



Common Council

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Agenda

Wednesday, November 5, 2014

7:30 PM

De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 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 **November 5, 2014** at **7:30 PM** in the **De Pere City Hall Council Chambers**, 335 S. Broadway Street, De Pere, WI 54115.

This meeting can be viewed LIVE on TW Cable Channel 4; AT&T U-verse Channel 99; www.depere.tv. This meeting is also rebroadcast on TV throughout the week and available on demand at www.depere.tv.

Call to order.

1. Roll call.
2. Pledge of allegiance to the Flag.
3. Approval of the Minutes of the October 21, 2014 Common Council Meeting.
4. Public comment upon matters not on the agenda or other announcements.
5. Recommendation from the License Committee on an Application for a 6 month Class "B" Beer Liquor License for Deacon Hockey, 1450 Fort Howard Ave., De Pere, WI 54115. Submitted by De Pere Deacons Hockey Team, Inc., Agent: David E. Lepp, 1403 Quinnette Ln., De Pere, WI 54115.
6. Recommendation from the License Committee on an application for a Class "B" Beer and "Class B" Liquor License for Buddha's Still, 363 Main Ave., De Pere, WI submitted by Mary Besaw, 3412 Clay Street, Green Bay WI 54301.
7. Recommendation from the Plan Commission to approve the extra-territorial CSM application for a 2 lot CSM and road dedication off Swan Road in the Town of Ledgeview. Surveyor: Davel.
8. Recommendation from the Plan Commission to approve the Precise Implementation Plan for a 24 unit apartment building on College Ave. Applicant: Best Built.
9. Ordinance #14-14, Establishing Salaries for Elected Officials for the City of De Pere (second reading).
10. Resolution #14-116, Adopting Proposed Initial Operating Plan for City of De Pere Business Improvement District.
11. Voucher Approval.
12. Operator License Applications.
13. Future agenda items.
14. Status of Redevelopment Agreement Between the City of De Pere, the Redevelopment Authority and Center Ville, LLC (MAC Dental). (This item is for joint consideration by the Redevelopment Authority and the Common Council.)

PLEASE TAKE NOTICE, that pursuant to Wis. Stats. §19.85(1)(e), the Council may convene in closed session for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public

funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

The Council may then reconvene in open session to take action on any matter discussed in closed session or for such other purposes as are allowed by law.

PLEASE TAKE NOTICE, that pursuant to Wis. Stats. §19.85(1)(g), the Council may convene in closed session for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.

The Council may then reconvene in open session to take action on any matter discussed in closed session or for such other purposes as are allowed by law.

15. Adjournment.

Lawrence M. Delo
City Administrator

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk-Treasurer's office at 339-4050 by Noon, the previous day so that arrangements can be made.

Agenda Sent To:

Alderspersons

Mayor

City Administrator

Department Heads

TV, Newspaper & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Davel Engineering & Environmental Inc.

Best Built Inc.

David Lepp

Mary Besaw

City of De Pere, Wisconsin**Request For Common Council Action**

MEETING DATE: November 5, 2014

DEPARTMENT: City Clerk-Treasurer

FROM: Shana Defnet

SUBJECT: Approval of the Minutes of the October 21, 2014 Common Council Meeting.

ATTACHMENTS:

- 10-21-2014 Common Council Meeting(DOC)



Common Council

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Draft Minutes

Tuesday, October 21, 2014

7:30 PM

De Pere City Hall Council Chambers

1. Call to order. The Common Council Meeting was called to order on October 21, 2014 at 7:30 PM, De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI.

Attendee Name	Title	Status	Arrived
Michael J. Walsh	Mayor	Present	
Kevin Bauer	Aldersperson	Present	
James Boyd	Aldersperson	Present	
Scott Crevier	Aldersperson	Present	
Michael Donovan	Aldersperson	Present	
Jim Kneiszel	Aldersperson	Present	
Larry Lueck	Aldersperson	Present	
Dean Raasch	Aldersperson	Present	
Lisa Rafferty	Aldersperson	Present	

2. Pledge of allegiance to the Flag.
3. Approval of the Minutes of the October 7, 2014 Common Council Meeting.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Scott Crevier, Aldersperson
SECONDER: Larry Lueck, Aldersperson
AYES: Bauer, Boyd, Crevier, Donovan, Kneiszel, Lueck, Raasch, Rafferty

4. Public comment upon matters not on the agenda or other announcements. Paul Zeller introduced himself to the Council as the Republican candidate for Brown County Treasurer.
5. Recommendation from Finance Committee to Approve Anonymous Donation of \$1,000 Designated for Police Body Cameras.
 At this time, Mayor Walsh introduced two young men from Local Boy Scout Troop 1043 in attendance for their Communications Merit Badge.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Scott Crevier, Aldersperson
SECONDER: Lisa Rafferty, Aldersperson
AYES: Bauer, Boyd, Crevier, Donovan, Kneiszel, Lueck, Raasch, Rafferty

6. Recommendation from the Finance/Personnel Committee to accept a \$15,000 donation for the purchase of a power cot.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Scott Crevier, Aldersperson
SECONDER: Michael Donovan, Aldersperson
AYES: Bauer, Boyd, Crevier, Donovan, Kneiszel, Lueck, Raasch, Rafferty

7. Recommendation from the Finance/Personnel Committee to transfer \$19,800 from Unassigned Reserves to the Building Inspection Consulting Account.

Attachment: 10-21-2014 Common Council Meeting (2793 : Approval of the Minutes of the October 21, 2014 Common Council Meeting.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Larry Lueck, Alderperson
SECONDER:	Scott Crevier, Alderperson
AYES:	Bauer, Boyd, Crevier, Donovan, Kneiszel, Lueck, Raasch, Rafferty

8. Recommendation from the Finance/Personnel Committee regarding 2015 Health and Dental Renewal and Plan Design Changes.

Human Resources Director Shannon Metzler asked to change the recommendation to increase the family in-network deductible to \$6000. Alderperson Crevier moved, seconded by Alderperson Bauer to amend the recommendation to reflect the proposed change. Upon vote, motion carried unanimously.

Discussion followed on the motion as amended. Alderperson Rafferty stated that she is not in favor of supporting a 30% increase for retired employees on the plan under the age of 65. Cindy Van Asten, the City's new consultant, came forward and answered questions about the health insurance exchange for the Council.

RESULT:	ADOPTED [6 TO 2]
MOVER:	Scott Crevier, Alderperson
SECONDER:	Larry Lueck, Alderperson
AYES:	Bauer, Boyd, Crevier, Kneiszel, Lueck, Raasch
NAYS:	Michael Donovan, Lisa Rafferty

9. Ordinance #14-14, Establishing Salaries for Elected Officials for the City of De Pere. A second reading of Ordinance 14-14 is required.

RESULT:	ADOPTED [6 TO 2]
MOVER:	Scott Crevier, Alderperson
SECONDER:	James Boyd, Alderperson
AYES:	Bauer, Boyd, Crevier, Donovan, Kneiszel, Lueck
NAYS:	Dean Raasch, Lisa Rafferty

10. Resolution #14-111, Authorizing and Approving an Amended Revocable Occupancy Permit for St. Norbert College for Utility Tunnel Installation and Maintenance. Alderperson Crevier abstained from voting.

RESULT:	ADOPTED [7 TO 0]
MOVER:	Jim Kneiszel, Alderperson
SECONDER:	Dean Raasch, Alderperson
AYES:	Bauer, Boyd, Donovan, Kneiszel, Lueck, Raasch, Rafferty
ABSTAIN:	Scott Crevier

11. Resolution #14-112, Amending City Employee Policy Manual Regarding Compensation Policy.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Larry Lueck, Alderperson
SECONDER:	Scott Crevier, Alderperson
AYES:	Bauer, Boyd, Crevier, Donovan, Kneiszel, Lueck, Raasch, Rafferty

12. Resolution #14-113, Authorizing Contract with Aetna Life Insurance Company for Long Term Disability Services.

Benefits Consultant Cindy Van Asten informed Council that this contract is a direct replacement of what we have today with no changes to the policy whatsoever.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lisa Rafferty, Alderperson
SECONDER:	James Boyd, Alderperson
AYES:	Bauer, Boyd, Crevier, Donovan, Kneiszel, Lueck, Raasch, Rafferty

13. Resolution 14-114, A Resolution Authorizing and Providing for the Sale and Issuance of \$1,075,000 General Obligation Street Improvement Bonds, Series 2014A, and All Related Details.

Items 13 and 14 were considered after Item 5.

Joe Murray from Springsted explained the City's rating reports and reviewed the two bids with the Council.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Donovan, Alderperson
SECONDER:	James Boyd, Alderperson
AYES:	Bauer, Boyd, Crevier, Donovan, Kneiszel, Lueck, Raasch, Rafferty

14. Resolution 14-115, A Resolution Authorizing and Providing for the Sale and Issuance of \$2,550,000 General Obligation Promissory Notes, Series 2014B, and All Related Details.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Larry Lueck, Alderperson
SECONDER:	Scott Crevier, Alderperson
AYES:	Bauer, Boyd, Crevier, Donovan, Kneiszel, Lueck, Raasch, Rafferty

15. Application for a Temporary Premise Description Change for St. Norbert College, 161 Reid St., De Pere, WI submitted by St. Norbert College, Inc., Agent: Terrie DuBois, 729 Bascom Way, Green Bay 54311.

Alderperson Crevier abstained from voting.

RESULT:	ADOPTED [7 TO 0]
MOVER:	Michael Donovan, Alderperson
SECONDER:	Dean Raasch, Alderperson
AYES:	Bauer, Boyd, Donovan, Kneiszel, Lueck, Raasch, Rafferty
ABSTAIN:	Scott Crevier

16. Voucher Approval.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kevin Bauer, Alderperson
SECONDER:	Scott Crevier, Alderperson
AYES:	Bauer, Boyd, Crevier, Donovan, Kneiszel, Lueck, Raasch, Rafferty

17. Operator License Applications.

CITY OF DE PERE - OCTOBER 21, 2014				
ITEM	NAME	ADDRESS	CITY	ST
Previously Tabled Operator License Applications				
1	BAKER, THERESE A.	1294 ELMORE STREET	GREEN BAY	WI
2	BEQUEAITH, DONNA M.	420 HARTUNG STREET	GREEN BAY	WI
3	DONAHUE, STEPHANIE M.	2344 HOPF LANE	DE PERE	WI
New Operator License Applications for the 2014-2016 Licensing Period				
1	FINKEL, ANNA R.	1545 SILVERSTONE TRAIL #7	DE PERE	WI
2	GRUTZA, AARON F.	1020 TANAGER TRAIL	DE PERE	WI
3	WINDORSKI, TRISTA J.	1687 DECKNER AVENUE #6	GREEN BAY	WI

Alderson Bauer moved, seconded by Alderson Raasch to approve Previously Tabled Operator License Application #2 and to table Previously Tabled Operator License Applications #1 and 3. Upon vote, motion carried unanimously.

Alderson Bauer moved, seconded by Alderson Boyd to approve Operator License Applications #1 and 2 and to table Operator License Application #3. Upon vote, motion carried unanimously.

18. Future agenda items.

None.

19. Consideration of Smale/Shuma Claim.

Council discussed whether or not to go into closed session and determined that it was unnecessary.

20. Resolution #14-110, Authorizing Settlement of Claim (Kendra Smale and Matt Shuma).

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kevin Bauer, Alderson
SECONDER:	Larry Lueck, Alderson
AYES:	Bauer, Boyd, Crevier, Donovan, Kneisel, Lueck, Raasch, Rafferty

21. Consider Request of West De Pere School District to Cancel Reimbursement.

Alderson Donovan moved, seconded by Alderson Crevier to go into closed session at 8:05 p.m. Upon vote, motion carried unanimously.

22. Status of Redevelopment Agreement Between the City of De Pere, the Redevelopment Authority and Center Ville, LLC (MAC Dental). (This item is for joint consideration by the Redevelopment Authority and the Common Council.)

At 8:32 p.m. the Redevelopment Authority joined the Common Council to discuss the Redevelopment Agreement between the City of De Pere and Centre Ville, LLC.

At 8:58 p.m., Alderson Bauer moved, seconded by Alderson Raasch to return to open session. Upon roll call vote, motion carried unanimously.

Alderson Raasch moved, seconded by Alderson Kneisel to deny the request by the West De Pere School District to cancel reimbursement (item #21). Upon vote, motion carried 7-1 with Alderson Boyd voting nay.

23. Adjournment.

Aldersperson Bauer moved, seconded by Aldersperson Rafferty to adjourn the meeting at 8:59 p.m.
Upon vote, motion carried unanimously.

Respectfully submitted,

Shana Defnet, Clerk-Treasurer

City of De Pere, Wisconsin



Request For Common Council Action

MEETING DATE: November 5, 2014

DEPARTMENT: City Clerk-Treasurer

FROM: Shana Defnet

SUBJECT: Recommendation from the License Committee on an Application for a 6 month Class "B" Beer Liquor License for Deacon Hockey, 1450 Fort Howard Ave., De Pere, WI 54115. Submitted by De Pere Deacons Hockey Team, Inc., Agent: David E. Lepp, 1403 Quinnette Ln., De Pere, WI 54115.

ATTACHMENTS:

- De Pere Deacons (PDF)

ORIGINAL ALCOHOL BEVERAGE RETAIL LICENSE APPLICATION

Submit to municipal clerk.

For the license period beginning December 1 20 14 ;
ending April 30 20 15TO THE GOVERNING BODY of the: ☐ Town of
☐ Village of } De Pere, WI
☒ City ofCounty of Brown Aldermanic Dist. No. _____ (if required by ordinance)

1. The named
- ☐
- INDIVIDUAL
- ☐
- PARTNERSHIP
- ☐
- LIMITED LIABILITY COMPANY
-
- ☒
- CORPORATION/NONPROFIT ORGANIZATION

hereby makes application for the alcohol beverage license(s) checked above.

2. Name (individual/partners give last name, first, middle; corporations/limited liability companies give registered name):

DePere Deacons Hockey Team, Inc

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the name, title, and place of residence of each person.

Title	Name	Home Address	Post Office & Zip Code
President/Member	<u>member</u>	<u>DAVID E LOPP</u>	<u>1433 QUINCY LN D.P. 54115</u>
Vice President/Member	<u>member</u>	<u>MIKE L SOLWAY</u>	<u>1276 WELLS ST G.B. 54303</u>
Secretary/Member	<u>member</u>	<u>GREGORY F. NUTHALS</u>	<u>1064 NINTH ST G.B. 54304</u>
Treasurer/Member			
Agent	<u>DAVID E LOPP</u>		
Directors/Managers	<u>SEE ABOVE</u>		

3. Trade Name
- DePere Deacons Hockey Team, Inc
- Business Phone Number
- 920.660.0933

4. Address of Premises
- 1450 FT. HOWARD AVE.
- Post Office & Zip Code
- DEPERE, WI

5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? ☒ Yes ☐ No
6. Is the applicant an employee or agent of, or acting on behalf of anyone except the named applicant? ☐ Yes ☒ No
7. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? ☐ Yes ☒ No
8. (a) Corporate/limited liability company applicants only: Insert state _____ and date _____ of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? ☐ Yes ☒ No
- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? ☒ Yes ☐ No
- (NOTE: All applicants explain fully on reverse side of this form every YES answer in sections 5, 6, 7 and 8 above.)

9. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)

10. Legal description (omit if street address is given above):
- 2nd FLOOR ABOVE LOBBY ON WEST SIDE OF BUILDING

11. (a) Was this premises licensed for the sale of liquor or beer during the past license year?
- ☒
- Yes
- ☐
- No

- (b) If yes, under what name was license issued?

12. Does the applicant understand they must file a Special Occupational Tax return (TTB form 5630.5) before beginning business? [phone 1-800-937-8864]
- ☒
- Yes
- ☐
- No

13. Does the applicant understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in Section 2, above? [phone (608) 266-2776]
- ☒
- Yes
- ☐
- No

14. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs?
- ☒
- Yes
- ☐
- No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signers. Signers agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants and each member of a partnership applicant must sign; corporate officer(s), members/managers of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Each refusal is a misdemeanor and grounds for revocation of this license.

SUBSCRIBED AND SWORN TO BEFORE ME

this 21 day of October, 20 14

Robert S. Enley
(Clerk/Notary Public)
My commission expires 7-31-16

DAVID E LOPP - memberMIKE L SOLWAYGREGORY F. NUTHALS - memberDAVID E LOPP - memberDAVID E LOPP - member

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk	Date reported to council/board	Date provisional license issued	Signature of Clerk & Deputy Clerk
Date license granted	Date license issued	License number issued	

City of De Pere, Wisconsin**Request For Common Council Action**

MEETING DATE: November 5, 2014

DEPARTMENT: City Clerk-Treasurer

FROM: Shana Defnet

SUBJECT: Recommendation from the License Committee on an application for a Class "B" Beer and "Class B" Liquor License for Buddha's Still, 363 Main Ave., De Pere, WI submitted by Mary Besaw, 3412 Clay Street, Green Bay WI 54301.

