



Common Council

Regular Meeting

Final Minutes

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

Tuesday, November 7, 2023

7:30 PM

Council Chambers and Virtual

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

Attendee Name	Title	Status	Arrived
Dan Carpenter	Aldersperson	Present	
Pamela Gantz	Aldersperson	Present	
Jonathon Hansen	Aldersperson	Present	
Amy Chandik Kundinger	Aldersperson	Present	
Shana Defnet Ledvina	Aldersperson	Present	
Devin Perock	Aldersperson	Present	
John Quigley	Aldersperson	Present	
Dean Raasch	Aldersperson	Present	
James Boyd	Mayor	Present	

2. Pledge of Allegiance to the Flag.
3. Approval of the minutes of the October 17, 2023, regular meeting of the Common Council.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Carpenter, Aldersperson
SECONDER:	Dean Raasch, Aldersperson
AYES:	Carpenter, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley, Raasch

4. Public Hearing to act on a request to amend the 2010 City of De Pere Comprehensive Plan Update at the following properties: Parcels WD-L281-1, WD-L183-3-2, WD-L183-3, and WD-L183-3-3, approximately 0 feet northwest of the Lawrence Dr and Southbridge Rd intersection.

A. Notice of Public Hearing.

The notice of public hearing was published in the Press Times on September 29, 2023.

B. Recommendation from Plan Commission.

Development Services Director Dan Lindstrom outlined the request presented to the Plan Commission, and reported that the parcels are adjacent to similar property uses and the southern bridge corridor.

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

C. Ordinance #23-17 Adopting Amendment to the 2010 Update to the City of De Pere Comprehensive Plan.

Development Services Director Lindstrom said that although specific site plans have not been submitted, the applicants are aware that Lawrence Drive is not a truck route.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Devin Perock, Alderperson
AYES:	Carpenter, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley, Raasch

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

None.

6. Recommendation from Plan Commission to approve a 35-lot and 2-outlot extraterritorial final plat of Little Rapids Subdivision at 2700 BLK Lawrence DR in Lawrence (Parcel L-2184).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Pamela Gantz, Alderperson
AYES:	Carpenter, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley, Raasch

7. Recommendation from the Business Improvement District Board to approve the De Pere Business Improvement District 2024 Operating Plan.

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

8. Consideration and Possible Action to create a Memorandum of Understanding or Agreement with Immel Construction for the potential development of the vacant parcel at 360 Main Ave into a City-led, mixed-use redevelopment proposal that includes commercial space, underground parking, market rate, and workforce/affordable housing.

Development Services Director Dan Lindstrom reported that the City has lost a lot of affordable/workforce housing, and unfortunately does not score high enough to qualify for tax credit programs. This proposed project would be city-led to "meet multi-family in the middle". The purpose of the MOU is to investigate the feasibility of this type of project. DCD Lindstrom then fielded questions from Council members and provided the following responses:

The proposed building would be tax exempt if the City owns it, and taxable if it is sold. Municipalities can make a Payment In Lieu of Tax (PILOT), which would demonstrate to a potential buyer that it is marketable. The building could potentially be five floors; the number of units would be determined during the consulting process. If certain units or floors of the building were sold as condos, then those portions would be taxable. The City would hire a management group to manage the property. City staff did not do a Request for Proposals (RFP) for this project, but would solicit bids if it gets to the

construction phase. The results of this agreement will come back to Council after two levels of review.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Carpenter, Alderperson
SECONDER:	Pamela Gantz, Alderperson
AYES:	Carpenter, Gantz, Hansen, Kunding, Ledvina, Perock, Quigley, Raasch

9. Recommendation from the Board of Park Commissioners to accept De Pere Baseball proposal to improve Gandrud Field.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Amy Chandik Kunding, Alderperson
SECONDER:	Dean Raasch, Alderperson
AYES:	Carpenter, Gantz, Hansen, Kunding, Ledvina, Perock, Quigley, Raasch

10. Consideration and Possible Action to approve change order #4 for the Nelson Family Pavilion to upgrade electrical service to 400-amp, funded from the Nelson Family Pavilion Fund.

RESULT:	APPROVED BY ROLL CALL VOTE [UNANIMOUS]
MOVER:	Amy Chandik Kunding, Alderperson
SECONDER:	Pamela Gantz, Alderperson
AYES:	Carpenter, Gantz, Hansen, Kunding, Ledvina, Perock, Quigley, Raasch

11. Consideration and Possible Action to approve Change Order #5 for the Nelson Family Pavilion to bore fiber optic conduit under the Fox River Trail to existing fiber box, funded by the Nelson Family Pavilion Fund.

