 Radius: 5785.58'
 Arc Length: 168.04'
 Chord Length: 537°48'44.5"W
 Chord Distance: 168.03'
 Tangent Bearing: S38°38'40"W
 Second Tangent Bearing: S36°58'49"W



AFFECTED TAX PARCELS:
L-517, L-520, L-521-1 & L-481

REL Robert E. Lee
& Associates, Inc.

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SHEET 1 OF 4

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CERTIFIED SURVEY MAP

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SURVEYOR'S CERTIFICATE:

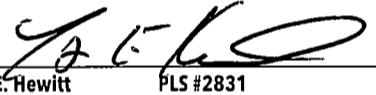
I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that this certified survey map is not a division of property but solely a combination of and depiction of the parcels recorded Document Numbers 3045222, 3045225 and 3045231 into a single parcel and description and that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and combined part of Lot 2, Volume 30 of Certified Survey Maps, Page 335, Map Number 4776, Document Number 1418683, said map located in part of Lot 97 and part of Lots 97, 98, 126, 127 and 128, all located in Williams Grant Subdivision, Volume 6, Plats, Page 13, City of De Pere, Brown County, Wisconsin more fully described as follows:

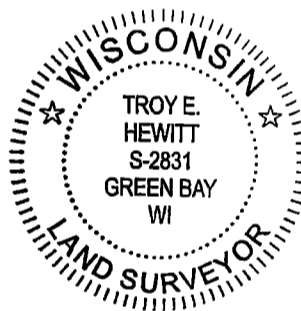
Commencing at the northeast corner of Lot 79, Williams Grant Subdivision; thence N08°19'40"E, 3314.44 feet on a line that connects said northeast corner to the northeast corner of Lot 47, Williams Grant Subdivision; thence S81°40'20"E, 1759.21 feet to the intersection of the south line of said Lot 98 and the east right of way of Lawrence Drive, the POINT OF BEGINNING; thence N35°47'33"E, 534.25 feet on said east right of way to the north line of said Lot 98; thence S52°29'37"E, 2742.46 feet on said north line to the northeast corner of said Lot 98; thence N37°55'47"E, 537.53 feet on the west line of said Lot 126 to the northwest corner thereof; thence S51°27'06"E, 380.06 feet on the north line of said Lot 126 to the west right of way of the Canadian National (fka Wisconsin Central LTD); thence S38°38'40"W, 1437.34 feet on said west right of way; thence 168.04 feet on the arc of a 5785.58 foot radius curve to the left, having a long chord which bears S37°48'44.5"W, 168.03 feet on said west right of way to the south line of said Lot 128; thence N52°37'59"W, 331.17 feet on the south line of said Lot 128 to the southwest corner thereof; thence N52°35'47"W, 2111.27 feet on the south line of said Lot 97 to a west line of lands described in said Document Number 3045231; thence N35°35'17"E, 169.02 feet on said west line; thence S52°35'47"E, 149.64 feet on said west line; thence N35°35'18"E, 162.68 feet on said west line and continuing on the west line of lands described in said Document Number 3045225 to a south line of said lands; thence N52°35'47"W, 401.68 feet on said south line to a west line of said lands; thence N35°35'18"E, 213.63 feet on said west line to the south line of said Lot 98; thence N52°25'03"W, 368.29 feet on said south line to the Point of Beginning.

Said parcel contains 3,220,262 Square Feet (73.927 Acres) of land more or less. Subject to any and all easements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the combination of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Brown County Planning Commission in the surveying, mapping and combining of the same.

Dated this 20th day of August, 2025.


Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.
Original: 7/15/2025



RESTRICTIVE COVENANTS:

1. The land on all side and rear lot lines of all lots not included in the drainage easement shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
2. Each lot owner shall grade the property abutting a street to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.
3. No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street lines, a disturbance of survey stake by anyone is a violation of Section 236.32 of the Wisconsin statutes.

EROSION CONTROL NOTE:

The property owners, at the time of construction, shall implement the appropriate soil erosion control methods outlined in the Wisconsin Construction Site Erosion and Sediment Control Technical Standards (available from the Wisconsin Department of Natural Resources) to prevent soil erosion. However, if at the time of construction the City has an adopted soil erosion control ordinance, it shall govern over this requirement. This provision applies to any grading, construction, or installation-related activities.

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

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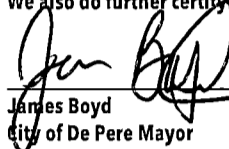
SHEET 2 OF 4

CERTIFIED SURVEY MAP

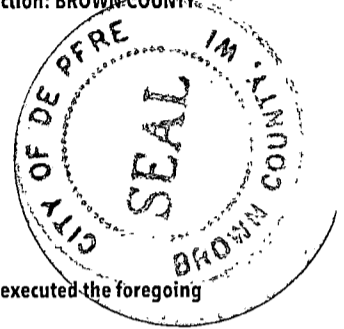
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OWNER'S CERTIFICATE:

As owners, we do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, mapped and combined as represented on this map. We also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection: BROWN COUNTY.


 8/25/25
James Boyd Date
City of De Pere Mayor

 8/26/25
Carey E. Danen Date
City of De Pere Clerk



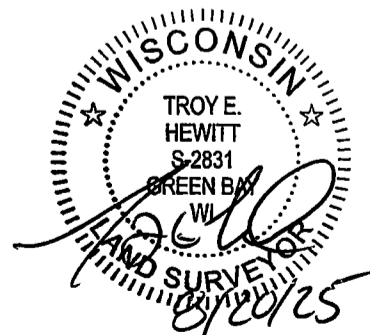
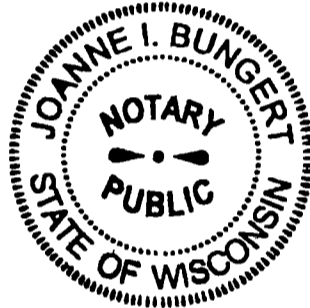
STATE OF WISCONSIN)
BROWN COUNTY) SS

Personally came before me this 26th day of August, 2025, the above named to me known to be the same persons who executed the foregoing instrument and acknowledged the same.


Notary Public, State of Wisconsin

(print name) Joanne Bungert

My commission expires: permanent



 **Robert E. Lee**
& Associates, Inc.

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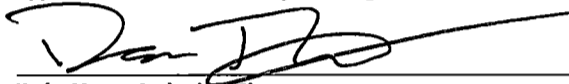
SHEET 3 OF 4

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BROWN COUNTY PLANNING COMMISSION:

Approved for the Brown County Planning Commission this 28 day of Aug, 2025.



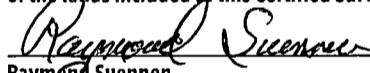
~~Kathy Meyer, Authorized Signatory~~

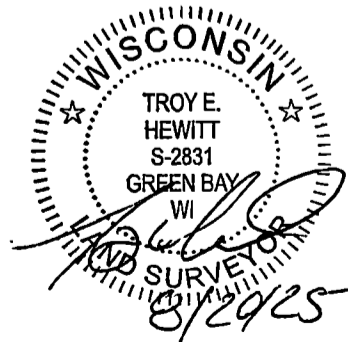
Dan Teeters, Planning Director
DT



BROWN COUNTY TREASURER'S CERTIFICATE:

As duly elected Brown County Treasurer, I hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