ATTACHMENTS:

- Buddhas (PDF)

ORIGINAL ALCOHOL BEVERAGE RETAIL LICENSE APPLICATION

Submit to municipal clerk.

For the license period beginning _____ 20____ ;
ending _____ 20____TO THE GOVERNING BODY of the: ☐ Town of
☐ Village of } De Pere
☒ City of

County of _____ Aldermanic Dist. No. _____ (if required by ordinance)

1. The named ☒ INDIVIDUAL ☐ PARTNERSHIP ☐ LIMITED LIABILITY COMPANY
☐ CORPORATION/NONPROFIT ORGANIZATION

hereby makes application for the alcohol beverage license(s) checked above.

2. Name (individual/partners give last name, first, middle; corporations/limited liability companies give registered name): MARY SUSAN BESAW

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the name, title, and place of residence of each person.

Title	Name	Home Address	Post Office & Zip Code
President/Member	<u>DANIEL</u>	<u>MARY SUSAN BESAW</u>	<u>3412 CLAY ST WOODBAY WI 54301</u>
Vice President/Member			
Secretary/Member			
Treasurer/Member			
Agent			
Directors/Managers			

3. Trade Name Buddha's Business Phone Number 920 784-3334
4. Address of Premises 363 MAIN AVE DE PERE Post Office & Zip Code 54115

5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? ☒ Yes ☐ No
6. Is the applicant an employee or agent of, or acting on behalf of anyone except the named applicant? ☐ Yes ☒ No
7. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? ☐ Yes ☒ No
8. (a) Corporate/limited liability company applicants only: Insert state _____ and date _____ of registration.
(b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? ☐ Yes ☒ No
(c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? ☐ Yes ☒ No
(NOTE: All applicants explain fully on reverse side of this form every YES answer in sections 5, 6, 7 and 8 above.)

9. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) in coolers + sold in bar

10. Legal description (omit if street address is given above): _____

11. (a) Was this premises licensed for the sale of liquor or beer during the past license year? ☒ Yes ☐ No
(b) If yes, under what name was license issued? _____

12. Does the applicant understand they must file a Special Occupational Tax return (TTB form 5630.5) before beginning business? [phone 1-800-937-8864] ☒ Yes ☐ No

13. Does the applicant understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in Section 2, above? [phone (608) 266-2776] ☒ Yes ☐ No

14. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ☒ Yes ☐ No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signers. Signers agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants and each member of a partnership applicant must sign; corporate officer(s), members/managers of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

SUBSCRIBED AND SWORN TO BEFORE ME

this 13th day of October, 2014

[Signature]
(Clerk/Notary Public)

My commission expires 8-3-2018

Mary S. Besaw
(Officer of Corporation/Member/Manager of Limited Liability Company/Partner/Individual)

(Officer of Corporation/Member/Manager of Limited Liability Company/Partner)

(Additional Partner(s)/Member/Manager of Limited Liability Company if Any)

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk	Date reported to council/board	Date provisional license issued	Signature of Clerk & Deputy Clerk
Date license granted	Date license issued	License number issued	

City of De Pere, Wisconsin**Request For Common Council Action**

MEETING DATE: November 5, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Recommendation from the Plan Commission to approve the extra-territorial CSM application for a 2 lot CSM and road dedication off Swan Road in the Town of Ledgeview. Surveyor: Davel.

This item was approved by the Plan Commission at its October 27, 2014 meeting.

ATTACHMENTS:

- PC_Staff_Memo_ExtraCSM (PDF)
- EX_CSM_Ledgeview (PDF)

Item #6: Review the extra-territorial CSM application for a 2 lot CSM and road dedication off Swan Road in the Town of Ledgeview. Surveyor: Davel. *

Davel has completed a CSM with two lots and a dedication to the public for a new street (Storage Court). The lots are 8.19 and 2.52 acres respectively and the new court will be off of Swan Road.

Recommendation:

Staff would recommend approval of the CSM, and that the CSM be forwarded to the Common Council for approval. The CSM needs the following corrections:

1. CSM must meet the requirements specified by Brown County Planning.

	CITY OF DE PERE APPLICATION FOR CSM REVIEW	Fee: \$ 300.00
		Receipt #: 97309
		Date: 9/22/14

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) Walter's Excavating, LLC	Authorized Representative Jesse Jossart	Title Owner	
Mailing Address 1682 Swan Road	City De Pere	State WI	ZIP Code 54115
Email Address jjhermsen@tds.net	Phone Number (incl. area code) (920) 339-8500	Fax Number (incl. area code) (920) 339-5200	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description	Parcel No. All of D-56-2 All D-56-3 and Part of D-56
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SECTION 4: CSM Information

Existing Zoning:	Light Industrial L1
Present Use of Parcel:	Existing Business/Vacant Land
Proposed Use of Lots:	Light Industrial

Please submit 1 hard copy and 1 PDF copy of the CSM if the property is located within the City
or if the property is located within the extraterritorial jurisdiction.

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

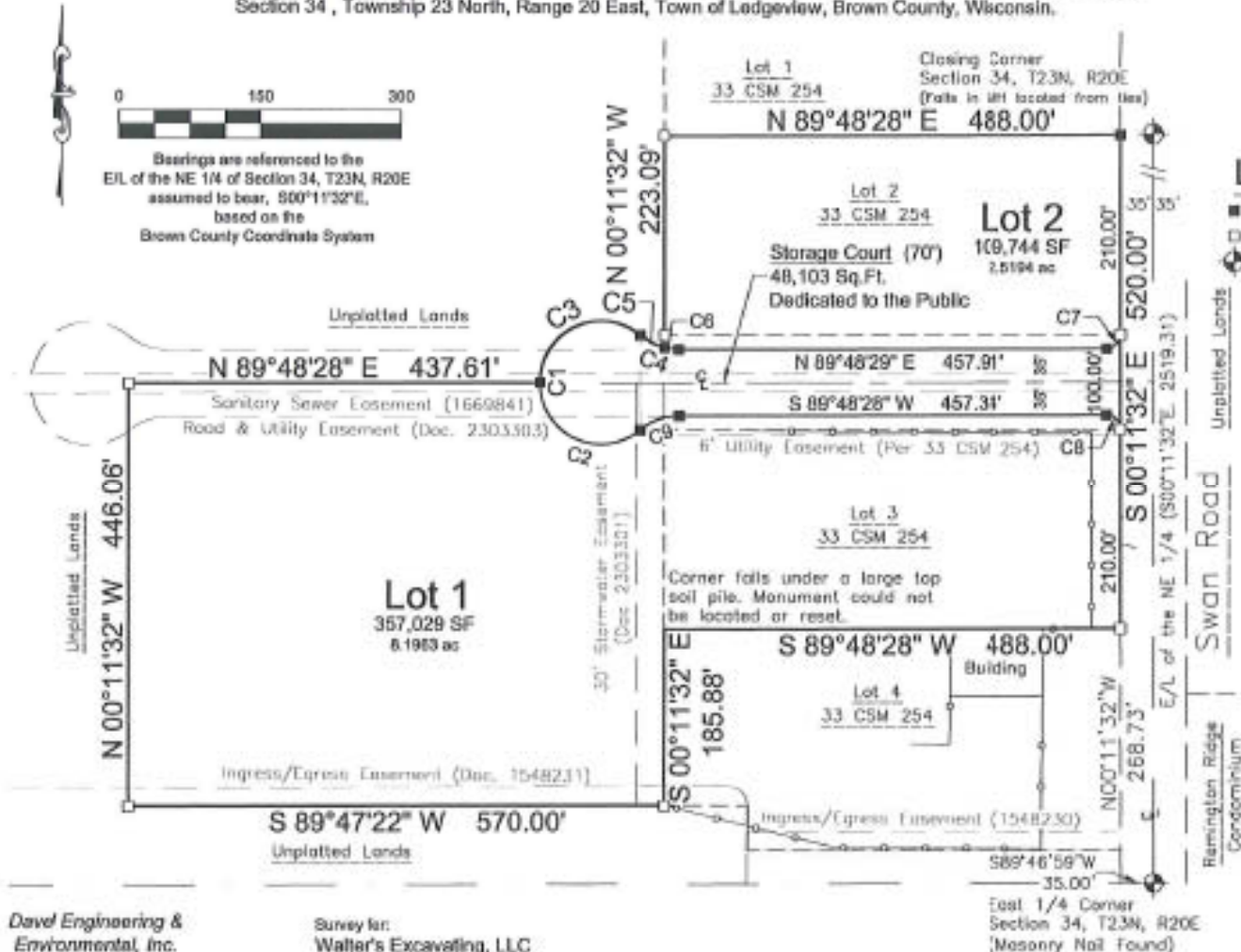
Name of Owner/Authorized Representative (please print) Jesse Jossart	Title Owner	Phone Number (920) 339-8500
Signature of Applicant 		Date Signed 9/22/14

TO BE COMPLETED BY CITY STAFF

CSM Review authorized by the De Pere Municipal Code, Chapter 46.

Certified Survey Map No. _____

All of Lot 2 and Lot 3, Volume 33 Certified Survey Maps Page 254 and part of the Southeast 1/4 of the Northeast 1/4 of Section 34, Township 23 North, Range 20 East, Town of Ledgeview, Brown County, Wisconsin.



LEGEND

- 1" x 18" Capped Steel Pipe @ 1.68bs/LF
- 1" Iron Pipe Found
- Government Corner



David Engineering & Environmental, Inc.
Civil Engineers and
Land Surveyors
1611 Redine Street
Madison, Wisconsin
PH: 608-991-1888, Fax: 608-930-9588

Survey for:
Waller's Excavating, LLC
1682 Swan Road
DePere, WI 54115

10/6/2014 3:40 PM d:\projects\4246\cs\dwg\Civil 3D\4246csm.dwg Printed by: jin

James R. Schloff 6 OCT 2014
James R. Schloff Professional Land Surveyor No. S-2692 Date



File: 4246csm.dwg
Date: 10/06/2014
Drafted By: Jin
Sheet: 1 of 4

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Certified Survey Map No. _____

All of Lot 2 and Lot 3, Volume 33 Certified Survey Maps Page 254 and part of the Southeast 1/4 of the Northeast 1/4 of Section 34, Township 23 North, Range 20 East, Town of Ledgeview, Brown County, Wisconsin.

Owner's Certificate of Dedication

Walter's Excavating, LLC, a limited liability company duly organized and existing under and by virtue of the Laws of the State of Wisconsin, as the property owner, does hereby certify that we caused the land above described to be surveyed, divided, mapped and dedicated all as shown and represented on this map.

In the presence of: Walter's Excavating, LLC

Managing Member Date

State of Wisconsin)
)SS

County)

Personally came before me on the _____ day of _____, 20____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, Wisconsin My Commission Expires _____

Town Board Approval Certificate

Resolved, that this certified survey map in the Town of Ledgeview, Brown County, Walter's Excavating, LLC and WEL Real Estate, LLP, the property owners, the property owner, is hereby approved by the Town Board of the Town of Ledgeview.

Chairman Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Town Board of the Town of Ledgeview.

Clerk Date

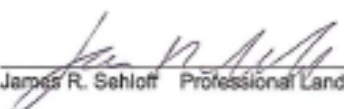
City of De Pere Approval (Extraterritorial)

Resolved, that this Certified Survey Map in the Town of Ledgeview, Brown County, Walter's Excavating, LLC and WEL Real Estate, LLP, the property owners, is hereby approved by the City of De Pere.

Mayor Date

I hereby certify that the foregoing is a copy of a resolution adopted by the the City of De Pere.

Clerk Date

 6 OCT 2014
James R. Sehloff Professional Land Surveyor No. S-2692 Date



File: 4246cam.dwg
Date: 10/06/2014
Drafted By: Jim
Sheet: 3 of 4

Certified Survey Map No. _____

All of Lot 2 and Lot 3, Volume 33 Certified Survey Maps Page 254 and part of the Southeast 1/4 of the Northeast 1/4 of Section 34, Township 23 North, Range 20 East, Town of Ledgeview, Brown County, Wisconsin.

Treasurers' Certificate

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

County Treasurer_____
DateCounty Planning Agency Approval Certificate

Resolved, that this certified survey map in the Town of Ledgeview, Brown County, Walter's Excavating, LLC and WEL Real Estate, LLP, the property owners, is hereby approved by Brown County Planning Commission.

Peter Schlein, Senior Planner_____
Date

This Certified Survey Map is contained wholly within the property described in the following recorded instruments:

the property owners of record:
Walter's Excavating, LLC
WEL Real Estate, LLP
WEL Real Estate, LLP

Recording Information:
Doc No. 2303301
Doc No. 2105720
Doc No. 2105719

Parcel Number(s):
D-56-3
Part of D-56
D-56-2

CURVE TABLE					
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle
C1	65.00'	N 00°11'31" W	100.00'	294.31'	259°25'49"
C2	65.00'	N 65°02'56" W	117.68'	147.16'	129°43'00"
C3	65.00'	N 64°39'56" E	117.68'	147.16'	129°42'48"
C4	65.00'	S 70°06'59" E	43.69'	44.56'	39°16'45"
C5	65.00'	S 63°21'27" E	28.98'	29.23'	25°45'42"
C6	65.00'	S 82°59'50" E	15.30'	15.34'	13°31'03"
C7	15.00'	N 44°38'11" E	21.15'	23.47'	89°38'25"
C8	15.00'	N 45°22'39" W	21.27'	23.65'	90°19'58"
C9	65.00'	S 69°54'17" W	44.06'	44.95'	39°37'26"



James R. Schloff
James R. Schloff Professional Land Surveyor No. S-2692 Date *6 Oct 2014*

File: 4246cam.dwg
Date: 10/06/2014
Drafted By: Jim
Sheet: 4 of 4

City of De Pere, Wisconsin**Request For Common Council Action**

MEETING DATE: November 5, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Recommendation from the Plan Commission to approve the Precise Implementation Plan for a 24 unit apartment building on College Ave. Applicant: Best Built.

This item was approved by the Plan Commission at its October 27, 2014 meeting.

ATTACHMENTS:

- PC_Staff_Memo_College (PDF)
- COLLEGE AVE APTS PIP (PDF)

Item 3: Review the Precise Implementation Plan for a 24 unit apartment building on College Ave. Applicant: Best Built.*

The General Development Plan was approved by the Plan Commission in August 2013. The project calls for a 3 story 24 unit apartment complex with both underground and surface parking. There would be a total of 42 bedrooms.

Public Works

Required Actions:

Sanitary Sewer

1. Provide the sanitary lateral size.
2. The sanitary lateral needs to be redesigned to be perpendicular to the sanitary sewer main. The lateral cannot be placed as shown with the flow from the apartment building discharging toward the upstream at the sewer main.

Water Main

3. Provide water service size.
4. Add a note on the plan to contact the City Engineer at least 24 hours prior to connecting to the water service. Work is to be completed under the observation of the City.
5. If a meter size large than 1" is required, a minimum of one month of advance notice is required so that the meter can be ordered.

Storm Water Management

6. Staff will need to verify that the maintenance agreement recently completed for the Grant Street Row Houses covers this site. If not, another maintenance agreement will be required.

Traffic/Vehicle Access:

7. A curb cut permit will be required for the driveways.
8. A revocable occupancy permit is required for the parking and trash enclosure in the City right-of-way.
9. A concrete driveway apron with sidewalk section will be required for the driveway to the parking lot. Provide the front of the sidewalk section 8 to 10 feet from the back of curb.
10. Please note that College Avenue is scheduled to be resurfaced in 2015. The water main will be relayed in conjunction with the re-surfacing.
11. Show and label the City and CBCWA easements.

Forestry & Parks

Required Actions:

1. None.

Fire

Required Actions:

1. Final plans should be submitted to the Fire Department for review of internal layout.

Planning & Building Inspection

Required Actions:

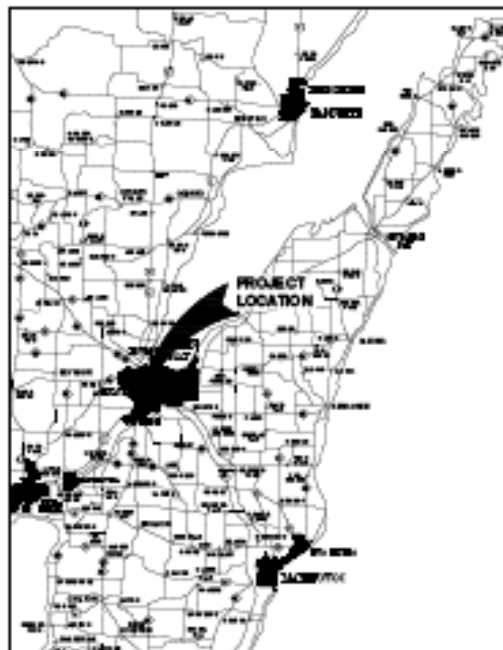
1. The Plan Commission will want to confirm the exterior elevation colors.
2. Provide information on any exterior lighting.