RESULT:	APPROVED BY ROLL CALL VOTE [UNANIMOUS]
MOVER:	Amy Chandik Kunding, Alderperson
SECONDER:	Shana Defnet Ledvina, Alderperson
AYES:	Carpenter, Gantz, Hansen, Kunding, Ledvina, Perock, Quigley, Raasch

12. Consideration and Possible Action on request to reduce rental fee for the Holiday Light Show at Brown County Fairgrounds.

Parks Director Marty Kosobucki explained that staff has been working with the Brown County Parks Department on a lease agreement to take over operations of the City's portion of the fairgrounds. When the holiday light show company applied to rent the fairgrounds, the County told them there would not be a fee for our side, in anticipation of the planned lease agreement. However, because the lease has not been finalized yet, the company has to pay to use the City's side of the property. Staff is bringing the request to Council to see if a fee reduction would be considered; they bypassed the Board of Park Commissioners due to the timing of when the problem was discovered and the start of the event. City Administrator Larry Delo explained that Council has adopted a fee schedule approved by the Board of Park Commissioners; there is no ability to adjust the fee for individuals unless Council changes the policy by resolution.

Aldersperson Carpenter moved, seconded by Aldersperson Raasch to open the meeting. Upon vote, motion carried unanimously. Event organizer Michael Matthew addressed Council members and answered questions. Aldersperson Raasch moved, seconded by Aldersperson Ledvina to close the meeting. Upon vote, motion carried unanimously.

Discussion followed regarding the feasibility of finalizing the lease agreement before the event start date. Council members concurred that they would prefer not to take action at this time, but instead encourage the finalization of the lease. Director Kosobucki confirmed that once the lease agreement is in place, the City would receive payments from the County, eliminating the need for event holders to pay separate fees for the use of the City's portion of the fairgrounds.

RESULT:	NO ACTION
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13. Recommendation from the License Committee on an application for a Class "B" Fermented Malt Beverage License for De Pere Deacons Hockey Team, Inc. (DBA De Pere Deacons Hockey Team), 1450 Ft. Howard Av. Submitted by De Pere Deacons Hockey Team, Inc. Agent: David E. Lepp, Green Bay, WI.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Carpenter, Aldersperson
SECONDER:	Devin Perock, Aldersperson
AYES:	Carpenter, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley, Raasch

14. Recommendation from the License Committee on an application for a Class "A" Fermented Malt Beverage and "Class A" Intoxicating Liquor License for RSL Petroleum LLC (DBA Lawrence Food Mart), 1017 4th St. Submitted by RSL Petroleum LLC, Agent: Lok Bhatta, Manitowoc, WI.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dan Carpenter, Aldersperson
SECONDER:	Pamela Gantz, Aldersperson
AYES:	Carpenter, Gantz, Hansen, Kundinger, Perock, Quigley, Raasch

15. Recommendation from the License Committee on the request by Steven Lujan to appear before the License Committee regarding the denial of his operator license application.

RESULT:	DENIED [UNANIMOUS]
MOVER:	Dan Carpenter, Aldersperson
SECONDER:	Pamela Gantz, Aldersperson
AYES:	Carpenter, Gantz, Hansen, Kundinger, Ledvina, Perock, Quigley, Raasch

16. Resolution #23-118 Disallowance of Claim (Oscar Mendoza Quinones).

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jonathon Hansen, Alderperson
SECONDER:	Dean Raasch, Alderperson
AYES:	Carpenter, Gantz, Hansen, Kunding, Ledvina, Perock, Quigley, Raasch

17. Appointments to the Sustainability Commission by Mayor Boyd.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shana Defnet Ledvina, Alderperson
SECONDER:	John Quigley, Alderperson
AYES:	Carpenter, Gantz, Hansen, Kunding, Ledvina, Perock, Quigley, Raasch

18. Voucher approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Raasch, Alderperson
SECONDER:	Devin Perock, Alderperson
AYES:	Carpenter, Gantz, Hansen, Kunding, Ledvina, Perock, Quigley, Raasch

19. Future agenda items.

None.

20. Adjournment.

Alderperson Raasch moved, seconded by Alderperson Ledvina to adjourn the meeting at 8:16 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen, City Clerk