 8/28/25
Raymond Suennen Date
Brown County Treasurer



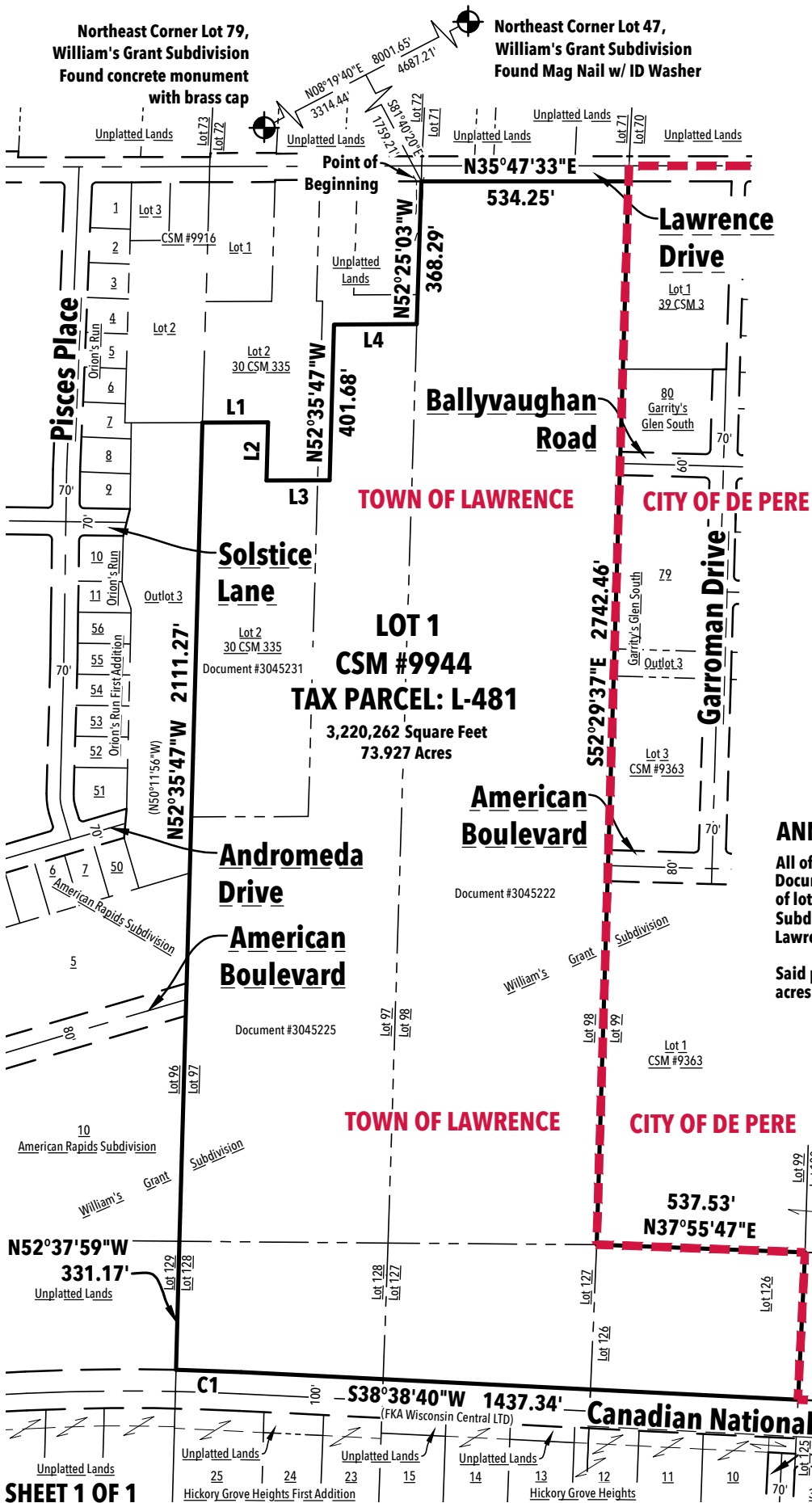
REL Robert E. Lee
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SHEET 4 OF 4

ANNEXATION SKETCH



SCALE: 1" = 400'



Bearings are referenced to the Brown County Coordinate System. The south line of Lot 97 bears N52°35'47"W.

Line Table

Line #	Length	Direction
L1	169.02'	N35°35'17"E
L2	149.64'	S52°35'47"E
L3	162.68'	N35°35'18"E
L4	213.63'	N35°35'18"E

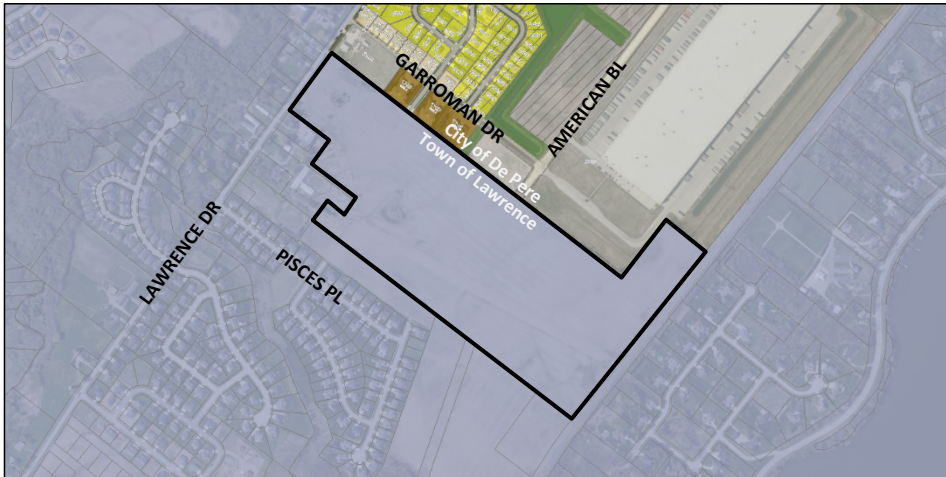
Curve: C1
Delta: 1°39'51"
Radius: 5785.58'
Arc Length: 168.04'
Chord Length: S37°48'44.5"W
Chord Distance: 168.03'
Tangent Bearing: S38°38'40"W
Second Tangent Bearing: S36°58'49"W

ANNEXATION LEGAL DESCRIPTION:

All of Lot 1, Certified Survey Map Number 9944, Document Number 3103893, said map located in part of lots 97, 98, 126, 127 and 128, Williams Grant Subdivision, Volume 6, Plats, Page 13, Town of Lawrence, Brown County, Wisconsin,
Said parcel contains 3,220,262 Square Feet (73.927) acres of land more or less.

Consideration and possible action for the Annexation of Lawrence Parcel L-481.*

SITE MAP



REQUESTED ACTION: Annexation: *Direct annexation of 73.93 acres of land from the Town of Lawrence.*

COMMON DESCRIPTION: 2500 BL Lawrence DR, southeast of the Lawrence DR and Garroman DR intersection.

ZONING: Existing: A-1 (Agricultural District) in Lawrence.
Proposed: AG (Agricultural District) in De Pere.

SURROUNDING LAND USES: Business Park (BP-1, BP-2) and multi-unit residential (RM-2) to the north.
Residential in Lawrence to the south, east, and west.

COMPREHENSIVE PLAN: Business/Commercial in Lawrence.

APPLICANT / OWNERS:

<u>Applicant and Document Preparer</u>	<u>Property Owner</u>
City of De Pere	City of De Pere
335 S Broadway ST	335 S Broadway ST
De Pere, WI 54115	De Pere, WI 54115

LAND USE HISTORY: After a review of air photographs, the site has been an agricultural use since 1938.

Commented [DL1]: revised

STAFF REVIEW:

The services that will need to be provided to this area should it be annexed are listed below. For each service, an assessment of the City's ability to provide this service is noted. We anticipate that a mixed residential development will be proposed on this parcel that will include single family lots, duplex lots and multifamily.

Commented [DL2]: Peter - to remove?

1. Boundary Agreement – The annexed area is located within the allowable/nonobjection area according to the City of De Pere and Town of Lawrence Boundary Agreement and subsequent amendment. The relevant pages of the boundary agreement are included with this packet.
2. Sanitary Sewer – Sanitary sewer service can be from the existing subdivision to the north and along American Blvd. Green Bay Metropolitan Sewage District (NEW Water) will partake in the infrastructure extension process by extending a 24" sanitary sewer interceptor to the future City boundary.
3. Municipal Water Service – Water service for future development will be provided from the existing subdivision to the north and along American Blvd.
4. Storm Sewer - The annexed area will be incorporated into the City's Storm Water Management Plan. The City will attempt to service future development with a regional pond(s) located within the development. If a regional pond cannot be constructed, a pond will be required on the site.
5. Road Service – The property is served by Lawrence Drive and American Blvd.
6. Weed Cutting – No Concerns.
7. Snow Plowing – The annexation parcel does not include any new roads, and no new snow plowing is anticipated until development occurs. Snow plowing would extend further south along Lawrence DR per boundary agreement similar to the existing operation on Lawrence Drive
8. Solid Waste Collection – The annexation parcel does not include any existing homes, and no solid waste collection is anticipated until development occurs.
9. Street Lighting – Street lighting will be provided via City owned lights located per City standards when development occurs.
10. Sidewalks/Trails – Sidewalks will be required once the site is developed or further improved per the City Policy. The City

prepared a draft concept plan that includes sidewalk and other pedestrian amenities.

11. Parks – The Comprehensive Outdoor Recreation Plan does not indicate a future park in this area as properties continue to develop. However, the preliminary concept plan does show available space for a pocket park and passive green spaces. The City will conduct an Impact Fee assessment in 2026 to determine if the City will implement impact fees for future development.
12. Police – Brown County Sheriff currently provides policing service to the property. The De Pere Police currently serves the areas to the north. This will only slightly impact service if additional housing is added but will have no impact if left as farmland. New development would also mean new taxes that would help support service needs. The city will conduct an Impact Fee assessment in 2026 to determine if the City will implement impact fees for future development.
13. Fire/Rescue – The De Pere Fire Rescue currently serves the areas to the north. This will only slightly impact service if additional housing is added but will have no impact if left as farmland. The City will conduct an Impact Fee assessment in 2026 to determine if the City will implement impact fees for future development.

The City of De Pere is currently experiencing a dearth of developable land, particularly for residential development. The addition of this land to the City of De Pere helps fulfill a need for future developable property within the City boundary.