Recommendation

Staff would recommend approval of the PIP and that the PIP be forwarded to the City Council for approval.

COLLEGE AVENUE APARTMENTS FOR BEST BUILT, INC. CITY OF DE PERE, BROWN COUNTY, WISCONSIN

ATTENTION:
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE
OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE
FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS.
ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC.
SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE
RESPONSIBLE FOR A PRELIMINARY EXISTING UTILITIES AND EXISTING UTILITIES
SHOWN ON PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES
SHOWN ON PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES
SHOWN ON PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES
SHOWN ON PLANS.

NOTE:
ALL EROSION CONTROL MEASURES SHALL
BE IN PLACE PRIOR TO CONSTRUCTION.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR
DETERMINING THE LOCATION OF ALL UTILITIES
SHOWN ON PLANS. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES
SHOWN ON PLANS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
1	LOCATION MAPS AND INDEX TO DRAWINGS
2	EXISTING SITE CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5	GRADING AND EROSION CONTROL PLAN
6	LANDSCAPE PLAN
7	MISCELLANEOUS DETAILS
8	MISCELLANEOUS DETAILS
9	EROSION CONTROL - STREET PROTECTION AND MISCELLANEOUS DETAILS
10	EROSION CONTROL - SHEET FLOW DETAILS



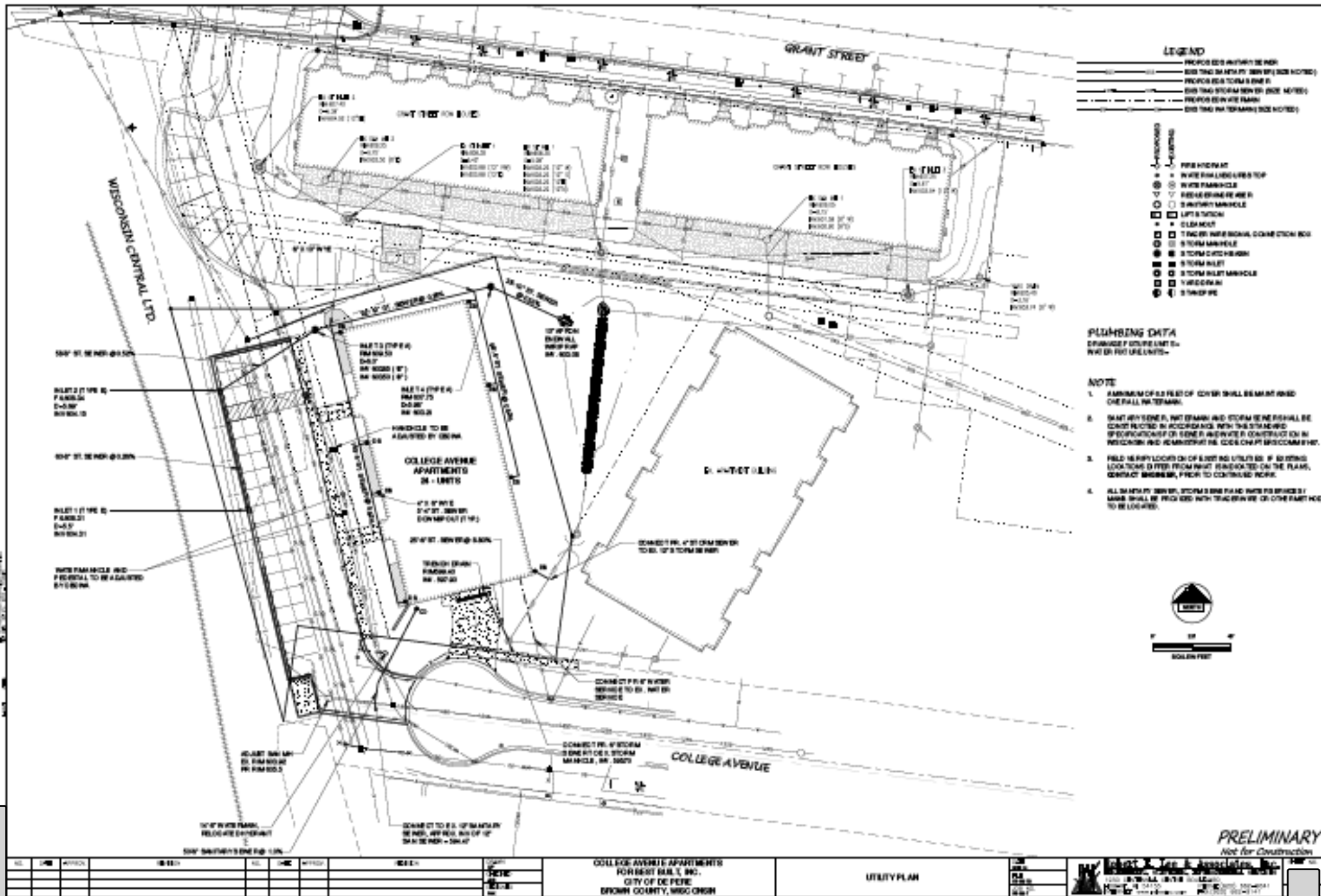
LOCATION MAP

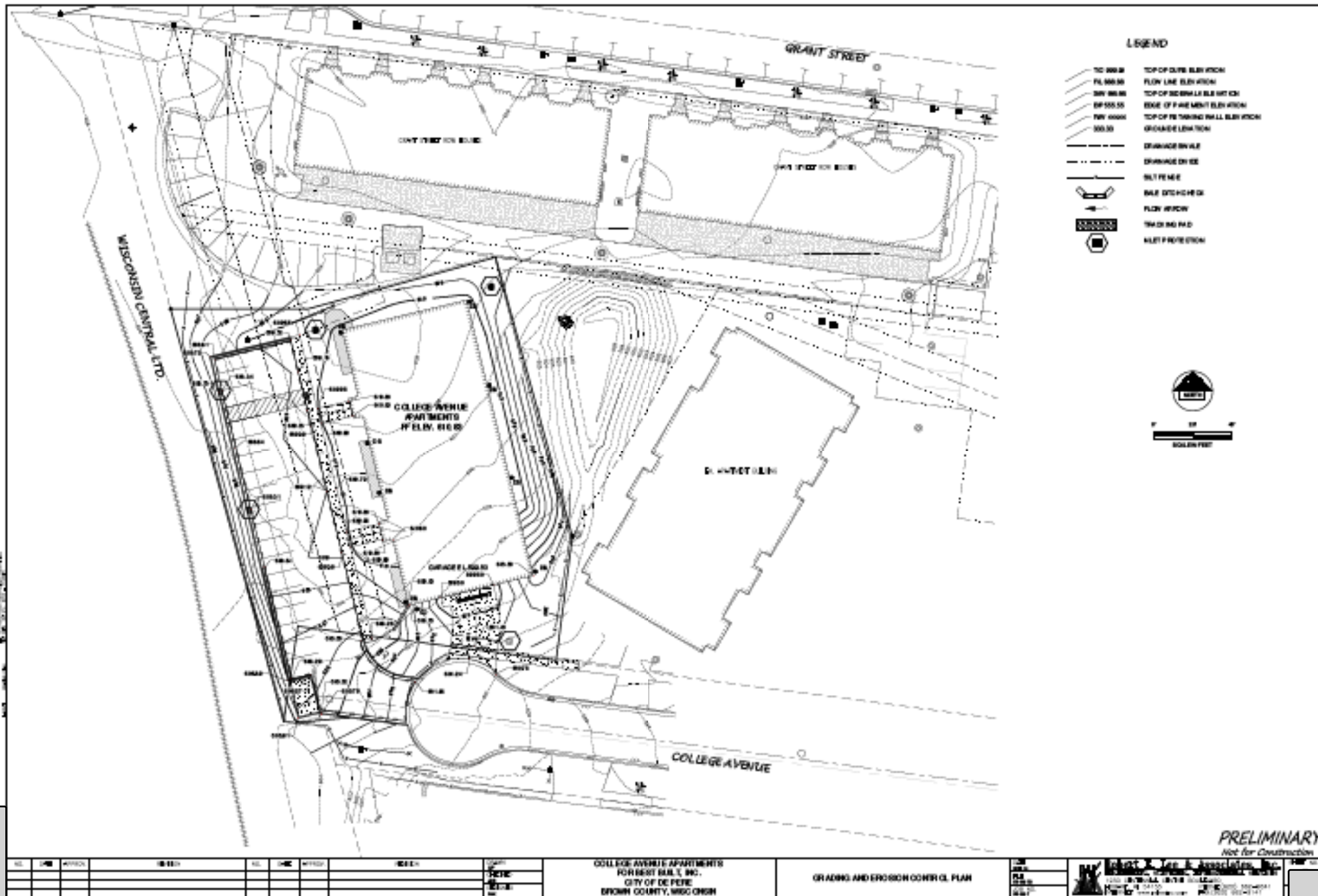
PRELIMINARY
Not for Construction

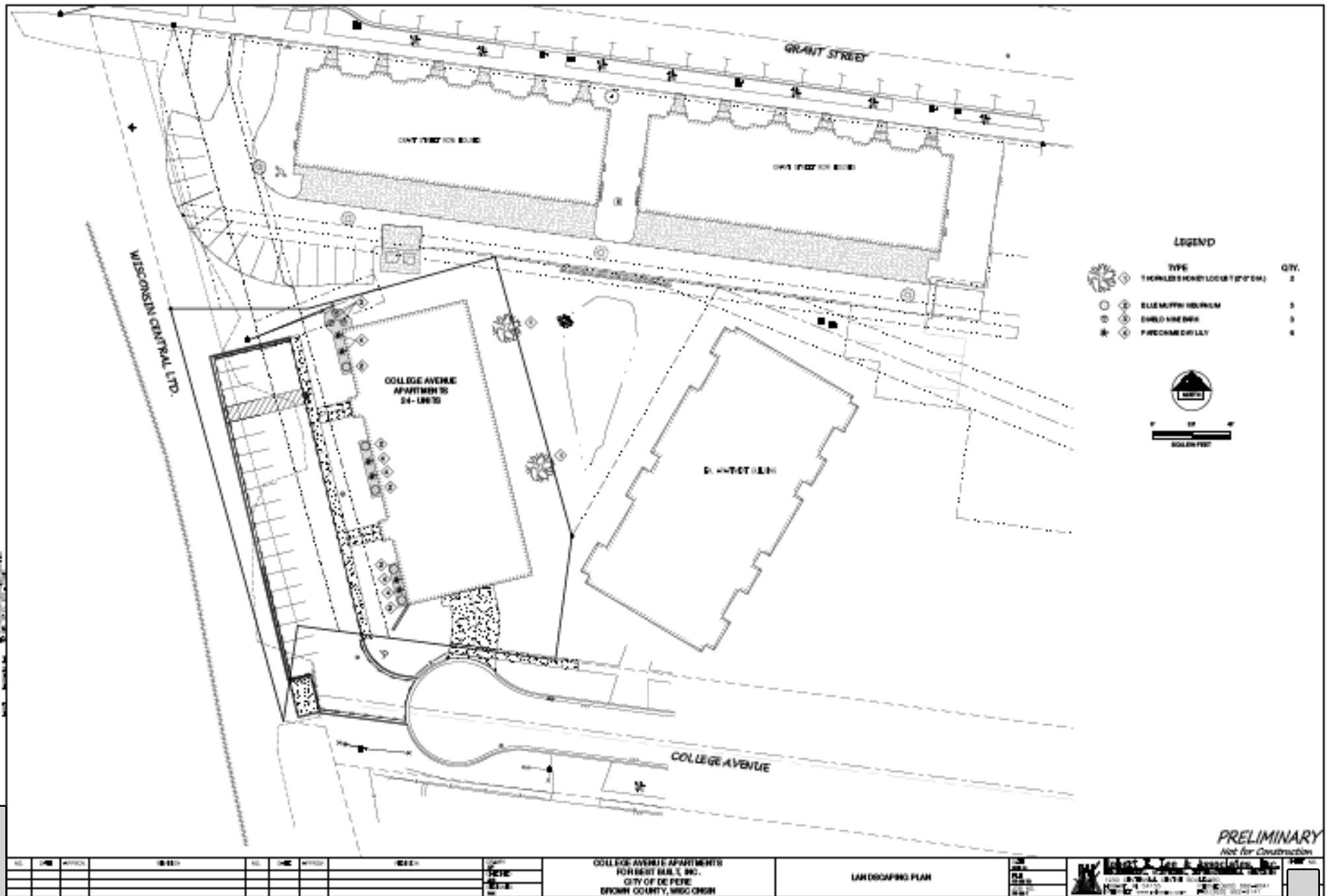
COLLEGE AVENUE APARTMENTS
FOR BEST BUILT, INC.
CITY OF DE PERE,
BROWN COUNTY, WISCONSIN

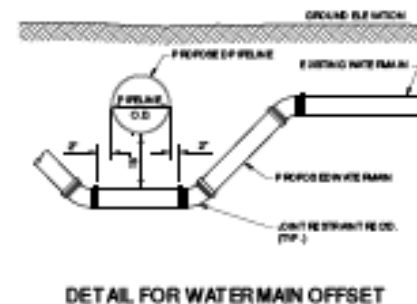
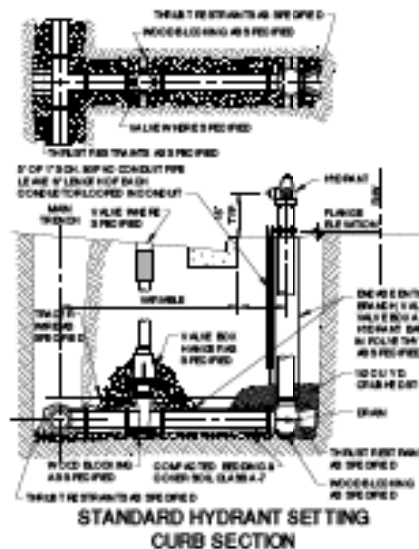
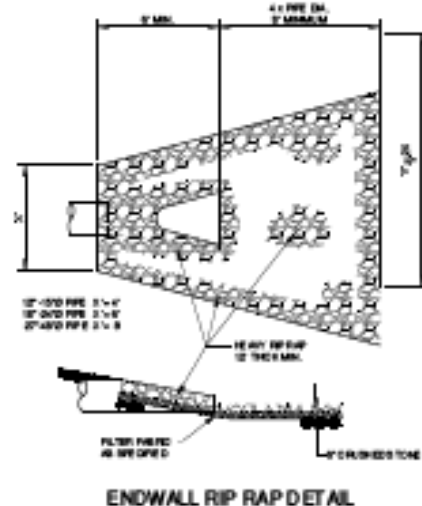
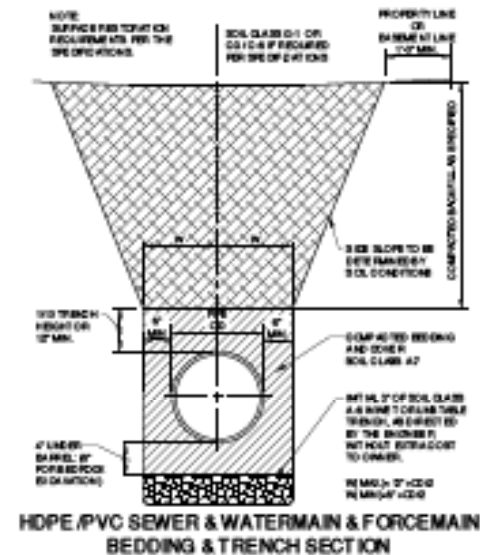
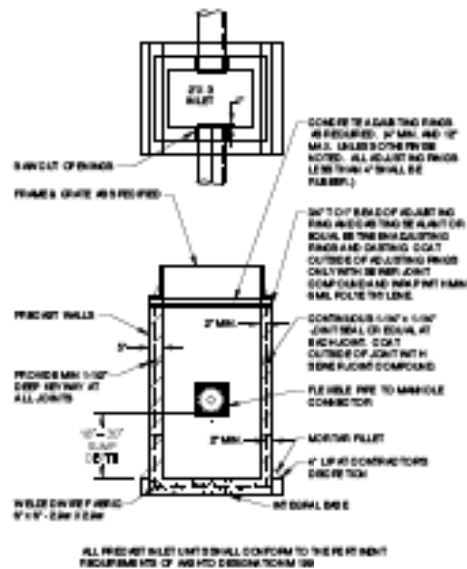
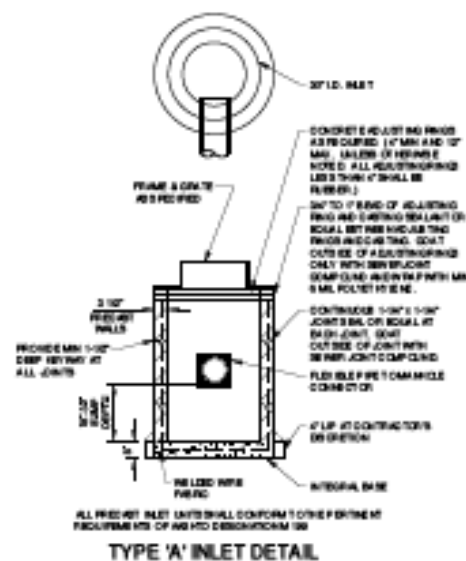
LOCATION MAPS AND INDEX TO DRAWINGS

Best Built, Inc.
1000 CENTRAL AVENUE, SUITE 200
DE PERE, WISCONSIN 54227
TEL: 920.233.1111 FAX: 920.233.1112
WWW.BESTBUILTINC.COM







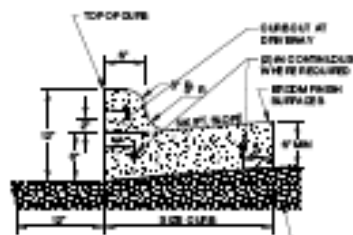
[illegible]

COLLEGE AVENUE APARTMENTS
FORBENT BUILT, INC.,
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

PRELIMINARY
Not for Construction

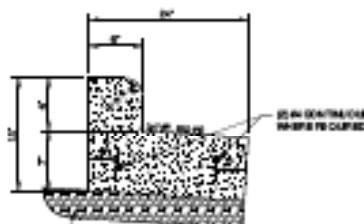
THE HAT CO. INC.
1000 10th Ave. S.W.
Atlanta, GA 30334
Tel: 404/525-1111
Fax: 404/525-1112
www.hatco.com



12" MINIMUM COMPACTED SUBGRADE GATE
BASE COURSE MATERIAL, DIVISION NO. 2

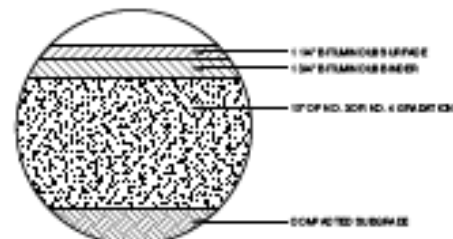
NOTE: PROVIDE 1" TO PARALLEL JOINTS AT 300" INTERVALS AND 1" TO 1" ON SIDE OF JOINTS ON STRONG CURB. PROVIDE 1" TO 1" ON SIDE OF JOINTS ON STRONG CURB. PROVIDE 1" TO 1" ON SIDE OF JOINTS ON STRONG CURB.

STANDARD CURB & GUTTER

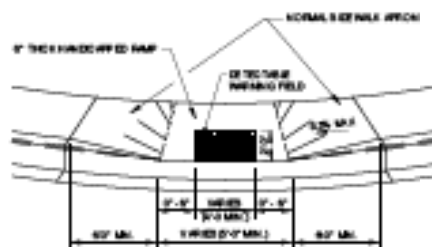


NOTE: 1. PROVIDE 1" EXPANSION JOINTS AT 300" INTERVALS AND 1" TO 1" ON SIDE OF JOINTS ON STRONG CURB. PROVIDE 1" TO 1" ON SIDE OF JOINTS ON STRONG CURB. PROVIDE 1" TO 1" ON SIDE OF JOINTS ON STRONG CURB.

SHEDDING CURB DETAIL



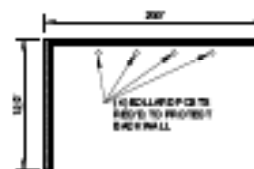
ASPHALT PAVEMENT DETAIL



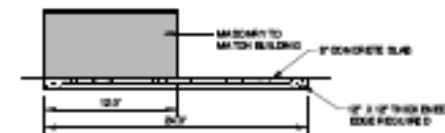
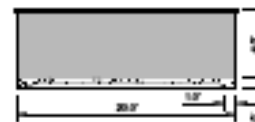
TYPE III HAND CAPPED CURB RAMP



SECTION PARALLEL TO
CENTERLINE OF RAMP

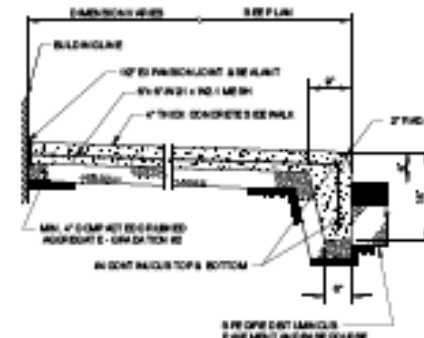


TRASH ENCLOSURE DETAIL

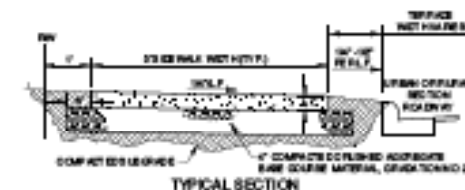


SITE EARTHWORK SPECIFICATIONS

- CONTRACTOR SHALL VERIFY AND COMPACT EXISTING GROUND PRIOR TO PLACING FILL MATERIAL.
- COMPACT FILL IN LAYER NOT TO EXCEED 8 INCHES WITHIN 10%.
- COMPACT SUBGRADE TO A DENSITY OF NOT LESS THAN 95 PERCENT OF MODIFIED PROCTOR.
- GRADE, TRIM, AND SHAPE SUBGRADE TO REQUIRE DRAINAGE AND SECTION.
 - ADJUST SLOPES BY GRADING SO THAT TRANSITIONS SMOOTH AND GRADUAL.
 - THE EDGES OF CUT BANKS SHALL BE ROUNDED AND SHARPED.
 - SHOULDER AND CUTS SHALL BE REPAIRED, REGRADED, AND PROPERLY DRAINAGED.
 - REPAIR ALL STONES 3 INCHES DIAMETER FROM GRADE/SLAB.
- MINIMUM PERCENTAGE FOR FILL DENSITY IS 95 PERCENT. THE DENSITY SHALL BE TESTED AS PER THE TESTS FOR PERCENT OF FILL DENSITY IN THE AREA OF THE DRAINAGE.
- PERFORM ONE (1) DENSITY TEST PER 100 SQUARE YARDS PER LIFT OF FILL MATERIAL. PERCENT OF FILL DENSITY SHALL BE TESTED IN THE AREA OF THE DRAINAGE.
- THE PROVISIONS OF THE SPECIFICATIONS FOR EARTHWORK SHALL BE IN FULL FORCE AND EFFECT FROM THE DATE OF THE FIRST PLACEMENT OF THE FILL MATERIAL.



SIDEWALK WITH INTEGRAL CURB



TYPICAL SECTION



TOOLED CONTRACTION JOINT EXPANSION JOINT

JOINT TYPE	CONTRACTION JOINT	EXPANSION JOINT
1. JOINT TYPE	CONTRACTION JOINT	EXPANSION JOINT
2. JOINT TYPE	CONTRACTION JOINT	EXPANSION JOINT
3. JOINT TYPE	CONTRACTION JOINT	EXPANSION JOINT
4. JOINT TYPE	CONTRACTION JOINT	EXPANSION JOINT
5. JOINT TYPE	CONTRACTION JOINT	EXPANSION JOINT

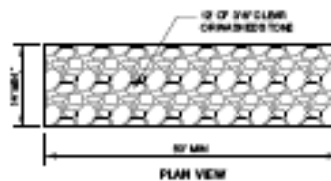
SIDEWALK DETAIL

PRELIMINARY
Not for Construction

COLLEGE AVENUE APARTMENTS
FOR BEST BUILT, INC.
CITY OF EPERE
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

W. J. & S. J. Associates, Inc.
1000 N. 10th St., Suite 100
Eperre, WI 53128
TEL: 414-251-1000
FAX: 414-251-1001
WWW: www.wjsj.com



TRACKING PAD DETAIL
(IF APPLICABLE)

INLET PROTECTION NOTES:

MANUFACTURED ALTERNATES IF PROVIDED AND LISTED ON THE BEST PRACTICE ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVED FROM AN INLET PROTECTION, CARE SHALL BE TAKEN NOT TO THE ONE AT THAT POINT ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET, AND MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FIBRE CLOTH, INCLUDING LAPPINGS TO BE REMOVED, SHALL BE REMOVED IMMEDIATELY UPON REMOVAL FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GATE.
2. FIBRE CLOTH SHALL BE REMOVED IMMEDIATELY UPON REMOVAL FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GATE.
3. FIBRE CLOTH SHALL BE REMOVED IMMEDIATELY UPON REMOVAL FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GATE.

INSTALLATION NOTES:

THE INLET SHALL BE INSTALLED WITH THE FOLLOWING NOTES:

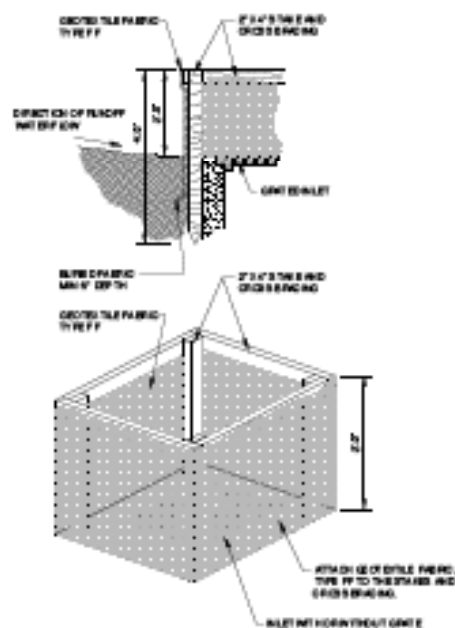
THE INLET SHALL BE INSTALLED WITH THE FOLLOWING NOTES:

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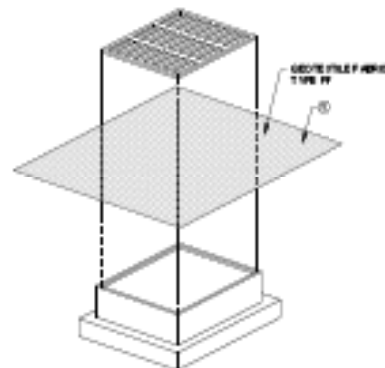
THE INLET SHALL BE INSTALLED WITH THE FOLLOWING NOTES:

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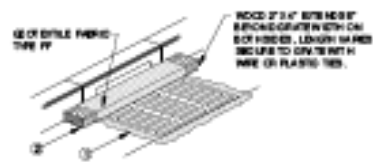
THE INLET SHALL BE INSTALLED WITH THE FOLLOWING NOTES:



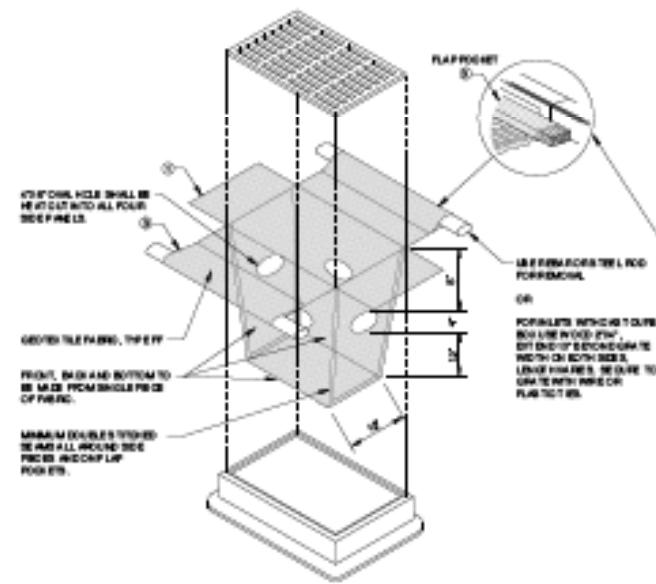
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET WITHOUT CURB BOX AS PER FIGURE 'D')

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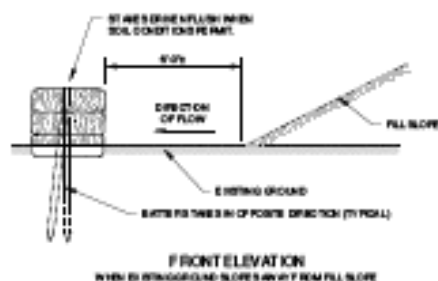
COLLEGE AVENUE APARTMENTS
FOR BEST PRACTICE, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION AND
MISCELLANEOUS DETAILS

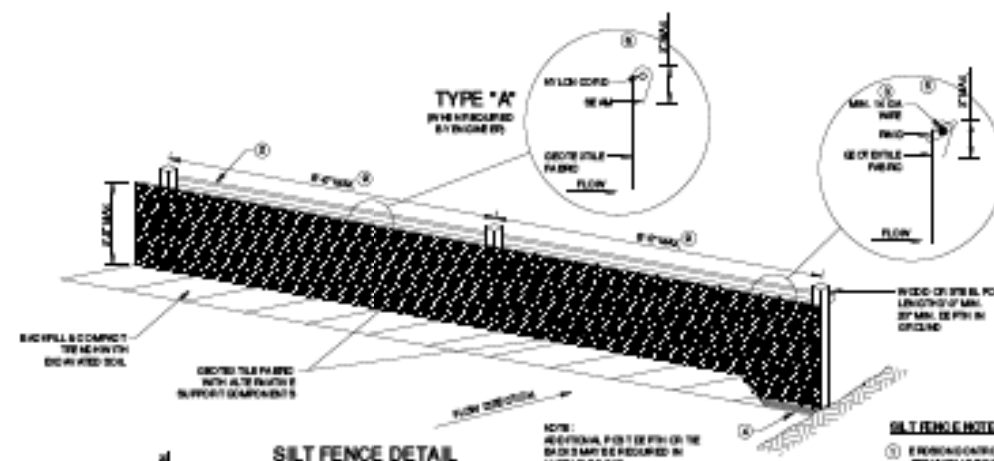
NO.	DATE	REVISION	BY	CHKD	DATE	REVISION	BY	CHKD	DATE
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PRELIMINARY
Not for Construction



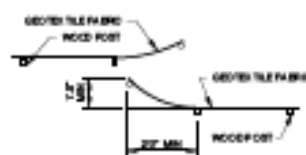
EROSION BALES FOR SHEET FLOW



SILT FENCE DETAIL

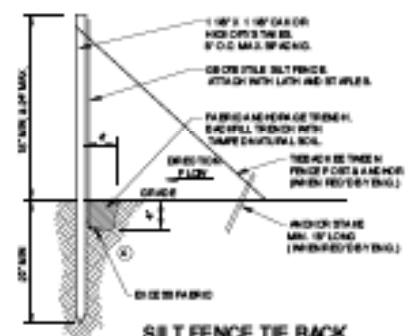


TWIST METHOD®



HOOK METHOD [®]

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK

EROSION CONTROL SHEET FLOW NOTES:

- [illegible]

GLT FEMALE NOTES:

- [illegible]

NO.	DATE	OFFICE	RECEIVED	NO.	DATE	OFFICE	RECEIVED	REMARKS

COLLEGE AVENUE APARTMENTS
FORBENT BUILT, INC.,
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
SHEET FLOW DETAILS

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100.	100.

Robert Lee & Associates, Inc.
1000 S.W. 11th Ave., Suite 1000
Miami, FL 33135
Tel: 305-371-1111 Fax: 305-371-1112

PRELIMINARY

DEFERE, WISCONSIN



PROJECT TEAM

BRIAN NETZEL
BILL FAULCON (RANCH ASSOC.)