STAFF RECOMMENDATION: Staff has three recommendations:

- 1) Annex the area into the City of De Pere based on the following:
 - a. Conformance of the petitioned area to the City of De Pere Comprehensive Plan.
 - b. Ability of the City to adequately provide services to the area without adversely affecting existing levels of services.
- 2) Zone the annexed area AG District, noting that additional zoning map amendments may occur prior to development in order to support business park, public and institutional, one family residential, two-family residential, and multi-unit residential development.
- 3) Forward the Plan Commission recommendation to the Common Council for the required final action.

IT IS HEREBY AGREED AS FOLLOWS:

1. Borders

The Town shall not contest any annexation of the eighty (80) acres situated immediately south of the existing City of De Pere border, said property further described at Exhibit "A", which is attached hereto and incorporated by reference. Furthermore, the Town shall not finance any law suit should it be contacted by any resident or interested party in order to challenge any annexation with respect to said property.

The City shall not annex any Town property, including voluntary annexations, other than the property described at Exhibit "A" for the term of this Agreement.

2. Exchange of Conservancy Areas

The Town currently owns property commonly referred to as the "Old Dave Minten Property", which is further described at Exhibit "B", which is attached hereto and incorporated by reference. The City currently owns property commonly referred to as the "Old Burgoyne Property", which is further described at Exhibit "C", which is attached hereto and incorporated by reference. Subject to the approval and written consent by the State of Wisconsin Department of Natural Resources, the City shall execute a warranty deed transferring ownership of the "Old Burgoyne Property" to the Town. The Town shall likewise execute a warranty deed transferring ownership of the "Old Dave Minten Property" to the City.

3. Mutual Support for Growth

It is the intent of this Agreement to allow both municipalities to grow in the fashion consistent with the terms and conditions of this Agreement. To that end, the Town shall not oppose the City in its effort to obtain a sewer service amendment of the property described at Exhibit "A", and the Town shall not take any action to thwart the City's development in this area, provided that said development is in compliance with the City of De Pere's Comprehensive Plan and the 2002 Brown County Sewage Plan. The City shall not oppose the Town in its effort to obtain sewer service area amendments for territories situated within the Town, and the City shall be provided development plans for advisory review only.

4. Provisions of Sewer and Water Services to the Turiff Property

The City shall make a good faith effort to serve the property described at Exhibit "A" with sewer and water during the 2004 construction season or no later than the summer of 2005, provided the developer submits a development plan within the time frame required by the City.

The Town currently has a Sewer Service Area (SSA) Amendment which has been tabled at the Brown County Planning Commission pending border negotiations with the

Volume C:\Dwg\GNC\1071AWR\38673\PIEDRY\EXHIBIT A.dwg 07/25/03 3:59 PM (LAWRBASE, X SHADOW, L OI, Y PWDENRE, I 05)

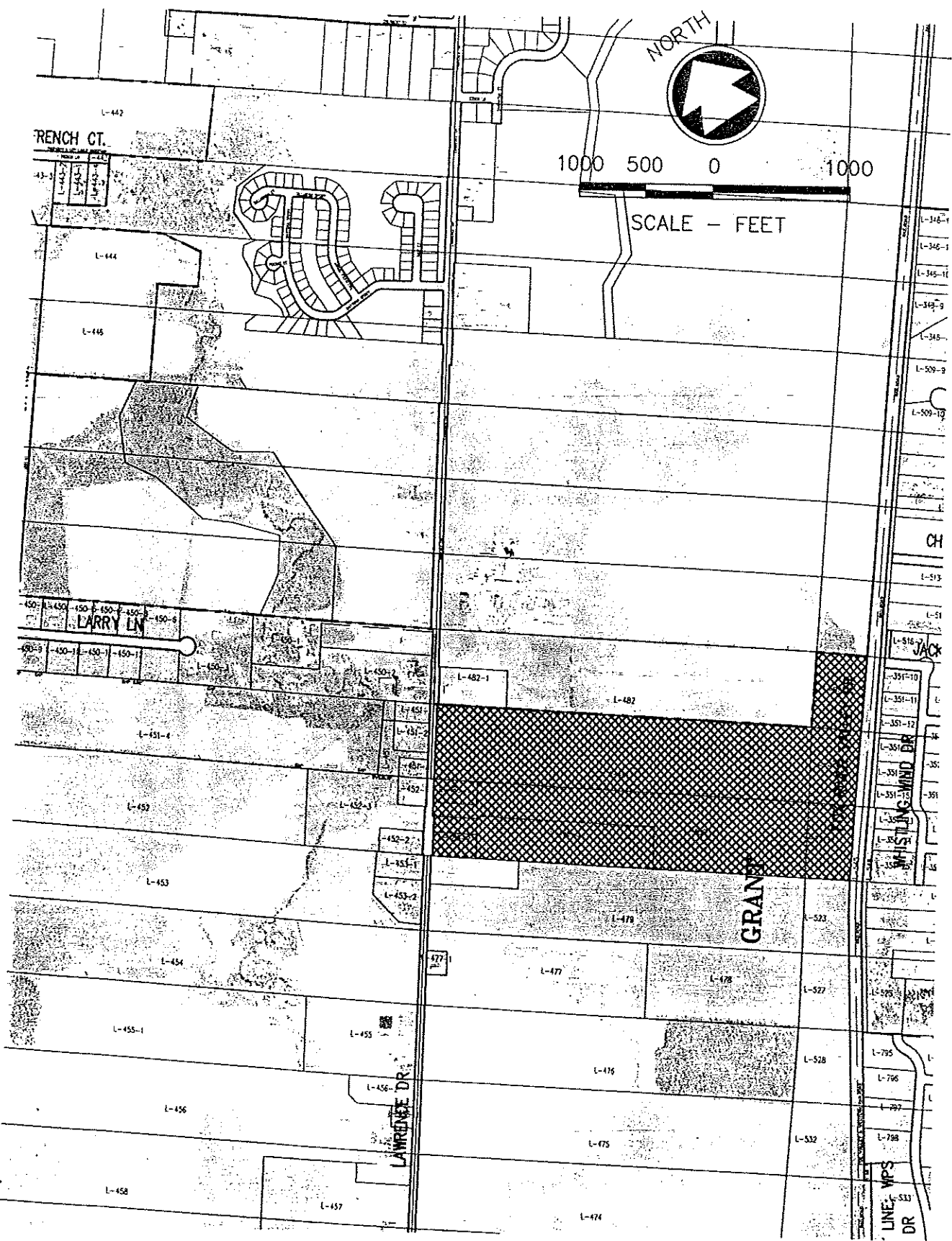


EXHIBIT A
MIKE & SCOTT TURIFF PROPERTY
TOWN OF LAWRENCE, WISCONSIN
McM #L0017-38673 JULY 2003



Request for Common Council Action

MEETING DATE: December 2, 2025
DEPARTMENT: Development Services
FROM: Daniel Lindstrom, Development Services Director
SUBJECT: Ordinance #25-19 Repealing and Recreating Ordinance #25-17 and Annexing Territory to the City of De Pere, Wisconsin (Vanpay and Radue Homes, Inc.; Parcels R-29-1; R-39; R-110 and R-114).
RECOMMENDED ACTION: Motion to approve.

On October 27, 2025, Plan Commission unanimously recommended approval by a vote of 5-0.

ATTACHMENTS:

Ord25-19, Exhibit A-Rockland Annexation, Exhibit B-Vanpay-Radue Annexation, PC Report - Annexation - Rockland, Petition for Annexation_10222025

ORDINANCE #25-19

REPEALING AND REENACTING ORDINANCE #25-17
ANNEXING TERRITORY TO THE CITY OF DE PERE, WISCONSIN
(Vanpay and Radue Homes, Inc.; Parcels R-29-1; R-39; R-110 and R-114)

WHEREAS, the Common Council approved annexation of Parcels R-29-1, R-39, R-110 and R-114 on November 18, 2025, pursuant to Ordinance #25-17; and

WHEREAS, following approval, but prior to the signing or any circulation of the approved ordinance, it was determined that said annexation requires the creation of a new ward designation within the city; and

NOW THEREFORE, BASED ON THE FOREGOING, THE COMMON COUNCIL OF THE CITY OF DE PERE, WISCONSIN, DOES ORDAIN THAT ORDINANCE #25-17 IS HEREBY REPEALED AND REENACTED AS FOLLOWS:

SECTION 1. Territory Annexed. In accordance with Wis. Stats. § 66.0217(2) and the Petition for Direct Annexation by Unanimous Approval filed with the City Clerk on the 22nd day of October, 2025, signed by all the electors residing in the territory and all of the owners of the real property in the territory, the following territory described in Exhibit A, attached hereto and incorporated herein by reference, from the Town of Rockland, Brown County, Wisconsin, is annexed to the City of De Pere, Wisconsin.

A copy of a scale map showing the above-described property is attached hereto and incorporated herein by reference as Exhibit B.

SECTION 2. Effect of Annexation. From and after the date of this Ordinance the territory described in SECTION 1 shall be a part of the City of De Pere for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of De Pere.