LIFE SAFETY

LIFE SAFETY PLAN

CIVIL

1514

HA-1	FLUKE-RED-FLUKE-FLUKE-FLUKE
HA-2	FLUKE-RED-FLUKE-FLUKE
HA-3	FLUKE-RED-FLUKE-FLUKE
HA-4	FLUKE-RED-FLUKE-FLUKE
HA-5	FLUKE-RED-FLUKE-FLUKE
HA-6	FLUKE-RED-FLUKE-FLUKE
HA-7	FLUKE-RED-FLUKE-FLUKE
HA-8	FLUKE-RED-FLUKE-FLUKE
HA-9	FLUKE-RED-FLUKE-FLUKE
HA-10	FLUKE-RED-FLUKE-FLUKE

01.0	GENERAL NOTES AND REQUIREMENTS
01.1	FOUNDATION PILING
01.2	FR ST FLOOR BRICK ST W/ 3rd FLR
01.3	SECOND FLOOR FR W/ 4th FLR
01.4	TOP 2 FLOOR FR W/ 5th FLR
01.5	ROOF FR W/ 5th FLR
01.6	ROOF FR W/ 5th FLR
01.7	ROOF FR W/ 5th FLR
01.8	ROOF FR W/ 5th FLR
01.9	ROOF FR W/ 5th FLR
01.10	ROOF FR W/ 5th FLR
01.11	ROOF FR W/ 5th FLR
01.12	ROOF FR W/ 5th FLR
01.13	ROOF FR W/ 5th FLR
01.14	ROOF FR W/ 5th FLR
01.15	ROOF FR W/ 5th FLR
01.16	ROOF FR W/ 5th FLR
01.17	ROOF FR W/ 5th FLR
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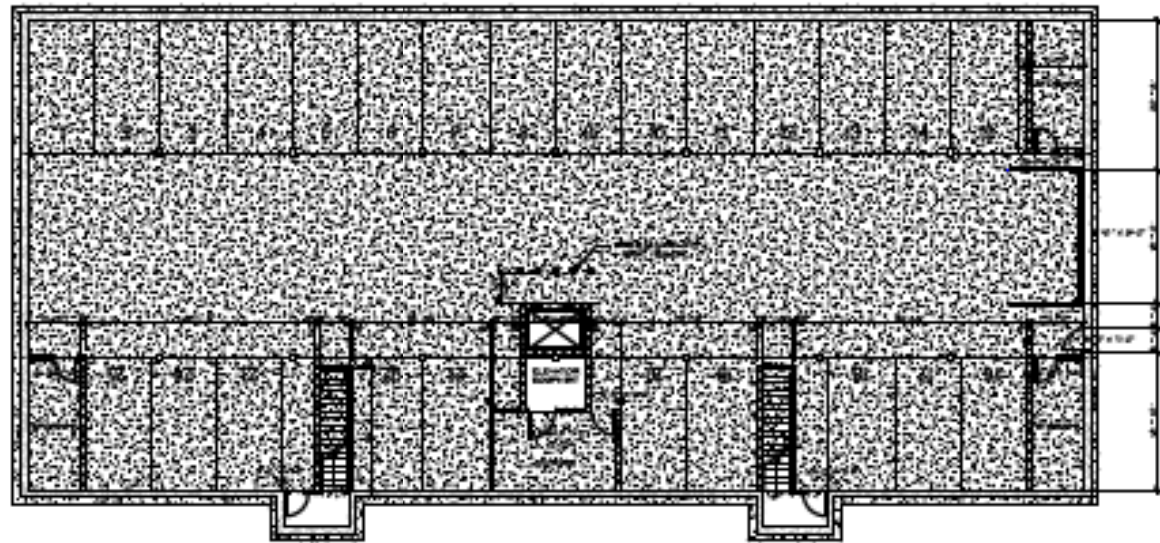
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1	10/25/14	CITY REVIEW SET	M.1, M.2, M.3, M.4, M.5 & M.6.2



VICINITY MAP

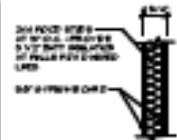


LOCATION MAP

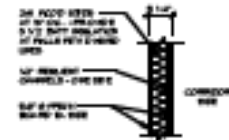


PARKING GARAGE FLOOR
PLAN
SCALE: 1/8" = 1'-0"

ROOM FINISH SCHEDULE									
ROOM	FINISH	WALL	FLOOR	CEILING	DOOR	WINDOW	STAIR	TOILET	ENTRY
APARTMENT	CONCRETE	POUR	POUR	POUR	POUR	POUR	POUR	POUR	POUR
COMMON AREA	CONCRETE	POUR	POUR	POUR	POUR	POUR	POUR	POUR	POUR
STAIR	CONCRETE	POUR	POUR	POUR	POUR	POUR	POUR	POUR	POUR
TOILET	CONCRETE	POUR	POUR	POUR	POUR	POUR	POUR	POUR	POUR
ENTRY	CONCRETE	POUR	POUR	POUR	POUR	POUR	POUR	POUR	POUR
LIVING	CONCRETE	POUR	POUR	POUR	POUR	POUR	POUR	POUR	POUR
KITCHEN	CONCRETE	POUR	POUR	POUR	POUR	POUR	POUR	POUR	POUR
BEDROOM	CONCRETE	POUR	POUR	POUR	POUR	POUR	POUR	POUR	POUR
BATH	CONCRETE	POUR	POUR	POUR	POUR	POUR	POUR	POUR	POUR
CL. (CLOSET)	CONCRETE	POUR	POUR	POUR	POUR	POUR	POUR	POUR	POUR
STAIR	CONCRETE	POUR	POUR	POUR	POUR	POUR	POUR	POUR	POUR
TOILET	CONCRETE	POUR	POUR	POUR	POUR	POUR	POUR	POUR	POUR
ENTRY	CONCRETE	POUR	POUR	POUR	POUR	POUR	POUR	POUR	POUR
LIVING	CONCRETE	POUR	POUR	POUR	POUR	POUR	POUR	POUR	POUR
KITCHEN	CONCRETE	POUR	POUR	POUR	POUR	POUR	POUR	POUR	POUR
BEDROOM	CONCRETE	POUR	POUR	POUR	POUR	POUR	POUR	POUR	POUR
BATH	CONCRETE	POUR	POUR	POUR	POUR	POUR	POUR	POUR	POUR
CL. (CLOSET)	CONCRETE	POUR	POUR	POUR	POUR	POUR	POUR	POUR	POUR



WALL TYPE 1



WALL TYPE 2



WALL TYPE 3

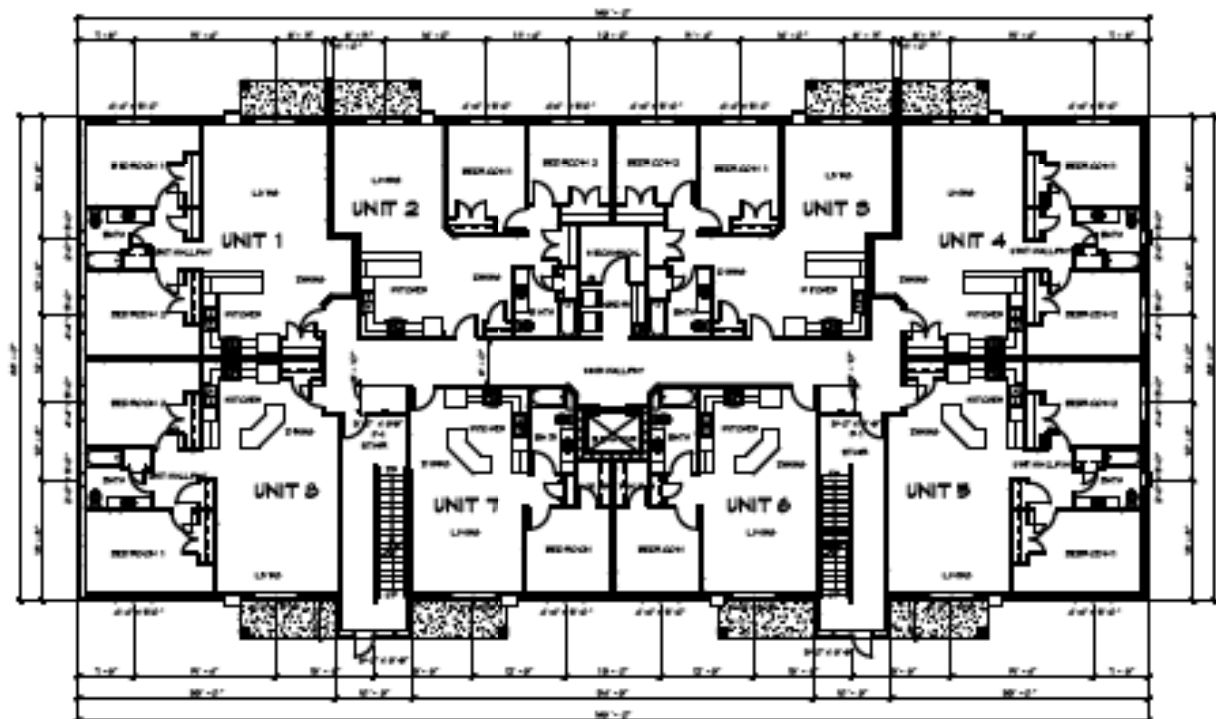
WALL TYPES
SCALE: 1/4" = 1'-0"

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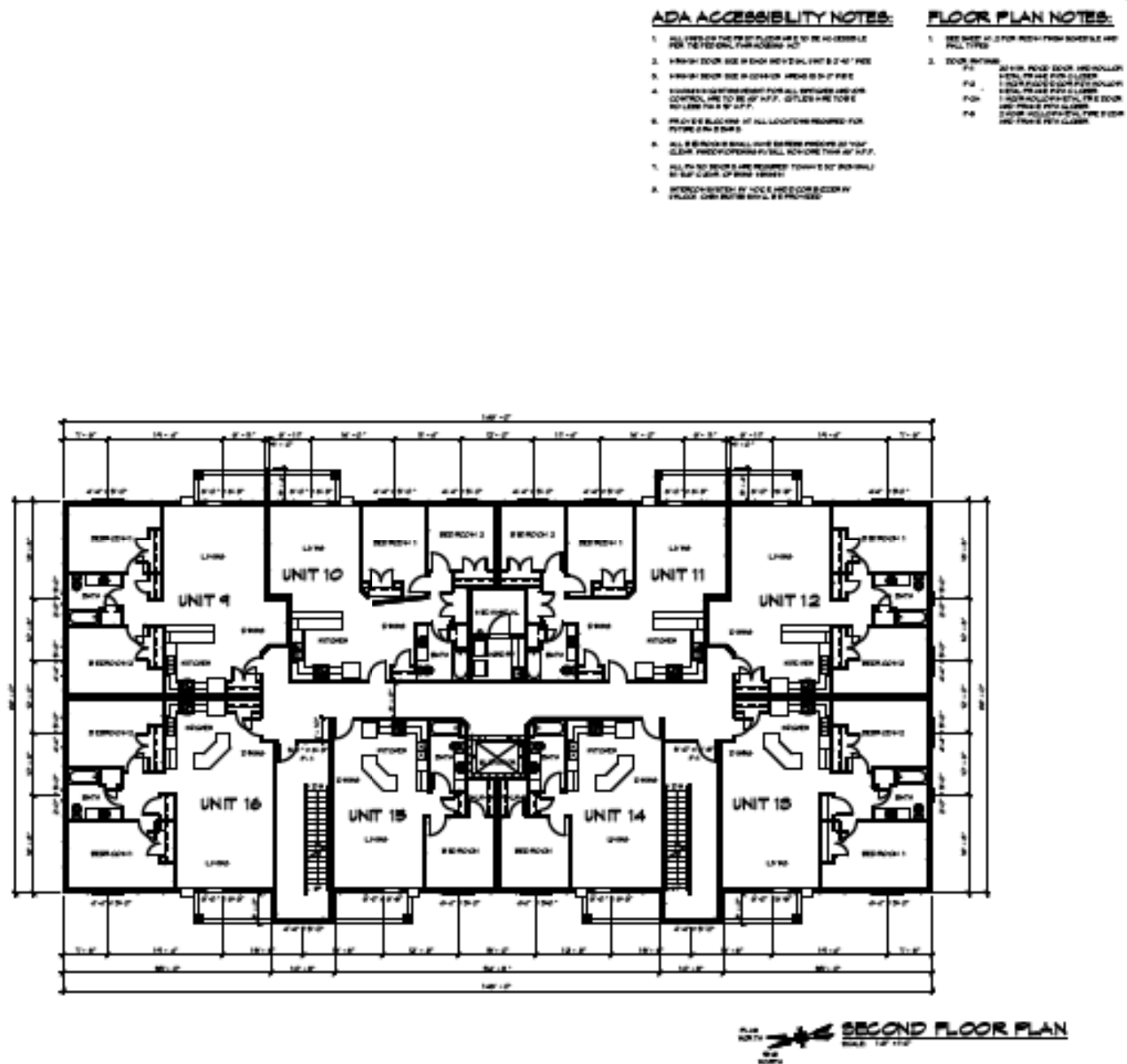
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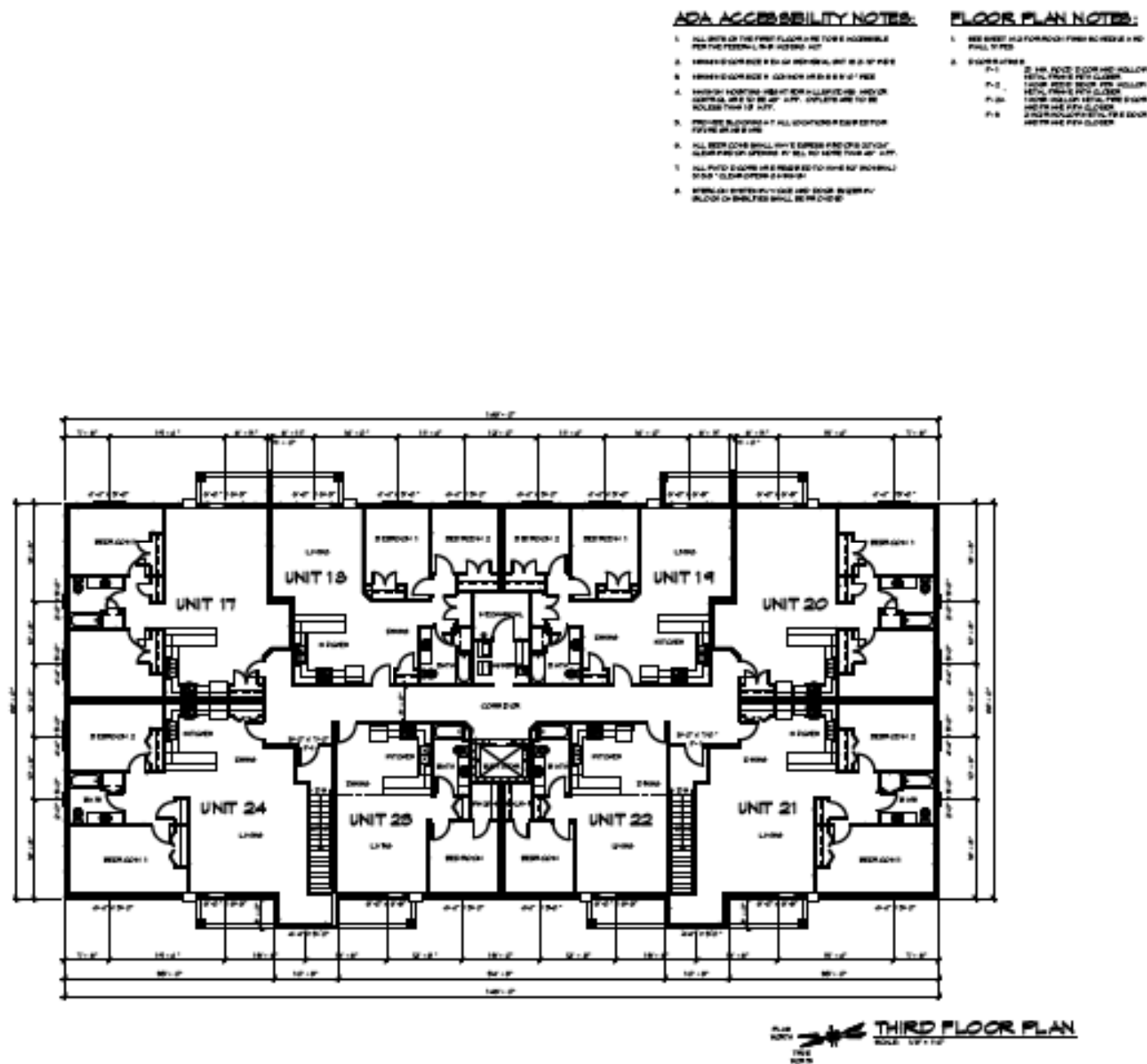
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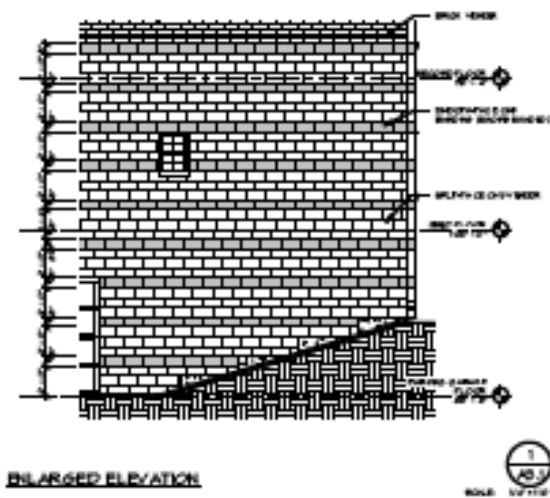
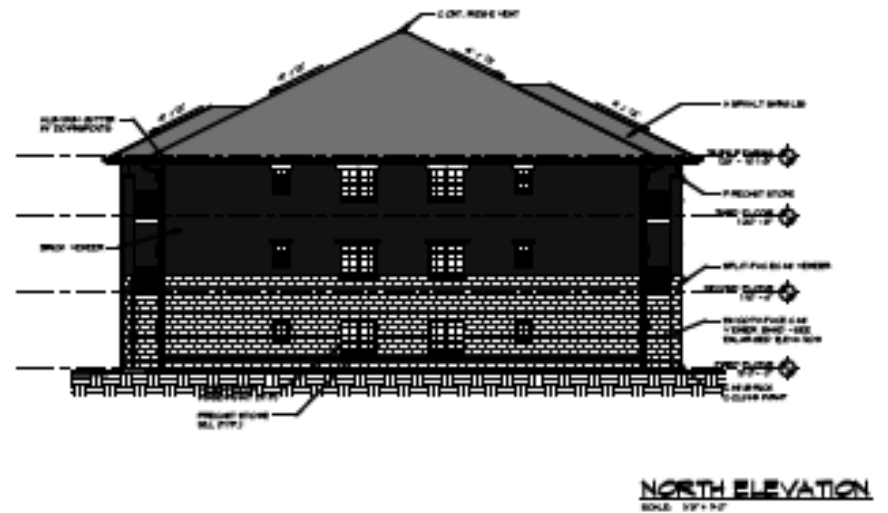
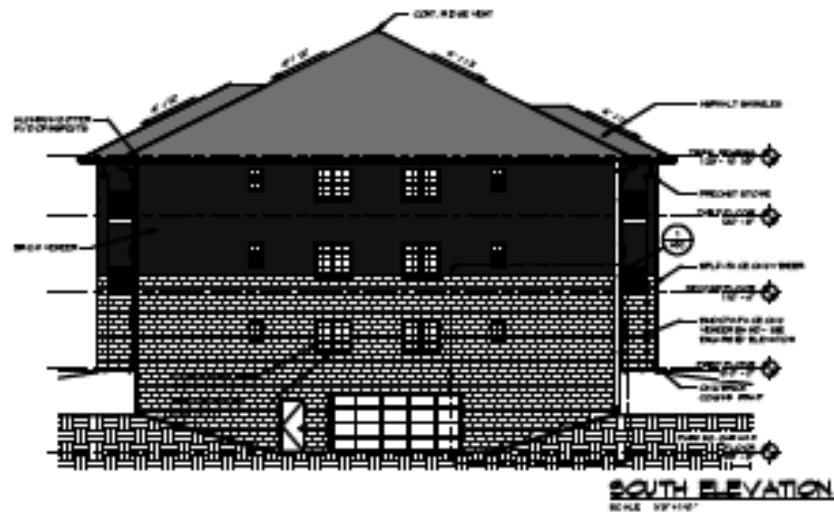
1. SEE SHEET A1.2 FOR ROOM FINISH SCHEDULE AND WALL TYPE.
2. DIMENSIONS:



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"







WEST ELEVATION

City of De Pere, Wisconsin

**Request For Common Council Action**

MEETING DATE: November 5, 2014

DEPARTMENT: Common Council

FROM: Lisa Renier

SUBJECT: Ordinance #14-14, Establishing Salaries for Elected Officials for the City of De Pere (second reading).

Recommendation: The Finance/Personnel Committee is recommending a 2% increase for the Mayor and Common Council members for both 2016 and 2017.

As you know, salaries for the positions of Mayor and Council are reviewed every odd year and set forward for the next two term years. As 2015 is approaching, it is time to decide on salaries for 2016 and 2017.

Attached is a survey of Mayor/Alderpersons salaries from other communities.

For your information, listed below are the salaries approved for 2014 through 2015.

Mayor	May 1, 2014	\$22,299
	May 1, 2015	\$22,745
Council	May 1, 2014	\$6,392
	May 1, 2015	\$6,520

If you have any questions before the meeting, please feel free to contact me at 339-4045.

Thank you.

ATTACHMENTS:

- Copy of Copy of Copy of 2015-2016 mayor alderperson comps(XLSX)
- Copy of Summary of past year salaries (XLSX)
- Ord14-14 (DOCX)

Mayor / Alderperson Comparables

Municipality	Population	Position	2014-2015 Salary	Full Time City Administrator
De Pere	24,047	Village President / Mayor Trustee/Council Member	\$22,299 \$6,392	Yes
Allouez	13,932	Village President / Mayor Trustee/Council Member	\$8,364 \$6,732	Yes
Ashwaubenon	16,973	Village President / Mayor Trustee/Council Member	\$28,000 \$7,500	Yes
Menasha	17,454	Village President / Mayor Trustee/Council Member	\$64,000 (Full-time) \$5,190	No
WI Rapids	18,559	Village President / Mayor Trustee/Council Member	\$63,750 (Full-time) \$5,880	No
Marshfield	19,413	Village President / Mayor Trustee/Council Member	\$24,300 \$4,580	Yes
Mequon	23,225	Village President / Mayor Trustee/Council Member	\$9,600 \$4,800	Yes
Neenah	25,750	Village President / Mayor Trustee/Council Member	\$79,250 (Full-time) \$4,075 - \$4,800	No
Sun Prairie	31,213	Village President / Mayor Trustee/Council Member	\$20,000 \$6,500	Yes
West Bend	32,500	Village President / Mayor Trustee/Council Member	\$9,418 \$4,236	Yes
Manitowoc	33,649	Village President / Mayor Trustee/Council Member	\$73,043 (Full-time) \$3,120	No
Germantown	19,811	Village President / Mayor Trustee/Council Member	\$8,000 \$5,500	Yes

Summary of position salaries

	<u>Mayor</u>	<u>Alderspersons</u>
2000	\$18,658	\$5,511
% Increase	0.0%	0.0%
2001	\$18,658	\$5,511
% Increase	3.0%	3.0%
2002	\$19,218	\$5,676
% Increase	3.0%	3.0%
2003	\$19,795	\$5,846
% Increase	1.5%	1.5%
2004	\$20,092	\$5,934
% Increase	1.5%	1.5%
2005	\$20,393	\$6,023
% Increase	1.5%	1.5%
2006	\$20,699	\$6,113
% Increase	1.5%	1.5%
2007	\$21,009	\$6,205
% Increase	1.5%	1.5%
2008	\$21,324	\$6,298
% Increase	1.5%	1.5%
2009	\$21,644	\$6,392
% Increase	1.5%	0.0%
2010	\$21,969	\$6,392
% Increase	1.5%	0.0%
2011	\$22,299	\$6,392
% Increase	0.0%	0.0%
2012	\$22,299	\$6,392
% Increase	0.0%	0.0%
2013	\$22,299	\$6,392
% Increase	0.0%	0.0%
2014	22,299	6,392
% Increase	2.0%	2.0%
2015	22,745	6,520

ORDINANCE #14-14

ESTABLISHING SALARIES FOR
ELECTED OFFICIALS FOR THE CITY OF DE PERE

Section 1. The annual salaries to be paid for the Officers enumerated below shall be as follows:

<u>Office</u>	<u>Effective Date</u>	<u>Annual Salary</u>
Mayor	May 1, 2016	\$23,200
Mayor	May 1, 2017	\$23,664
Aldersperson	May 1, 2016	\$6,650
Aldersperson	May 1, 2017	\$6,783

Section 2. Any other regulation, ordinance, or rule set forth in the De Pere Municipal Code that conflicts with this ordinance is hereby repealed.

Section 3. This ordinance shall take effect upon its passage and publication according to law.

Adopted by the Common Council of the City of De Pere, this 5th day of November, 2014.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Shana L. Defnet, Clerk-Treasurer

Ayes: _____

Nays: _____

Publication Date: _____

Effective Date: _____

City of De Pere, Wisconsin

**Request For Common Council Action**

MEETING DATE: November 5, 2014

DEPARTMENT: Planning

FROM: Ken Pabich

SUBJECT: Resolution #14-116, Adopting Proposed Initial Operating Plan for
City of De Pere Business Improvement District.

ATTACHMENTS:

- Reso14-116 (DOCX)
- ResoPC14-03 (DOCX)
- DBI_OperatingPlan_Nov_2015 (PDF)
- BID Petition Letter (PDF)

RESOLUTION #14-116

ADOPTING PROPOSED INITIAL OPERATING PLAN FOR
CITY OF DE PERE BUSINESS IMPROVEMENT DISTRICT

WHEREAS, a petition for the creation of a business improvement district within the City and a proposed initial operating plan, all meeting the requirements of Wis. Stats. §66.1109, were filed with the City Plan Commission by an owner of commercial property located within such proposed district; and

WHEREAS, the Plan Commission, having held a public hearing on September 22, 2014 at 7:00 p.m., on the creation of such district and adoption of such proposed initial operating plan, whereupon the Commission heard all interested parties, their agents and attorneys; and

WHEREAS, after such public hearing, the Plan Commission designated City of De Pere Business Improvement District #1 and adopted its initial operating plan pursuant to Plan Commission Resolution #PC14-03, attached and incorporated as Exhibit 1; and

WHEREAS, no petition meeting the requirements of Wis. Stats. §66.1109(2)(d) has been filed with the Plan Commission protesting the proposed business improvement district or its proposed initial operating plan.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

1. The Common Council adopts the proposed initial operating plan for City of De Pere Business Improvement District #1; and
2. The Mayor, subject to confirmation of the Common Council, shall appoint seven (7) members to the business improvement district board to implement the operating plan. Such members shall serve three (3) year terms, except that of those first appointed, two (2) members shall serve for an initial one (1) year term; two (2) members shall serve for an initial two (2) year term; and three (3) members shall serve for an initial three (3) year term.

Resolution #14-116

Page 2 of 2

BE IT FURTHER RESOLVED THAT:

All City officials, officers, and employees are 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 5th day of November, 2014.

APPROVED:

Michael J. Walsh, Mayor

ATTEST:

Shana L. Defnet, Clerk-Treasurer

Ayes: _____

Nays: _____

Attachment: Reso14-116 (2690 : Resolution #14-116, Adopting Proposed Plan for BID District)

PLAN COMMISSION
RESOLUTION #PC14-03

DESIGNATING BUSINESS IMPROVEMENT DISTRICT #1 AND
ADOPTING PROPOSED INITIAL OPERATION PLAN

WHEREAS, HZ Properties LLC, an owner of real property used for commercial purposes and located in the proposed business improvement district (BID), has petitioned the City Plan Commission and Common Council, pursuant to Wis. Stats. §66.1109, for the creation of a BID (a copy of said petition is attached hereto and incorporated herein by reference as Exhibit 1); and

WHEREAS, the City Clerk-Treasurer has published a Class II Notice of Public Hearing to be held at the City Hall Council Chambers on September 22, 2014 at 7:00 p.m., whereupon the City Plan Commission heard all interested parties, their agents and attorneys.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Plan Commission of the City of De Pere, Wisconsin, that:

1. The Plan Commission of the City of De Pere hereby designates Business Improvement District #1 and adopts it proposed initial operating plan attached hereto and incorporated herein by reference as Exhibit 2.
2. If after 30 days from September 22, 2014, no petition conforming with the requirements of Wis. Stats. §66.1109(2)(d) has been filed with the City Plan Commission protesting the proposed BID #1 initial operating plan, this Resolution shall be forwarded to the Common Council for it to vote on adopting the proposed operating plan for the City of De Pere.

BE IT FURTHER RESOLVED THAT:

All City officials, officers and employees are authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Resolution #PC14-03

Page 2 of 2

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 22nd day of September, 2014.

APPROVED:

Michael J. Walsh, Mayor
Plan Commission Chair

Ayes: _____

Nays: _____

Attachment: ResoPC14-03 (2690 : Resolution #14-116, Adopting Proposed Plan for BID District)

De Pere Business Improvement District 2015 Operating Plan



Submitted August 22, 2014

Approved by the City of De Pere Common Council: (TBD)

The BID Plan was prepared by a volunteer committee of the following individuals:

Scott Hemauer
Kerry Counard
Casey Hawkinson
Curt Beilke
Dave Stellpflug
Jerry Turba
Joe Seroogy
Mary Alexis Pfutzenreuter
McKim Boyd
Rick Remington
Steve Danen
Steve Fisette
Tony Gillis
Tony Hoes
Tom Nick

**DE PERE
BUSINESS IMPROVEMENT DISTRICT
OPERATING PLAN**

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I. Introduction

Wisconsin Act 184 signed into law in 1984, gives Wisconsin Municipalities the authority to create Business Improvement Districts (BIDs) within their communities. To do so, at least one property owner within the proposed district must petition the City to create a BID. The State Legislature created Section 66.1109 of the Wisconsin Statutes (the "BID Law") to provide a way for business properties within an established district to voluntarily assess themselves. It would pay for programs aimed at promoting developing, redeveloping, managing and maintaining that district. There are currently 70 BIDs in the State of Wisconsin and according to a 2005 statistic by Charles S. Law, Ph. D., the average BID assessment is \$3.64 per \$1000.00 of assessed valuation.

The proposed BID includes 221 parcels with a total BID value over \$68,209,900. The proposed boundaries include parcels in West and East De Pere's Downtown Business District. Out of the 221 parcels, 76 are tax exempt or are used for residential purposes. Out of the remaining 145, their BID value is assessed at \$1.75 for every \$1,000.00 in total value of the parcel. The map for the proposed district boundaries is in Appendix B, and information for each parcel classification is listed in Appendices C-2 through C-3.

A. Purpose of BID

The intent of the De Pere Business Improvement District Operating Plan is that the work described in this plan will be contracted through Downtown De Pere, Inc. (also known as Definitely De Pere and listed throughout this document as Definitely De Pere). Business Improvement Districts are quite similar to traditional special assessments where property owners are assessed for improvements or services that benefit them. Unlike traditional assessments, Business Improvement District assessments can be used to finance a wide range of activities, services and improvements. Primarily BIDs have been used to attract merchants and business owners that in turn attract more customer traffic downtown. Some BIDs in Wisconsin have funded physical improvements like lighting or parking; others have funded promotional and marketing materials and events.

The property owners who are interested in the creation of the BID, view it as a way to accomplish goals and ideas presented in the De Pere Downtown Master Plan, Comprehensive Plan and Historic Preservation Plan. This De Pere Business Improvement District Operating Plan has been developed by De Pere BID proponents and the City of De Pere.

As used herein, "DBI Operating Plan" shall refer to the De Pere Business Improvement District Operating Plan, and "District" shall refer to the properties located within the physical boundaries of the Business Improvement District, as provided herein in Appendix B.

Development of the District through creation of the BID is proposed because:

1. A BID allows for private property owners to work together in conjunction with the City to develop the District.
2. Existing public funding sources may not be sufficient to continue to maintain and promote the District. Future investments will have to be financed with new private resources in addition to existing public dollars.
3. This DBI Operating Plan provides for an equitable and fair mechanism for funding initiatives which will benefit all business and property owners in the District.
4. The use of a BID will help ensure the District will be preserved and will improve the social and economic environment of the District. This will be a mechanism to bring together funding initiatives that will fulfill District improvement projects identified in the Downtown Master Plan, Comprehensive Plan and the Historic Preservation Plan.

The commercial property owners that have petitioned for the establishment of a BID feel that this will be a method to continue to build on the work done previously in the community to improve the downtown. They have pledged to work cooperatively with the City of De Pere and other organizations interested in the welfare and betterment of the identified District.

Use of a BID to develop the District is anticipated to work as follows:

1. The BID is created by the Common Council of the City of De Pere.
2. An operating Board (BID Board), comprised mostly of property owners within the District, has all powers necessary to implement the DBI Operating Plan.
3. The City collects BID assessments from District property owners following the approved assessment formula.
4. Assessment collections are turned over to the BID Board for distribution in accordance with the DBI Operating Plan by the 15th day of the month following such collection.

II. Development Plans

The objective of the BID is to preserve and improve the social, economic and physical environment in the District, bring together appropriate partnerships of people, organizations and funds, and to evaluate and implement District development projects identified by businesses and building owners in the De Pere Downtown Master Plan, Comprehensive Plan and Historic Preservation Plan.

A. Goals for the District Development

Goals for the District Development as identified by local businesses, building owners and residents in the Downtown Master Plan:

1. Unite the District.
2. Link District's destinations.
3. Use the potential of transportation to create a high-quality economic and physical environment.
4. Improve understanding of parking locations.
5. Increase business and private investment.
6. Capitalize on key business niches.
7. Add life to the District.
8. Advocate sustainability.
9. Create new neighborhoods in the District.
10. Better utilize the Fox River.

B. Plan of Action

The plan of action for the first full year of operation under the BID is to promote continued development of the District by:

1. Continue to promote the historic quality of the District, working with the Historic Preservation Commission to promote historic restoration projects.
2. Support the City in developing more pedestrian and bicycle friendly roadways, cross walks, and parking options.
3. Work with the City to make business owners aware of City programs, such as the Façade Grant Program and the Revolving Loan Fund Program.
4. Support the City in the future reconstruction of the Main Ave. Corridor. Continue to promote pedestrian and bicycle facilities and storm water runoff in these constructions; consistent with ideas presented in the Downtown Master Plan and Comprehensive Plan.
5. Explore different ways to effectively market District businesses.