SECTION 3. Temporary Zoning Classification. (a) Upon recommendation of the Plan Commission, the territory annexed to the City of De Pere by this ordinance is temporarily zoned as follows:

1. Parcel R-29-1: R1-80, Single-Dwelling Detached District (80 feet minimum frontage).
2. Parcels R-39; R-110 and R-114: AG, Agricultural District.

(b) The Plan Commission is directed to prepare an amendment to the zoning ordinance setting forth a permanent zoning classification for the annexed area and to submit its recommendations to the Common Council.

SECTION 4. Department of Administration Review of Annexation. The Department of Administration (“Department”) has, pursuant to Wis. Stats. §66.0217(6), reviewed such annexation petition, referenced as **MBR Number 14812**. That statute also requires the Department to provide, within 20 days after receipt of the annexation petition, a notice to the affected municipalities that states whether, in its opinion, the annexation is in the public interest or is not in the public interest as that term is defined in Wis. Stats. § 66.0217(6)(c). The City has reviewed the reasons given by the department for its opinion that such annexation is not in the public interest, and after reviewing such determination as required under Wis. Stats. § 66.0217(8), the Council responds as follows:

1. The Department’s analysis of the proposed annexation’s shape and that of its homogeneity with the annexing city is erroneous as follows:
 - a. It fails to apply the controlling judicial standards in its review of the proposed annexation’s shape and homogeneity. Wisconsin courts have held that boundaries which create an exceptional shape resulting in a “crazy quilt” of municipal boundaries are impermissibly arbitrary. *Town of Wilson v. City of Sheboygan*, 2020 WI 16, ¶ 28-29, 390 Wis. 2d 266, 938 N.W.2d 493. The Department does not make such findings, but instead provides that the proposed annexation somewhat protrudes and cuts down into the Town of Rockland’s territory. These factors are inconsistent with

required standards as set forth under Wisconsin law and are therefore immaterial to the Department's determination of the public interest; and

- b. It does, however, recognize that the contiguity of proposed annexation appears to be adequate and in further, that it would connect an island of city-owned territory that was previously annexed by the City. These factors satisfy the statutory requirements of contiguity; and
- c. It fails to apply Wisconsin Court decisions finding that boundaries of the territory to be annexed are discretionary with the petitioners.

2. The Department's determination that the Town of Rockland ("Rockland") will not be able to provide sanitary sewer and water supply services to the territory subject to annexation is erroneous in that:

- a. Wisconsin law does not set forth a requirement that municipal services must be in place but rather that the annexing city can provide such services; and
- b. It fails to mention that the City's Annexation Review Questionnaire submitted to the Department indicates that it is capable of providing needed utility services and would be able to do so in two years or less; and
- c. Lastly, the Department provides no authority to support that a proposed annexed territory must be within Sewer Service Area Plan, when in fact the purpose of such plan is to anticipate future needs and is not intended to restrict a community's growth or affect community annexation policy.

SECTION 5. Tax Payment. Pursuant to § 66.0217(14)(a)1. Wis. Stats., the City hereby obligates itself and agrees, for a period of five (5) years, to pay annually to the Town of Rockland an amount equal to the amount of property taxes levied on the annexed territory in the Town's jurisdiction, as shown by the tax roll under § 70.65 Wis. Stats., for the year in which this annexation is final.

SECTION 6. Population. The population of the territory annexed is four (4).

SECTION 7. Ward Designation. The territory described in SECTION 1 is hereby made part of Ward 25 of the City, and subject to all the rules and regulations governing the same.

SECTION 8. Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 9. Effective Date. This ordinance shall take effect upon passage as provided by law.

Adopted by the Common Council of the City of De Pere, this 2nd day of December, 2025.

APPROVED:

James G. Boyd, Mayor

Carey E. Danen, City Clerk

Ayes: _____

Nays: _____

Board/Committee Approval: 10/27/2025

Publication Date: _____

Effective Date: _____

Exhibit A

Boundary Description (Parcels R-29-1, R-39, R-110 & R-114)

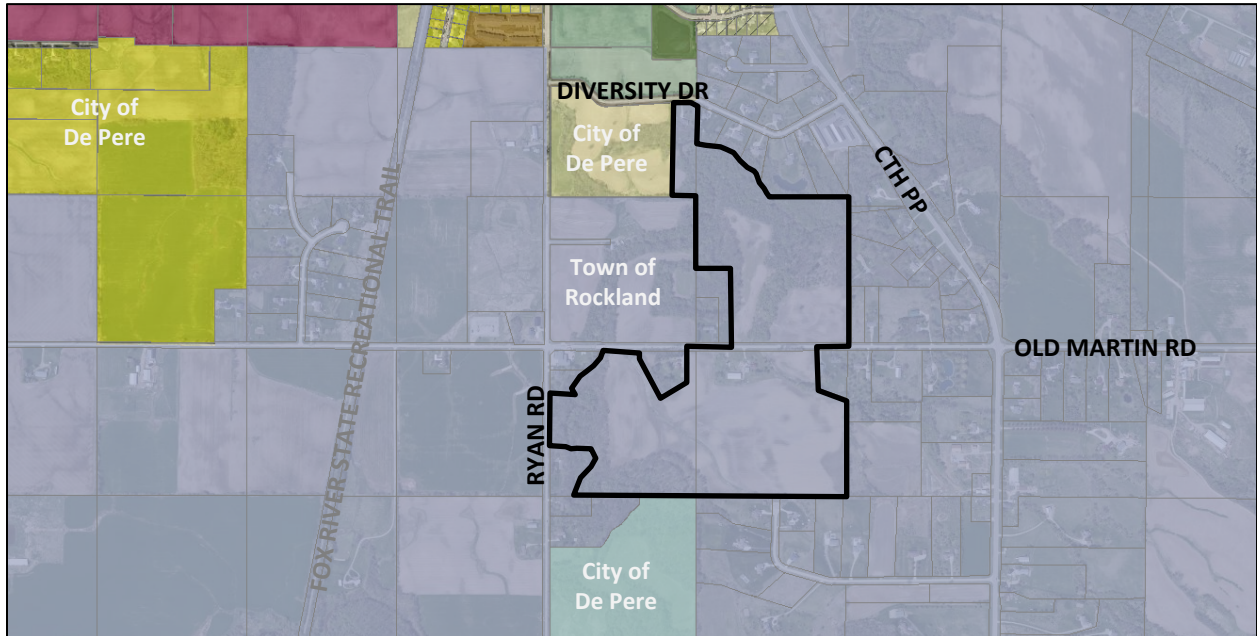
All of Lot 1 and Outlot 1 of Volume 45, Certified Survey Maps, Page 13 (Map #6699-Document #1956414), Brown County Records; and part of the Northeast 1/4 of the Southwest 1/4; and part of the Northwest 1/4 of the Southeast 1/4; and part of the Southwest 1/4 of the Southeast 1/4 of Section 3, T22N-R20E; and part of the Northwest 1/4 of the Northeast 1/4; and part of the Northeast 1/4 of the Northwest 1/4 of Section 10, T22N-R20E, Town of Rockland, Brown County, Wisconsin, described as follows:

Beginning at the South 1/4 corner of Section. 3, T22N-R20E; thence N89°54'21"E, 309.16 feet along the South line of the Southwest 1/4 of the Southeast 1/4 of Section 3, T22N-R20E; thence N0°44'49"E, 696.07 feet along the East line of Document #2816989, Brown County Records; thence S89°54'21"W, 318.86 feet along the North line of said document; thence N0°03'06"W, 631.49 feet along the West line of the Southwest 1/4 of the Southeast 1/4 of Section 3, T22N-R20E; thence S89°58'35"W, 200.00 feet along the South line of Lot 1 of Volume 45, Certified Survey Maps, Page 13 (Map #6699, Document #1956414), Brown County Records, said line also being the South line of Northeast 1/4 of the Southwest 1/4 of said Section 3; thence N0°03'06"W, 871.03 feet along the West line of said lot to the centerline of Deer Point Lane; thence N86°31'43"E, 128.72 feet along said centerline; thence 48.42 feet along said centerline being the arc of a 100.00 foot radius curve to the right whose long chord bears S79°36'05"E, 47.95 feet; thence S65°43'53"E, 34.10 feet along said centerline; thence S0°09'28"E, 373 feet, more or less, to the centerline of the East River; thence Southeasterly, 866 feet, more or less, along said river to the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 3; thence N89°52'30"E, 691 feet, more or less, along said line; thence S0°15'28"W, 1328.23 feet along the East line of said quarter-quarter; thence S89°54'21"W, 265.01 feet along the South line of said quarter-quarter; thence S0°26'33"W, 369 feet, more or less, along the West line of Volume 3, Certified Survey Maps, Page 351 (Map #860, Document #708675), Brown County Records, to the centerline of a creek; thence Southeasterly, 294 feet, more or less, along said creek; thence S0°26'33"W, 865 feet, more or less, along the East line of the Northwest 1/4 of the Northeast 1/4 of Section 10, T22N-R20E; thence S89°58'37"W, 1,329.59 feet along the South line of said quarter-quarter; thence N89°55'18"W, 1,079 feet, more or less, along the South line of the Northeast 1/4 of the Northwest 1/4 of said section to the centerline of a creek, said point being 244 feet, more or less, from the centerline of Ryan Road; thence Northerly, 690 feet, more or less, along said creek to the North line of Document #2758767, Brown County Records; thence N89°53'39"W, 199 feet, more or less, along said line to the West line of said quarter-quarter; thence N0°04'48"E, 457.58 feet along the West line of said quarter-quarter; thence S89°53'39"E, 253 feet, more or less, along the South line of Document #3076670, Brown County Records, to the centerline of said creek; thence Northeasterly 532 feet, more or less, along said creek to the North line of said Northeast 1/4 of the Northwest 1/4, Section 10; thence S89°53'39"E, 344 feet, more or less, along said line; thence S0°06'21"W, 35.00 feet: thence 18.85 feet along Volume 3, Certified Survey Maps, Page 403 (Map #884, Document #714268), Brown County Records, being the arc of a 12.00 foot radius curve to the left, whose long chord bears S45°06'16"W, 16.98 feet; thence 98.63 feet along said map, being the arc of a 200.00 foot radius foot curve to the left, whose long chord bears S14°01'19"E, 97.63 feet; thence S28°08'59"E, 338.18 feet along the West line of said map; thence N61°51'01"E, 273.69 feet along said map; thence N0°06'21"E, 310.00 feet along said map to the North line of said Northeast 1/4 of the Northwest 1/4; thence S89°53'39"E, 83.00 feet along said line to the point of beginning.

Boundary containing 4,926,714 square feet/113.1 acres, more or less.

Consideration and possible action for the Annexation of Rockland Parcels R-29-1, R-39, R-110, and R-114.*

SITE MAP



REQUESTED ACTION: Annexation: *Direct annexation by unanimous approval of 113.1 acres of land from the Town of Rockland.*

COMMON DESCRIPTION: R-29-1 is 2130 Deer Point LN, R-39 is 2200 BLK Old Martin RD, R-110 is also 2200 BLK Old Martin RD, R-114 is 3400 BLK Ryan RD.

ZONING: Existing: R-29-1 = ER-2 (Estate Residential 2-Acres District) in Rockland. R-39, R-110, R-114 = AG-FP (Agricultural-Farmland Preservation District) in Rockland.

Proposed: R-29-1 = R1-80 (Single-Family Detached District, 80 feet minimum frontage) in De Pere. R-39, R-110, R-114 = AG (Agricultural District) in De Pere.

SURROUNDING LAND USES: Adjacent residential and school to the northwest in De Pere. Adjacent park to the south in De Pere. Agricultural, residential and natural areas in Rockland.

COMPREHENSIVE PLAN: Residential and Farmland Preservation in Rockland.

APPLICANT / OWNERS:	<u>Applicant and Document Preparer</u>	<u>Property Owners</u>
	Allison Buckley, COO & General Counsel Radue Homes INC 2585 S Broadway Green Bay, WI 54304	R-29-1: Kathy P Vanpay 2130 Deer Point LN De Pere, WI 54115-8478

R-39, R-119, R-114:
Radue Homes INC
2585 S Broadway
Green Bay, WI 54304

LAND USE HISTORY:

After a review of air photographs, the site has been an agricultural use since 1938.

STAFF REVIEW:

The Wisconsin Department of Administration reviews and issues an annexation determination of all lands annexed to cities and villages within a county having a population of 50,000 or more. The State will issue a determination on whether the proposed annexation is in the public interest or against the public interest. The State has not yet issued their determination for this petition. If that determination is received prior to the Plan Commission meeting, it will be provided to the Plan Commission for review. Otherwise, the determination will be provided to the Common Council for review.

The services that will need to be provided to this area should it be annexed are listed below. For each service, an assessment of the City's ability to provide this service is noted. We anticipate that a residential development will be proposed on this parcel that will include single family lots, duplex lots and multifamily.

1. Sanitary Sewer –At the time of development, sanitary sewer service can be provided via the sanitary sewer system that currently serves the Ryan Road area. This flow is anticipated to discharge to the Swan Road Interceptor at this time. A lift station would be placed near the East River or the unnamed tributary to the East River to limit the necessary depth of the sanitary sewer system. When the property develops, the developer or City will be responsible for fees to utilize the Swan Road Interceptor. The City proposes to fund the temporary lift station to service the property.
2. Municipal Water Service – At the time of development, water service for future development will be provided from a water main at the limits on Ryan Road. Water service would be petitioned from across property located in the City of De Pere or via Ryan Road in the town road right-of-way via the “Use of right-of-way permit application”. The City would follow all regulations related to the repair, replacement, etc. under the 08-02.00 UTILITY SPECIAL PERMIT PROVISIONS AND CONDITIONS OF APPROVAL and in compliance with PSC rules for cost effective service.
3. Storm Sewer - At the time of development, the annexed area will be incorporated into the City's Storm Water Management

Plan. The City will service future development with regional ponds on site.

4. Road Service – Parcel R-29-1 is served by Deer Point LN and per the boundary which is currently shared right of way between the City of De Pere and Town of Rockland. The annexation removes a jog in the boundary and squares a part of the City boundary with ED-R29-1. With the annexation, a portion of Old Martin RD would fall under City of De Pere jurisdiction.
5. Weed Cutting – No Concerns.
6. Snow Plowing – The annexation parcel does not include any new roads, and no new snow plowing is anticipated until development occurs. However, prior to any development the City would plow, as necessary, the sections of Old Martin Road located in the annex area of the City if an agreement cannot be reached with the town.
7. Solid Waste Collection – The City will need to add the existing single family home to the solid waste collection route. The route will be expanded as needed as development occurs.
8. Street Lighting – Street lighting will be provided via City owned lights located per City standards when development occurs.
9. Sidewalks/Trails – Sidewalks will be required once the site is developed or further improved per the City Policy. The East River borders portions of the area and would have sidewalk infrastructure cross the river except any improvements to the road right-of-way.
10. Parks – The Comprehensive Outdoor Recreation plan indicates a need for a park in this area as properties continue to develop, but not necessarily on this site. Ideally, a future park would be located further south as the City grows. Lions Trailside Park is relatively close to this site, and the property also abuts the Fox River Trail. Additionally, while not a park, Altmayer Elementary School does have playground and green space. The City will conduct an Impact Fee assessment in 2026 to determine if the City will implement impact fees for future development.
11. Police – Brown County Sheriff currently provides policing service to the property. The De Pere Police currently serves the areas to the northwest. Ryan road is patrolled by DPPD on a regular basis due to the school location. This will only slightly impact service if additional housing is added but will have no impact if left as farmland. New development would also mean new taxes that would help support service needs. The city will

conduct an Impact Fee assessment in 2026 to determine if the City will implement impact fees for future development.

12. Fire/Rescue – The De Pere Fire Rescue currently serves the areas to the northwest. This will only slightly impact service if additional housing is added but will have no impact if left as farmland. The City will conduct an Impact Fee assessment in 2026 to determine whether to implement impact fees for future development.

The City of De Pere is currently experiencing a dearth of developable land, particularly for residential development. The addition of this land to the City of De Pere helps fulfill a need for future developable property within the City boundary. Moreover, this annexation will also connect an isolated city-owned island parcel that was previously annexed into the City making the entire City boundary contiguous. Because the City of De Pere does not have boundary agreements with the Town of Rockland, the City is responsible for paying the town five years of property taxes if the property is annexed (estimated at \$7,520 annually).

STAFF RECOMMENDATION: Staff has three recommendations:

- 1) Annex the area into the City of De Pere based on the following:
 - a. Conformance of the petitioned area to the City of De Pere Comprehensive Plan.
 - b. Ability of the City to adequately provide services to the area without adversely affecting existing levels of services.
- 2) Zone the annexed area R1-80 District (Parcel R-29-1), and AG District (Parcels R-39, R-110, R-114), noting that additional zoning map amendments may occur prior to development in order to support business park, public and institutional, one family residential, two-family residential, and multi-unit residential development.
- 3) Forward the Plan Commission recommendation to the Common Council for the required final action.

PETITION FOR ANNEXATION

(Direct Annexation by Unanimous Approval)

The undersigned, constituting 100 percent of the owners of the following described territory located in the Town of Rockland, Brown County, Wisconsin lying contiguous to the City of De Pere, Wisconsin, petition the Honorable Mayor and Common Council of De Pere to annex the territory described below and shown upon the attached map as permitted by Chapter 66 of the Wisconsin Statutes, to the City of De Pere, Brown County, Wisconsin. Said annexation is for the purpose of more dense development of the vacant land than currently permitted and for vacant lands to be served by municipal sewer and water.