6. Work with business owners and the City to resolve parking issues, such as building new facilities, changing time limits, or additional directional signage. Use Downtown Master Plan parking findings to identify key areas to target.
7. Work to promote beautification and art related projects to add to the District. Explore feasibility and interest of options presented in the Downtown Master Plan for public art.
8. Work with the city to pursue major redevelopment projects within the District.
9. Help generate investment interest in the District area and future redevelopment projects as identified in the Downtown Master Plan.
10. Work with De Pere's Sustainability Committee to pursue projects both environmentally and economically sustainable for the District. Explore different grant opportunities for sustainable businesses.
11. Work with the City to develop maintenance practices for the District, in which both parties have and understanding of expectations and responsibilities relating to the maintenance of the District.
12. Develop and implement a plan and budget for the coming year and beyond for the District based on the financial expectations from assessments and its priority of needs, and the City's planned improvements during the same period.
13. Implement enhancements as determined appropriate from the Downtown Master Plan and Comprehensive Plan.
14. To take all further action needed to carry out the general purposes of this DBI Operating Plan as are allowed by BID law.

C. Benefits

Money collected by the BID under this DBI Operating Plan will be spent within the District or for the benefit of the District, and used to:

1. Help the District property owners secure and retain tenants by:
 - a. Promotion of coordinated and collaborative partnerships between the District stakeholders, which includes business and property owners.
 - b. Assisting property owners and tenants in the District in dealing and/or partnering with City Government through consultation and formal and informal interaction with City staff and officials.
 - c. Assisting property owners in retaining existing tenants by providing programs and services that help businesses to thrive. Implement in conjunction with the City, projects identified in the Downtown Master Plan and Comprehensive Plan that will improve tenant retention.
 - d. Assisting property owners in recruiting new businesses to the District and reducing new vacancies.
 - e. Implement in conjunction with the City, projects identified in the Downtown Master Plan and Comprehensive Plan that will improve tenant retention.
2. Help increase the value of property in the District by:
 - a. Continuing to improve the perceived and actual image of the District.
 - b. Investigate and facilitate enhancements to buildings in the District by business and property owners.
 - c. Increasing the demand for space by new businesses that wish to locate in the District.
3. Help tenants and existing businesses in the District become stronger by:
 - a. Conducting successful traffic building community events.
 - b. Conducting successful retail and hospitality events.
 - c. Enhancing the relationship between St. Norbert College and the downtown.

D. Annual Review

The BID law requires the DBI Operating Plan to be presented annually to De Pere's City Council for approval. To comply with the Wis. Stats., Section 66.1109 (3) (b), the following process for the approval of the annual DBI Operating Plan will be as follows.

1. A joint strategy session of representatives from the BID Board and the City will meet annually and will be responsible for developing the objectives of the DBI Operating Plan for the next plan year.
2. The DBI Operating Plan will be drafted by the BID Board based on comments by the City Council.
3. The BID Board will review the proposed DBI Operating Plan and make recommendations to the City Council.
4. The City Council will act on the proposed DBI Operating Plan for the following plan year.
5. Appointment of new BID Board members will be made 30 days prior to the expiration of outgoing BID Board members terms. This appointment is made by the Mayor and approved by the City Council.

It is anticipated that the BID Board will continue to revise and develop the DBI Operating Plan annually in response to changing development needs and opportunities in the District. As a part of this review, the BID Board will analyze the benefits of the BID to the property owners and the community and based on this analysis, determine if it is appropriate to continue the BID.

The method of assessment shall not be altered unless a meeting of all District property owners assessed under the BID has been held to discuss such changes, except with the approval of the City of De Pere Common Council. This special meeting will be published as a Class 2 Notice, a copy of which will be mailed to each property owner in the District.

E. Relationship to Plans for Orderly Development of the City

According to Wisconsin Statutes Section 66.1109 (1)(f)(4), the DBI Operating Plan is required to specify how the creation of a BID promotes the orderly development of the City. The BID will encourage commerce and increase the business activity in the District. Orderly development is consistent with De Pere's Downtown Master Plan, Comprehensive Plan and Historic Preservation Plan and will promote orderly development of the City in general and the District in particular.

F. Powers

It is intended that the BID Board shall have all powers authorized by law and this DBI Operating Plan, including, but not limited to, the following powers:

1. To manage the affairs of the District.
2. To promote new investment and appreciation in value of existing investments in the District.
3. To contract on behalf of the BID when necessary to implement the DBI Operating Plan.
4. To develop, advertise and promote the existing and potential benefits of the District.
5. To acquire, improve, lease and sell properties in the District and otherwise deal in real estate.
6. To annually consider and make changes to the DBI Operating Plan.
7. To undertake on its own account, public improvements and/or assist in development underwriting or guaranteeing public improvements in the District.
8. To apply for, accept and use grants and gifts for these purposes.
9. To elect officers and contract out work as necessary to achieve its goals.
10. To add to the security of the District.

G. Budget

Funds collected through BID assessments shall be used to pay for this DBI Operating Plan in order to implement a sustainable Business Improvement District for the City of De Pere.

Estimated Assessment Income: \$86,157

Expenses (Contract with Definitely De Pere): \$86,157

The BID will have no paid staff of its own but will contract with Definitely De Pere for such services. Estimated expenditures of the Budget for Definitely De Pere are shown in Appendix A. Any unused funds remaining at the end of the year shall be deposited into contingency funds or designated for specific uses in the following DBI Operating Plan year. All physical improvements made with these funds shall be made in the District. The location of other expenditures shall be as determined by the BID Board, but shall be for the benefit of the District.

A Capital Reserve Account may be created to set aside a specific amount of the District's assessment or reserve to be set-aside. This account would be for long term capital needs and projects that may require extraordinary funding during a given budget year.

H. Public Review Process

Section 66.1109 of Wis. Stats. establishes a specific process for reviewing and approving proposed Districts. All of the statutory requirements to create the BID shall be followed. Key components include: petition the City to establish the BID; publish class 2 notice of petition; develop the Operating Plan; mail Operating Plan to all affected property owners; and hold public hearing.

III. District Boundaries

The District is defined by the current configuration of tax parcels listed in Appendix C-1, and shown in map form in Appendix B. The District is generally bounded by Franklin St. in East De Pere, to N. Ontario St., to Lewis St., across the Claude Allouez Bridge to West De Pere bordered by Main Ave., to Fort Howard Ave., to Grant Street and lastly to Third St. (St. Norbert College Campus). The District includes 145 taxable parcels subject to BID assessment, according to the Assessor's Records as of January 1, 2014. Parcels that are not taxable or are used for residential purposes have been excluded from this number, even as they fall within the boundaries.

IV. BID Organization and Operating Board

The Mayor of the City of De Pere is responsible to appoint the BID Board with input from the community and approval of the Common Council. The owners of real estate within the District will, at the specified BID meeting, recommend members for the BID Board. Over half the BID Board members must be a property owner or operating business in the District. Appointments shall be made before the start of the plan year for which the DBI Operating Plan was adopted.

The Board's responsibility will be to implement the current year's DBI Operating Plan and to contract for the carrying out of the DBI Operating Plan. It also must prepare an annual report and audit and submit it to the Common Council of the City of De Pere. This will require the BID Board to negotiate with providers of services and materials to carry out the DBI Operating Plan; to enter into various contracts; to monitor development activity; and to ensure the compliance with the provisions of applicable statutes and regulations.

A. BID Board Structure

1. BID Board size: 7
2. The BID Board shall be made up from the following groups/interests with a majority being owners or occupants of real property in the District:
 - a. 2 Owners of property in the District.
 - b. 1 representative from each of the following three District business sectors:
 - i. Service/Retail
 - ii. Hospitality
 - iii. Office
 - c. 1 Community representative with no property ownership or business interests within the District. The appointee shall be a resident of the City of De Pere.
 - d. 1 representative of the City of De Pere, appointed by the Common Council.
3. BID Board members are appointed by the Mayor and confirmed by the Common Council. Any BID Board member who does not meet the requirements associated with the appointment will be replaced.
4. Term appointments will be for a period of 3 years on staggered terms each ending on Dec. 31 of the year of expiration. Initially 3 members are appointed for a period of 3 years, 2 members are appointed for 2 years and 2 members shall be appointed for a period of 1 year. The BID Board can remove by majority vote any BID Board member who is absent for more than three meetings without valid cause and may recommend a replacement appointee to the Mayor, who will present a nominee for Council confirmation within 30 days.
5. BID Board members will receive no compensation, it is a volunteer position.

B. Meetings

All meetings of the BID Board shall be conducted according to the Wisconsin Open Meeting Law, Wis Stats. §19.84 et. seq. Minutes will be recorded and submitted to the City and the BID Board. Files and records of the BID Board's affairs shall be kept pursuant to public record requirements.

Officers of the BID Board shall appoint a Chairman, Treasurer and Secretary; any two of the three will have the authority to execute documents on behalf of the full BID Board, only for purposes authorized by the full BID Board, including the authorization for the writing of checks. The BID Board may also give any of its staff limited ability to write checks to carry out the DBI Operating Plan.

V. Financing Method

The proposed expenditures outlined in the budget will be financed with funds collected from the BID assessment. It is estimated that the BID will received over \$86,432 from the BID special assessment. Monies collected from the BID assessment will also be used and contracted through Definitely De Pere in accordance with the DBI Operating Plan.

VI. Method Assessment**A. Assessed Parcels**

All taxable property used for commercial purposes, as well as those taxed by the state as manufacturing, in the District boundary will be assessed. Properties used exclusively for residential purposes will not be taxed according to BID law. Mixed-use properties containing both commercial and residential will be fully assessed. Those that are used for commercial as well as manufacturing will be assessed. Property exempt from paying real estate taxes or owned by government agencies will not be assessed, as required by BID law.

B. Levy of Assessment

Special assessments under this DBI Operating Plan will be levied, through adoption of this DBI Operating Plan by the City of De Pere against each taxable property within the District, in the amount shown on the assessment schedule, which is attached in Appendices C-2 through C3.

The 2015 rates as shown in Appendix C-2 through C-3 were calculated at a rate of \$1.75 per \$1,000.00 of assessed value. Parcels are assessed by legal entity (i.e. Multiple parcels owned by one legal entity are used as a total). No legal entity is assessed more than \$1950.00, and no less than \$275.00. Property values used to calculate the BID assessment represent the assessed value of real property, as certified by the City of De Pere Assessor, as of January 1, 2014. Assessments are based per parcel and legal ownership. If a single legal entity owns more than one parcel, the values are combined.

The logic behind the assessment methodology is that each non-exempt parcel owner should pay for district developments in proportion to benefits derived. It is assumed that a minimum and maximum benefit can be achieved for each parcel, thus the minimum and maximum BID assessments that have been established.

C. Schedule of Assessments:

Appendices C-2 through C-3 provides a schedule of assessments for 2014 for all non-exempt parcels in the District based on the formula described above. For convenience, a schedule of all nontaxable parcels exempt from BID assessments are identified in attached Appendix C-4.

D. Assessment Collection and Dispersal

The City of De Pere will bill all non-exempt parcel owners the assessed amount in the same manner as other special assessments. Unpaid assessments from this separate billing will be included as special assessments levied as a separate line item on the real estate tax bill for each parcel. The City shall then turn over all collected funds to the BID Board for distribution in accordance with the DBI Operating Plan by the 15th day of the month following such collection. All BID assessments shown on the real estate tax bill are due and owed in full with the first installment of taxes and shall carry the same penalties if not paid.

The City of De Pere shall hold funds collected for BID assessments in a separate account. Any BID assessments collected by the City before or after the plan year for which the assessments were made are to be used by the BID Board in a manner as if received during the applicable plan year. This provision is to govern BID assessments prepaid prior to the applicable DBI Operating Plan year and/or late payments made after the DBI Operating Plan year.

The BID Board will prepare and make available to the public and City Council annual reports describing the current status of the BID, including expenditures and revenues, when it submits its annual DBI Operating Plan to the City for the following year. Disbursement of BID funds will be made in accordance to the approved DBI Operating Plan and budget. At the end of the fiscal year, an independent certified audit shall be obtained by the BID Board.

This section shall be sufficient instruction to the City to disburse the BID assessment, without necessity of an additional disbursement agreement, disbursement method, or accounting method. Disbursements made under this DBI Operating Plan shall be shown in the City's budget as a line item. Other than as specified herein, the disbursement procedures shall follow standard City disbursement policy.

E. Annual Report

An annual report prepared by the BID Board is required by section 66.1109 (3) (c) of the Wisconsin Statutes. The report shall include the required audit. The BID shall be responsible for the payment of any funds specified for the BID Audit and related to BID activities for said BID audit. The BID Board will continue to review, revise and develop the DBI Operating Plan annually in response to changing development needs within the District.

VII. City Role in District Operations

The City of De Pere is committed to helping owners and occupants in the District promote the objectives outlined in this DBI Operating Plan, while maintaining autonomy in the preparation of its annual budget. The City has made significant annual investments in the District for maintenance, upkeep and infrastructure. The City will continue providing services, capital improvements, funds for maintenance, the Facade Grant Program, Revolving Loan Fund Program and promoting economic development. The City of De Pere will also commit to the following:

1. Encourage County, State and Federal Governments to support activities of the District.
2. Monitor and when appropriate apply, for outside funds which could be used in support of the District.
3. Collect assessments and maintain a segregated account.
4. Provide disbursement of BID funds to service providers in accordance with the DBI Operating Plan and budget.
5. Obtain and review annual audits as required per Section 66.1109 (3) (c)
6. Provide a separate monthly financial statement to the BID Board.
7. Review annual audits as required by Section 66.1109 (3) (e) of the BID Law.
8. Provide to the BID Board no later than September 1st each plan year, the official City records on assessed value for each tax parcel within the District as of that date in each DBI Operating Plan year, for the purpose of calculating the BID assessment.
9. Adopt this DBI Operating Plan in the manner required by the BID Law.
10. Appoint and confirm new BID Board members as required by BID Law.

VIII. Required Statements

The BID Law requires that the DBI Operating Plan include specific statements.

66.1109(1)(f)(1) The special assessment method applicable to the business improvement district. The special assessment method is set forth in Section VI.

66.1109(1)(f)(1m) Whether real property used exclusively for manufacturing purposes will be specially assessed. The District will contain property used exclusively for manufacturing purposes; it will contain properties used in part for manufacturing. These properties will be assessed according to the formula contained herein because it is assumed they will benefit from development in the District.

66.1109(1)(f)(2) The kind, number and location of all proposed expenditures within the business improvement district. The number and location of proposed expenditures is set forth in Section II.G.

66.1109(1)(f)(3) A description of the methods of financing all estimated expenditures and the time when related costs will be incurred. The method of financing the estimated expenditures is set forth in Section V.

66.1109 (1) (f) (4) *A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.* Please refer to Section II. B, C and E.

66.1109 (1) (f) (5): *A legal opinion that subds. 1. to 4. have been complied with.* A legal opinion from Attorney Julie Fronsee, indicating that the Operating Plan complies with all applicable provisions of Section 66.1109 (1) (f) (1-4) is attached as Appendix F.

IX. Severability and Expansion

The Business Improvement District has been created under the authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of the BID Law or this DBI Operating Plan unconstitutional, it will not invalidate or terminate the BID. The DBI Operating Plan will be amended to conform to the law without need of re-establishment. Should any legislature amend the statute to narrow or broaden the purposes of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this DBI Operating Plan may be amended by the Common Council of the City of De Pere when it conducts its annual budget approval, without any necessity to undertake any other act. If it is determined by a court or administrative body that a parcel of property is not subject to general real estate taxes and may not be included in the District, then such parcels shall be excluded from the definition of the District.

All of the above is specifically authorized under Section 66.1109 (3) (b) of the BID Law.

X. Measures of Success

The success of the BID is determined by the level of satisfaction of those who create it and who control the BID, as well as the level of customer satisfaction. This information can be attained through various surveys and questionnaires. A thorough review of qualitative and quantitative data concerning the BID shall occur in year 3, year 5, and year 7 of the BIDs operation.

In addition to the evidence suggested above, the following measures will be established and evaluated as quantifiable measures of success:

1. The downtown master plan contains steps for both public and private sectors. Many of these actions are identified in this DBI Operating Plan. The accomplishment of these objectives will indicate one measure of success for the BID.
2. Commercial facilitation is a measure that can easily be quantified as the number of businesses, both existing and new, that receive help, either financial or advocacy services by the BID.
3. Another way to measure BID success is by the growth in value of private property in the District. Quantifiable valuation measures are calculated annually to measure success over time.
4. A final way to track success is through occupancy rates and business inventory. The 2010 business inventory and occupancy rates can be used as a baseline to evaluate and make changes for following years.

APPENDIX A: Draft 2015-16 Definitely De Pere Budget

For 2015, the BID Board will contract with Definitely De Pere to implement the BDI Operating Plan. The budget below represents the approximate budget for Definitely De Pere for the fiscal year of 2015-1016.