The annexed property is legally described as:

Boundary Description (Parcels R-29-1, R-39, R-110 & R-114)

All of Lot 1 and Outlot 1 of Volume 45, Certified Survey Maps, Page 13 (Map #6699-Documents #1956414), Brown County Records; and part of the Northeast 1/4 of the Southwest 1/4; and part of the Northwest 1/4 of the Southeast 1/4; and part of the Southwest 1/4 of the Southeast 1/4 of Section 3, T22N-R20E; and part of the Northwest 1/4 of the Northeast 1/4; and part of the Northeast 1/4 of the Northwest 1/4 of Section 10, T22N-R20E, Town of Rockland, Brown County, Wisconsin, described as follows:

Beginning at the South 1/4 corner of Section 3, T22N-R20E; thence N89°54'21"E, 309.16 feet along the South line of the Southwest 1/4 of the Southeast 1/4 of Section 3, T22N-R20E; thence N0°44'49"E, 696.07 feet along the East line of Document #2816989, Brown County Records; thence S89°54'21"W, 318.86 feet along the North line of said document; thence N0°03'06"W, 631.49 feet along the West line of the Southwest 1/4 of the Southeast 1/4 of Section 3, T22N-R20E; thence S89°58'35"W, 200.00 feet along the South line of Lot 1 of Volume 45, Certified Survey Maps, Page 13 (Map #6699, Document #1956414), Brown County Records, said line also being the South line of Northeast 1/4 of the Southwest 1/4 of said Section 3; thence N0°03'06"W, 871.03 feet along the West line of said lot to the centerline of Deer Point Lane; thence N86°31'43"E, 128.72 feet along said centerline; thence 48.42 feet along said centerline being the arc of a 100.00 foot radius curve to the right whose long chord bears S79°36'05"E, 47.95 feet; thence S65°43'53"E, 34.10 feet along said centerline; thence S0°09'28"E, 373 feet, more or less, to the centerline of the East River, thence Southeasterly, 866 feet, more or less, along said river to the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 3; thence N89°52'30"E, 691 feet, more or less, along said line; thence S0°15'28"W, 1328.23 feet along the East line of said quarter-quarter; thence S89°54'21"W, 265.01 feet along the South line of said quarter-quarter; thence S0°26'33"W, 369 feet, more or less, along the West line of Volume 3, Certified Survey Maps, Page 351 (Map #860, Document #708675), Brown County Records, to the centerline of a creek; thence Southeasterly, 294 feet, more or less, along said creek; thence S00°26'33"W, 865 feet, more or less, along the East line of the Northwest 1/4 of the Northeast 1/4 of Section 10, T22N-R20E; thence S89°58'37"W, 1,329.59 feet along the South line of said quarter-quarter; thence N89°55'18"W, 1,079 feet, more or less, along the South line of the Northeast 1/4 of the Northwest 1/4 of said section to the centerline of a creek, said point being 244 feet, more or less, from the centerline of Ryan Road; thence Northerly, 690 feet, more or less, along said creek to the North line of Document #2758767, Brown County Records; thence N89°53'39"W, 199 feet, more or less, along said line to the West line of said quarter-quarter; thence N0°04'48"E, 457.58 feet along the West line of said quarter-quarter; thence S89°53'39"E, 253 feet, more or less, along the South line of Document #3076670, Brown County Records, to the centerline of said creek; thence Northeasterly 532 feet, more or less, along said creek to the North line of said Northeast 1/4 of the Northwest 1/4, Section 10; thence S89°53'39"E, 344 feet, more or less, along said line; thence S0°06'21"W, 35.00 feet; thence 18.85 feet along Volume 3, Certified Survey Maps, Page 403 (Map# 884, Document #714268), Brown County Records, being the arc of a 12.00 foot radius curve to the left, whose long chord bears S45°06'16"W, 16.98 feet; thence 98.63 feet along said map, being the arc of a 200.00 foot radius curve to the left, whose long chord bears S14°01'19"E, 97.63 feet; thence S28°08'59"E, 338.18 feet along the West line of said map; thence N61°51'01"E, 273.69 feet along said map; thence N0°06'21"E, 310.00

feet along said map to the North line of said Northeast 1/4 of the Northwest 1/4; thence S89°53'39"E, 83.00 feet along said line to the point of beginning.


Boundary containing 4,926,714 square feet / 113.1 acres, more or less. The above-described property is depicted in attached Exhibit A.

The annexed area totals 113.1 acres.

There are four people residing in the territory.

Dated this 21 day of August, 2025

OWNER OF PARCELS R-39, R-119, R-114



Ryan P Radue, CEO, Radue Homes, Inc
2585 S Broadway
Green Bay, WI 54304

OWNER OF PARCEL R-29-1 & RESIDENT/VOTER WITHIN THE ANNEXED TERRITORY



Kathy L. Peeters, Owner

RESIDENTS/VOTERS WITHIN THE ANNEXED TERRITORY



Scott W. Kasten 8-18-2025



Lake J. Van Pay



Summer A. Van Pay



City of De Pere, Wisconsin

I.9

Request for Common Council Action

MEETING DATE: December 2, 2025
DEPARTMENT: City Clerk
FROM: Carey Danen, City Clerk
SUBJECT: Resolution #25-127 Establishing Wards
RECOMMENDED ACTION: Motion to approve.

The recent annexations from the Towns of Lawrence and Rockland necessitate the creation of two additional wards within the city.

ATTACHMENTS:

Reso25-127, Exhibit A - Ward Boundaries, Exhibit C-Voting_2025_Dist2_22x34, Exhibit C-Voting_2025_Dist4_22x34

RESOLUTION #25-127

ESTABLISHING WARDS

WHEREAS, the City shall be divided into wards as provided by Wis. Stats. § 5.15(1)(a);
and

WHEREAS, §2-2 De Pere Municipal Code requires that such ward division be
accomplished by resolution upon affirmative vote of a majority of the members of the Common
Council; and

WHEREAS, due to recent annexations of territory from the Towns of Lawrence and
Rockland, it is necessary for the City to create two additional wards, with population minimums
being excepted for wards created due to annexation, pursuant to exceptions provided under
Wis. Stats. § 5.15(2)(f).

NOW THEREFORE BE IT HEREBY RESOLVED THAT:

1. The Common Council of the City of De Pere hereby establishes and creates 25 wards within the City.
2. The following locations are designated as polling places for the voters of the various wards:
 - A. Wards 1, 2, 3, 4, and 5: First United Presbyterian Church, 605 N. Webster Avenue;
 - B. Wards 6, 7, 8, 9 and 25: St. Francis Xavier Church, 220 S. Michigan Street;
 - C. Wards 10, 11, 12, 13, 14, 15, and 16: Community Center, 600 Grant Street; and
 - D. Wards 17, 18, 19, 20, 21, 22, 23 and 24: St. Mark Evangelical Lutheran Church, 2066 Lawrence Drive.
3. The boundaries of each ward are as described in Exhibit A attached hereto and incorporated by reference.

4. A list of block numbers used by the U.S. bureau of the census that are wholly or partly contained in each ward, with any block numbers partly contained within a ward identified, is attached as Exhibit B incorporated herein by reference.

5. The territory comprising the various wards is shown on the map attached hereto and incorporated by reference as Exhibit C and § 2-5 De Pere Municipal Code.

BE IT FURTHER RESOLVED THAT:

All City officers, officials and employees 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 2nd day of December, 2025.

APPROVED:

James G. Boyd, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: _____

Nays: _____

Exhibit A - Ward Boundaries

- Ward 1: From the point of beginning at the intersection of Lebrun Road and East River Drive, go south on East River Drive, west on Ridgeway Drive, south on Brule Road, east on Charles Street, south on Sullivan Lane, west on Shelley Court, south on Brule Road, east on Chicago Street, north on Desplaine Road, and east on Charles Street to the East River. Go north along the centerline of the East River, and west on Lebrun Road to the point of beginning at the intersection of Lebrun Road and East River Drive.
- Ward 2: From the point of beginning at the intersection of Lebrun Road and North Webster Avenue, go south on North Webster Avenue, east on Ridgeway Drive, south on Libal Street, east on Shelley Lane, east on Charles Street, north on Brule Road, and west on Lebrun Road to the point of beginning at the intersection of Lebrun Road and North Webster Avenue.
- Ward 3: From the point of beginning at the intersection of Ridgeway Drive and North Webster Avenue, go east on Ridgeway Drive, south on Libal Street, east on Shelley Lane, east on Charles Street, south on Sullivan Lane, west on Shelley Court, south on Brule Road, west on Chicago Street, north on Crestview Lane, west on Charles Street, north on South Webster Avenue, and continue on North Webster Avenue to the point of beginning at the intersection of Ridgeway Drive and North Webster Avenue.
- Ward 4: From the point of beginning at the intersection of George Street and Webster Avenue, go north on North Webster Avenue, continue west along the northerly City of De Pere boundary, south along the centerline of the Fox River to the City of De Pere boundary lying in the center of the Fox River, being south of North Good Hope Road extended. Go north on Fox River Drive, east on Bomier Street, north along the Fox River Trail, east on George Street, north on North Broadway Street, east on Franklin Street, north on North Erie Street, east on Fulton Street, south on North Washington Street, east on Irwin Avenue, south on Waubaunuqua Trail, east on George Street to the point of beginning at the intersection of George Street and Webster Avenue.
- Ward 5: From the point of beginning at the intersection of North Broadway Street and Franklin Street, go east on Franklin Street, north on North Erie Street, east on Fulton Street, south on North Washington Street, east on Irwin Avenue, south on Waubaunuqua Trail, east on George Street, south on South Webster Avenue, west on Charles Street, north on South Adams Street, west on George Street, and North on North Broadway Street to the point of beginning at the intersection of North Broadway Street and Franklin Street.
- Ward 6: From the point of beginning at the intersection of the Fox River Trail and George Street, go east on George Street, south on South Adams Street, east on Charles Street, south on Crestview Lane, east on Chicago Street to the City of De Pere boundary. Follow the City of De Pere boundary to Merrill Street. Go west on Merrill Street, south on Knoll Terrace, west on Quinnette Lane, north on Jordan Road, west on Mansion Street, South on South Erie Street, west on Bolles Street, south on South Michigan Street, west on Bomier Street, and north along the Fox River Trail to the point of beginning at the intersection of the Fox River Trail and George Street.

- Ward 7: From the point of beginning at the intersection of Fox River Drive and Bomier Street, go south on Fox River Drive to Cook Street, east on Cook Street, south on South Erie Street, east on Hockers Street, northeast on Tanager Trail, south on Jordan Road, east on Saddlebrook Lane, and north on Thoroughbred Lane to the City of De Pere boundary. Follow the City of De Pere boundary to Merrill Street. Go west on Merrill Street, south on Knoll Terrace, west on Quinnette Lane, north on Jordan Road, west on Mansion Street, South on South Erie Street, west on Bolles Street, south on South Michigan Street, and west on Bomier Street to the point of beginning at the intersection of Fox River Drive and Bomier Street.
- Ward 8: From the point of beginning at the intersection of Fox River Drive and Cook Street, go east on Cook Street, south on South Erie Street, east on Hockers Street, northeast on Tanager Trail, south on Jordan Road, east on Saddlebrook Lane, and north on Thoroughbred Lane to the City of De Pere Boundary. Go east along the City of De Pere Boundary to South Broadway Street. Go north on South Broadway Street, south west on Hwy 32/57 to the City of De Pere boundary. Go north on Fox River Drive to the point of beginning at the intersection of Fox River Drive and Cook Street.
- Ward 9: From the point of beginning at the fork between Hwy 32/57 and South Broadway Street, go south on South Broadway Street and follow the City of De Pere boundary back to the point of beginning at the fork between Hwy 32/57 and South Broadway Street. Includes Parcel ED-R117.
- Ward 10: From the point of beginning at the intersection of Main Avenue and Fort Howard Avenue, go north on Fort Howard Avenue, west on Cedar Street, south on North Eighth Street, west on Pine Street, north on North Ninth Street, and west on US Hwy 41 to the City of De Pere boundary. Go north along the City of De Pere boundary to the center point of the Fox River just north of Leonard Street extended. Go south along the centerline of the Fox River to Main Avenue extended. Go west on Main Avenue to the point of beginning at the intersection of Main Avenue and Fort Howard Avenue.
- Ward 11: From the point of beginning at the intersection of Main Avenue and Fort Howard Avenue, go north on Fort Howard Avenue, west on Cedar Street, south on North Eighth Street, west on Pine Street, north on North Ninth Street, and west on US Hwy 41 to the City of De Pere boundary. Go south along the City of De Pere boundary to Grant Street. Go east on Grant Street, north on South Ninth Street, east on Main Avenue to the point of beginning at the intersection of Main Avenue and Fort Howard Avenue.
- Ward 12: From the point of beginning at the intersection of Main Avenue and Fort Howard Avenue, go west on Main Avenue, south on South Ninth Street, east on Grant Street, and north along Fort Howard Avenue extended to the point of beginning at Main Avenue and Fort Howard Avenue.
- Ward 13: From the point of beginning at the intersection of Main Avenue and Fort Howard Avenue, go south along Fort Howard Avenue extended, east on Grant Street, south on Lost Dauphin Road, east on Stewart Street, south along the western shoreline of the

Fox River, and east on Belle Avenue extended to the centerline of the Fox River. Go north along the centerline of the Fox River to Main Avenue extended, and west on Main Avenue to the point of beginning at the intersection of Main Avenue and Fort Howard Avenue.

- Ward 14: From the point of beginning at the intersection of Grant Street and South Ninth Street, go south on South Ninth Street, and west on Scheuring Road to the City of De Pere boundary. Follow the City of De Pere boundary north to Grant Street extended, and east on Grant Street to the point of beginning at the intersection of Grant Street and South Ninth Street.
- Ward 15: From the point of beginning at the intersection of Grant Street and South Ninth Street, go south on South Ninth Street, east on Westwood Drive, north on Suburban Drive, east on Helena Street, north on South Sixth Street, and west on Grant Street to the point of beginning at the intersection of Grant Street and South Ninth Street.
- Ward 16: From the point of beginning at the intersection of Grant Street and South Sixth Street, go south on South Sixth Street, east on Lande Street, south on Lost Dauphin Road, east on Prospect Place, north along the western shoreline of the Fox River, west on Stewart Street, north on Lost Dauphin Road, and west on Grant Street to the point of beginning at the intersection of Grant Street and South Sixth Street.
- Ward 17: From the point of beginning at the intersection of Westwood Drive and South Ninth Street, go south on South Ninth Street, east on Scheuring Road, north on Suburban Drive, and west on Westwood drive to the point of beginning at the intersection of Westwood Drive and South Ninth Street.
- Ward 18: From the point of beginning at the intersection of Helena Street and Suburban Drive, go south on Suburban Drive, east on Scheuring Road, north along the Canadian National Railway tracks, west on Lande Street, north on South Sixth Street, and west on Helena Street to the point of beginning at the intersection of Helena Street and Suburban Drive.
- Ward 19: At the intersection of Lande Street and the Canadian National Railway tracks, go south along the Canadian National Railway tracks, east on Scheuring Road, southeast on Patriot Way, south on Revere Trail, west on Colleen Lane, southwest on Bunker Hill Court, south on Terry Lane, east on Stevens Street, south on Lost Dauphin Road to just south of Terry Lane extended. Go east on Terry Lane extended to the centerline of the Fox River. Follow the centerline of the Fox River north to Belle Avenue extended. Go west on Belle Avenue extended, and south along the western shoreline of the Fox River. Go west on Prospect Place, north on Lost Dauphin Road, and east on Lande Street to the point of beginning at the intersection of Lande Street and the Canadian National Railway tracks.
- Ward 20: At the intersection of Scheuring Road and American Boulevard, go south on American Boulevard, southwest on Southbridge Road, and south on Lawrence Drive to the City of De Pere boundary. Go west along the City of De Pere boundary to

Scheuring Road, and east on Scheuring Road to the point of beginning at the intersection of Scheuring Road and American Boulevard.

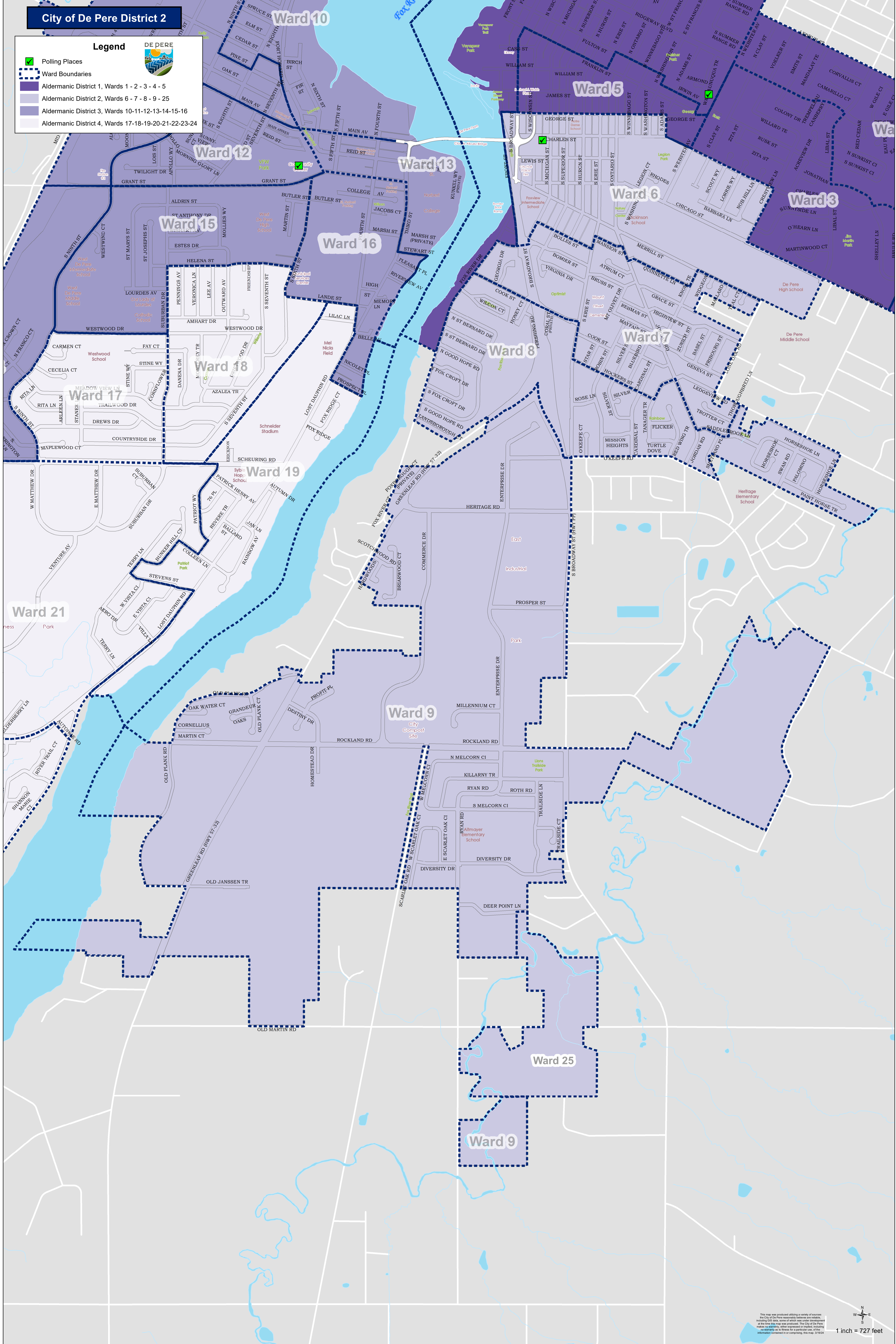
- Ward 21: At the intersection of Scheuring Road and American Boulevard, go south on American Boulevard, east on Red Maple Road, and east on Autohoe Road to Lost Dauphin Road. Go north on Lost Dauphin Road, west on Stevens Street, north on Terry Lane, north east on Bunker Hill Court, east on Colleen Lane, north on Revere Trail, northwest on Patriot Way, and west on Scheuring Road to the point of beginning at the intersection of Scheuring Road and American Boulevard.
- Ward 22: At the intersection of Lawrence Drive and Southbridge Road, go south on Lawrence Drive to the City of De Pere boundary. Go east along the City of De Pere boundary and follow the Canadian National Railway tracks north to Red Maple Road. Go west on Red Maple Road, south on American Boulevard, and west on Southbridge Road to the point of beginning at the intersection of Lawrence Drive and Southbridge Road.
- Ward 23: At the intersection of Red Maple Road and the Canadian National Railway tracks, go south along the Canadian National Railway tracks to the City of De Pere boundary. Go east along the City of De Pere boundary to Autohoe Road. Go west on Autohoe Road, and southwest on Red Maple Road to the point of beginning at the intersection of Red Maple Road and the Canadian National Railway tracks.
- Ward 24: All of Lot 1, Certified Survey Map #9944, Document #3103893, said map located in part of lots 97, 98, 126, 127 and 128, Williams Grant Subdivision, Volume 6, Plats, Page 13.
- Ward 25: All of Lot 1 and Outlot 1 of Volume 45, Certified Survey Maps, Page 13 (Map #6699, Document #1956414), Brown County Records; and part of the Northeast 1/4 of the Southwest 1/4; and part of the Northwest 1/4 of the Southeast 1/4; and part of the Southwest 1/4 of the Southeast 1/4 of Section 3, T22N-R20E; and part of the Northwest 1/4 of the Northeast 1/4; and part of the Northeast 1/4 of the Northwest 1/4 of Section 10, T22N-R20E.

City of De Pere District 2

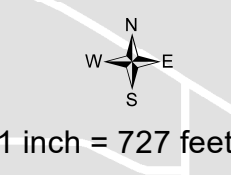
Legend



- Polling Places
- Ward Boundaries
- Aldermanic District 1, Wards 1 - 2 - 3 - 4 - 5
- Aldermanic District 2, Wards 6 - 7 - 8 - 9 - 25
- Aldermanic District 3, Wards 10-11-12-13-14-15-16
- Aldermanic District 4, Wards 17-18-19-20-21-22-23-24



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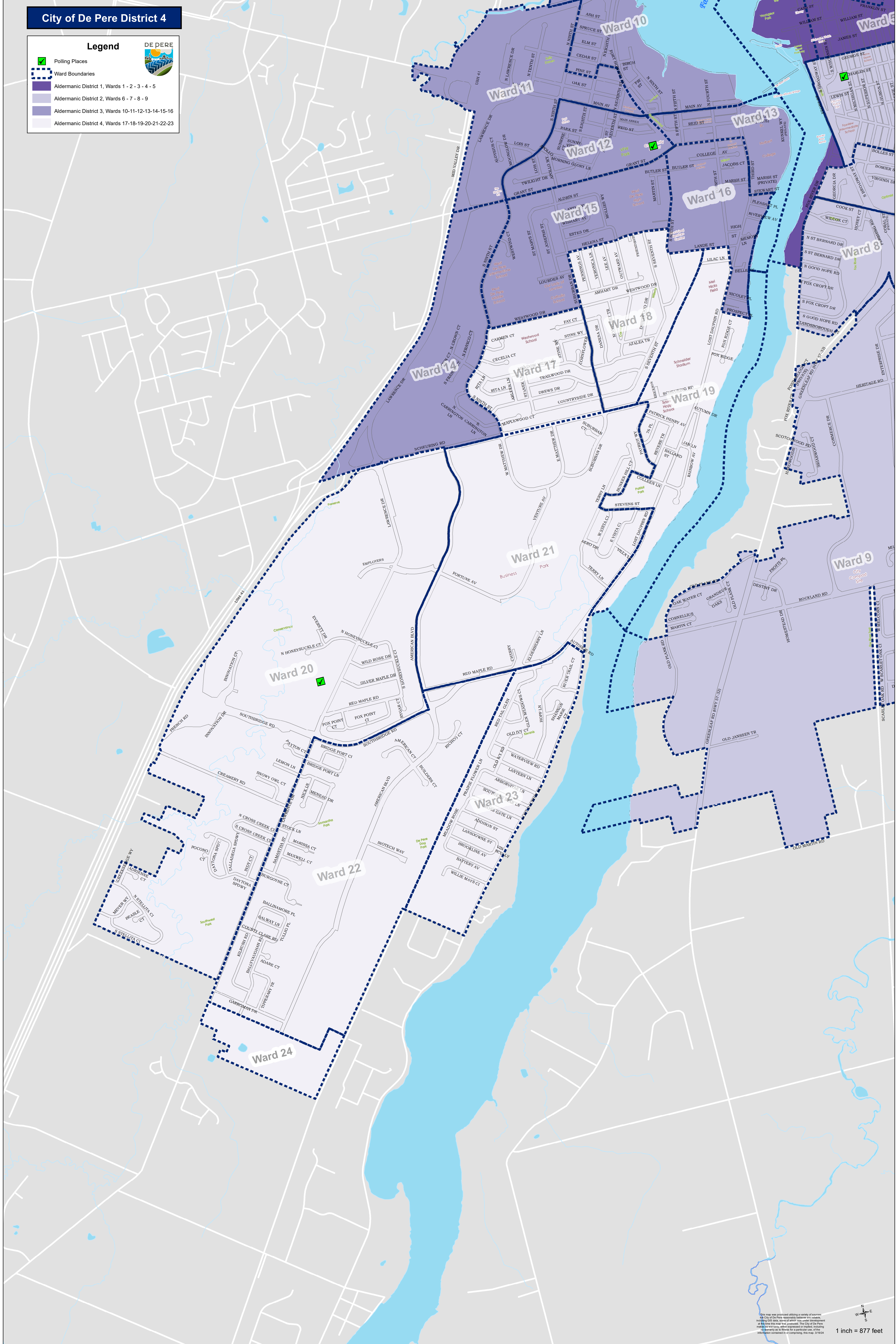


1 inch = 727 feet

City of De Pere District 4

Legend

-  Polling Places
-  Ward Boundaries
-  Aldermanic District 1, Wards 1 - 2 - 3 - 4 - 5
-  Aldermanic District 2, Wards 6 - 7 - 8 - 9
-  Aldermanic District 3, Wards 10-11-12-13-14-15-16
-  Aldermanic District 4, Wards 17-18-19-20-21-22-23



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