<u>Revenue</u>	
BID Assessments	86,157
City Contribution	20,000
Committee Income	
Organization	0
Design	5,000
Beautification	16,100
Economic Enhancement	1,000
Promotions	14,050
Carry over from previous year	0
Total Revenue:	142,307
<u>Expenses</u>	
Operating Expenses	
Personnel (Director/Staff)	53,000
Rent	6,500
Office Operations	6,000
Main Street Professional Development	5,500
Total Operating Expenses	71,000
Promotions	
Seroogy's Run	500
Downtown Art Walk	4,500
Yoga in the Park	650
Fashion Night Out	250
SNC Days	1,200
Downtown Soup Walk	750
Holiday Open House	3,000
Movies in the Park	4,750
Total Promotions Expenses	15,600
Design	
Winter Decorations	2,000
Downtown Enhancements	8,000
Total Design Expenses	10,000
Economic Enhancement	
Realtor Vacancy Effort	750
Business Retention Effort	3,000
Total Economic Enhancement Expenses	3,750
Organization	
Meet & Greet	1,000
Financial Review	500
Main Street Marketing	12,000
Total Organization Expenses	13,500

Beautification

Annual Pledge Drive	500
Adopt a Pot	3,500
Garden Beds	8,000
Volunteer Events	650
Garden of Merit Sign	400
Holiday Decorations	550
Postage	3,150
Office Supplies	600

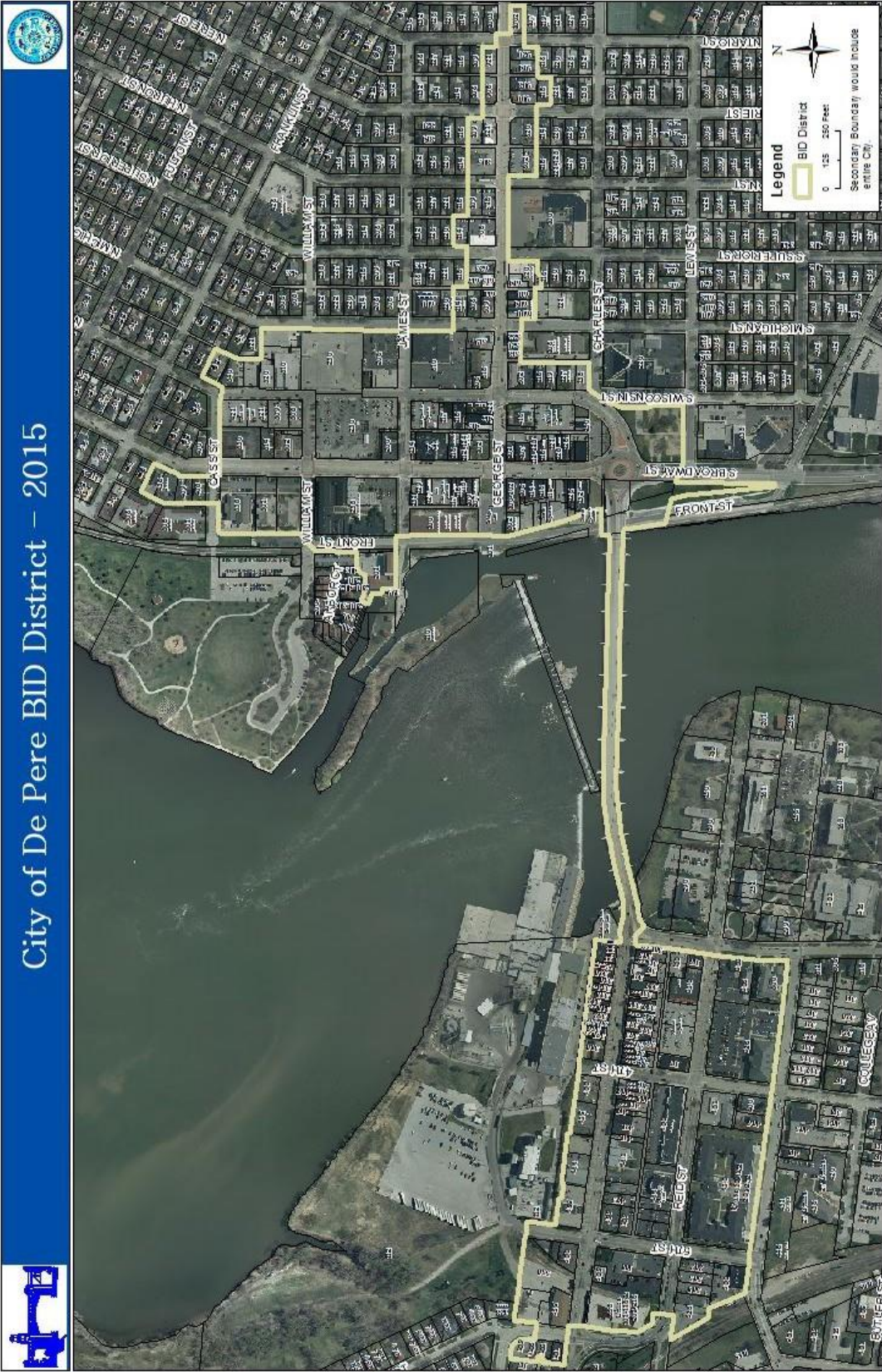
Total Beautification Expenses	17,350
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Total Expenses	131,200
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Net Balance	11,107
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*Initial Net Balance is for contingency and establishing operating reserves

APPENDIX B: BID District Boundary



City of De Pere BID District – 2015

APPENDIX C-1: Properties in the District (names current as of August 2014)

PARCELID	LOCATION	OWNER
ED-1006	109 N HURON ST	LTF INVESTMENTS LLC
ED-1007	715 GEORGE ST	LTF INVESTMENTS LLC
ED-1008	705 GEORGE ST	FISSETTE
ED-1010	114 N SUPERIOR ST	FISSETTE
ED-1048	820 GEORGE ST	WOODWARD INVESTMENTS LLC
ED-1058	802 GEORGE ST	BELLA REALTY LLC
ED-1058-1	S HURON ST	BELLA REALTY LLC
ED-1065	109 N ERIE ST	HIMAL LLC
ED-1066	821 GEORGE ST	HIMAL LLC
ED-1067	805 GEORGE ST	ALI BRI PROPERTIES LLC
ED-1088	921 GEORGE ST	SUMMERLEIGH ASSOCIATES INC
ED-1089	905 GEORGE ST	BEACHWALKER EXPRESS LLC
ED-1094	920 GEORGE STREET	ROBERT VAN DEURZEN
ED-1095	914 GEORGE ST	LIGHTHOUSE LUBE REAL ESTATE LLC
ED-1103	115 S ERIE ST	LEDGE HEAVEN LLC
ED-1104	908 GEORGE ST	NELSON
ED-1105	900 GEORGE ST	TETZLAFF
ED-18-65	201 JAMES ST	CHATEAU DEPERE LLC
ED-287	230 S BROADWAY	DE PERE CITY OF WELLS PARK
ED-376	435 N BROADWAY	JCA INVESTMENTS LLC
ED-377	N BROADWAY	JCA INVESTMENTS LLC
ED-432	432 N WISCONSIN ST	FOX VIEW PROPERTIES LLC
ED-432-1	340 N WISCONSIN ST	VOYAGEUR OFFICE & SUITES LLC
ED-660	1002 GEORGE ST	VANDEURZEN
ED-719	FRONT STREET	DE PERE CITY OF
ED-737	FRONT STREET	DE PERE CITY OF
ED-751	409 N BROADWAY ST	DE PERE HISTORICAL SOCIETY INC
ED-752	403 N BROADWAY	DE PERE HISTORICAL SOCIETY INC
ED-756	333 N BROADWAY	BROWN COUNTY LIBRARY
ED-758	301 N BROADWAY	NICOLET REAL ESTATE & INVESTMENT CORP
ED-758-1	300 BLOCK N BROADWAY	NICOLET REAL ESTATE & INVESTMENT CORP
ED-766	233 N BROADWAY	HEARTLAND AFFORDABLE HOUSING DE PERE LLC
ED-767	129 N BROADWAY	BROOKS TL HOLDINGS LLC
ED-767-1	131 N BROADWAY	BOYD
ED-768	127 N BROADWAY	CONSTINE REAL ESTATE VENTURE LLC
ED-769	123 N BROADWAY	DE PERE REDEVELOPMENT AUTHORITY
ED-771	117 N BROADWAY	BELLE HOLDINGS LLC
ED-772	115 N BROADWAY	GREAT DANE LLC
ED-773	113 N BROADWAY	BILOTTI
ED-774	109 N BROADWAY	BILOTTI
ED-775	107 N BROADWAY	BRUMMEL
ED-778	100 FRONT STREET	LEFEBVRE INVESTMENT CO LLC
ED-783	100-102 S BROADWAY	J & J ENTERPRISES OF DE PERE LLP
ED-784	106 S BROADWAY	J & J ENTERPRISES OF DE PERE LLP
ED-785	114-116 S BROADWAY	MACCO
ED-788	118 S BROADWAY	HILLCREST PARTNERSHIP #1 LLP THE
ED-788-1	S BROADWAY	DE PERE CITY OF
ED-789	126 S BROADWAY	126 SOUTH BROADWAY LLC
ED-790	132 S BROADWAY	KARL
ED-793	FRONT ST	DE PERE CITY OF
ED-794	FRONT ST	DE PERE CITY OF
ED-796	FRONT ST	DE PERE CITY OF
ED-798	302 GEORGE ST	OUR HERITAGE FAMILY LTD PARTNERSHIP
ED-799	CHARLES ST	DE PERE CITY OF
ED-801	S BROADWAY	DE PERE CITY OF WELLS PARK
ED-80-3	S BROADWAY	WISCONSIN DEPT OF NATURAL RESOURCES
ED-812	221 S BROADWAY	MEDICAL ARTS COMPLEX DENTAL CENTER SC ETAL
ED-816	416 GEORGE ST	GILLESPIE PROPERTIES LLC
ED-818	114 S WISCONSIN ST	DE PERE CITY OF MISSION SQUARE PARKING LOT
ED-823	135 S BROADWAY	MIDLAND WISCONSINBROADWAY ASSOCIATE

ED-824	125 S BROADWAY	BEILKE LLC
ED-826	121 S BROADWAY	PUMPKIN HEADS LLC
ED-827	123 S BROADWAY	SAKS HOLDINGS LLC
ED-828	111-113 S BROADWAY	HZ PROPERTIES LLC
ED-829	115 S BROADWAY	ZOELLER
ED-831	107 S BROADWAY	KRYSHAK
ED-833	101 S BROADWAY	KORDES
ED-833-1	GEORGE ST	DE PERE CITY OF
ED-834	JAMES ST	DE PERE CITY OF
ED-835	127 N WISCONSIN ST	DE PERE CITY OF
ED-836	117 N WISCONSIN ST	NEW LIFE CHRISTIAN FELLOWSHIP
ED-837	115 N WISCONSIN ST	NEW LIFE CHRISTIAN FELLOWSHIP
ED-840	421 GEORGE ST	LEE BUILDING CORPORATION THE
ED-841	417 GEORGE ST	GET REEL ENTERTAINMENT LLC
ED-842	415 GEORGE ST	CONARD
ED-844	102 N BROADWAY	DE PERE CITY OF
ED-847	112-114 N BROADWAY	STARRY
ED-848	116 N BROADWAY	KRYSHAK
ED-850	124 N BROADWAY	LEE BUILDING CORPORATION THE
ED-851	134 N BROADWAY	DE PERE REDEVELOPMENT AUTHORITY
ED-857	200 N BROADWAY	UNION HOTEL CORP
ED-861	230 N BROADWAY	SPIRIT SPE PORTFOLIO 2006-1 LLC
ED-862	421 CASS ST	DE PERE REDEVELOPMENT AUTHORITY
ED-864	321 N WISCONSIN ST	DE PERE REDEVELOPMENT AUTHORITY
ED-865-1	309 N WISCONSIN ST	DE PERE REDEVELOPMENT AUTHORITY
ED-867	303 N WISCONSIN ST	DE PERE REDEVELOPMENT AUTHORITY
ED-869	302 N BROADWAY	NEXTGEN ENTERPRISES LLC
ED-869-1	WILLIAM ST	DE PERE REDEVELOPMENT AUTHORITY
ED-870	314 N BROADWAY	DEPERE FEDERAL S & L
ED-871	330 N BROADWAY	DEPERE FEDERAL S & L
ED-875	230 N WISCONSIN ST	SPIRIT SPE PORTFOLIO 2006-1 LLC
ED-878	310 N WISCONSIN ST	APARTMENT DEVELOPERS INC
ED-880	320 N WISCONSIN ST	ALGREM
ED-881	N WISCONSIN ST	DE PERE REDEVELOPMENT AUTHORITY
ED-886	206 N WISCONSIN ST	ASSOCIATED DEPERE BANK
ED-893	510 JAMES ST	SEROOGY BROTHERS LLP
ED-897	519 GEORGE ST	LTF INVESTMENTS LLC
ED-900	515 GEORGE ST	DEPERE LAW BUILDING LLC
ED-901	106 N WISCONSIN ST	BALISON
ED-907	522 GEORGE ST	BELLA NOVA LLC
ED-914	135 S WISCONSIN ST	SAINT FRANCIS XAVIER
ED-915	127 S WISCONSIN ST	STECKART
ED-916	119 S WISCONSIN ST	PALS RENTALS LLC
ED-917	115 S WISCONSIN ST	SEROOGY BROTHERS LLP
ED-918	502 GEORGE ST	JDA ENTERPRISES OF WISCONSIN LLC
ED-949	620 GEORGE ST	ROYLE PROPERTIES LLC
ED-949-1	614 GEORGE ST	KMT ENTERPRISES LLC
ED-952-1	S SUPERIOR ST	KMT ENTERPRISES LLC
ED-960	610 GEORGE ST	NIP IT LLC
ED-961	600-604 GEORGE ST	CORNELL
ED-966	623 GEORGE ST	DECLLENE ZELLNER INC
ED-967	615-617 GEORGE ST	DANEN PROPERTIES LLC
ED-968-1	611 GEORGE ST	DANEN PROPERTIES LLC
ED-968-2	609 REAR GEORGE ST	MARSHA VANEGEREN
ED-968-3	609 GEORGE ST	DANEN PROPERTIES LLC
ED-969	108 N MICHIGAN ST	HANNON
ED-970	114 N MICHIGAN ST	WILDROOT LLC
WD-1646	555-101 MAIN AV	FINLAY
WD-1647	555-102 MAIN AV	GOTTOWSKI
WD-1648	555-103 MAIN AV	SULLIVAN
WD-1649	555-104 MAIN AV	HARE
WD-1650	555-105 MAIN AV	NEW DEVELOPERS LLC
WD-1651	555-106 MAIN AV	1ST RATE MORTGAGE CORP
WD-1652	555-107 MAIN AV	STEENO

WD-1653	555-108 MAIN AV	WATERMOLEN
WD-1654	555-109 MAIN AV	WARD
WD-1655	555-110 MAIN AV	MCKEEFRY
WD-1656	555-111 MAIN AV	1ST RATE MORTGAGE CORP
WD-1657	555-112 MAIN AV	MINTEN
WD-1658	555-113 MAIN AV	GUO
WD-1659	555-114 MAIN AV	FLYNN
WD-1660	555-115 MAIN AV	GANNON THOMAS E & JEAN M REVOCABLE TRUST
WD-1661	555-116 MAIN AV	PEARSON
WD-1662	555-201 MAIN AV	LADOWSKI
WD-1663	555-107 MAIN AV	STEELE
WD-1664	555-203 MAIN AV	HAGANES
WD-1665	555-204 MAIN AV	RYAN
WD-1666	555-205 MAIN AV	LIN
WD-1667	555-206 MAIN AV	BOUBENIDER
WD-1668	555-208 MAIN AV	PRATEL
WD-1669	555-209 MAIN AV	FILLE
WD-1670	555-210 MAIN AV	SMET
WD-1671	555-211 MAIN AV	MILLER
WD-1672	555-212 MAIN AV	ROYER
WD-1673	555-213 MAIN AV	LADOWSKI SR
WD-1674	555-214 MAIN AV	BERGH CHARLES R & DONNA S TRUST
WD-1675	555-215 MAIN AV	GHORI
WD-1676	555-216 MAIN AV	MILLER
WD-216	300 GRANT ST	SAINT NORBERT COLLEGE INC
WD-279	509 MAIN AV	PIONEER CREDIT UNION (FC)
WD-281	108 S FIFTH ST	PIONEER CREDIT UNION
WD-283	499 MAIN AV	DEPERE WEST DEVELOPMENT LLC
WD-284	109 S FIFTH ST	DEPERE WEST DEVELOPMENT LLC
WD-286	473 MAIN AV	DEPERE WEST DEVELOPMENT LLC
WD-287	400 BLOCK MAIN AV	DEPERE WEST DEVELOPMENT LLC
WD-288	441 MAIN AV	PEOPLES MARINE BANK OF GREEN BAY
WD-295	444 REID ST	MARQUETTE CENTRE LLC
WD-306	525 REID ST	N E W DEVELOPERS LLC
WD-310	430 GRANT ST	NICOLET HIGHLANDS LLC
WD-367	300 MAIN AV	HAWK HOLDINGS LLC
WD-369	320 MAIN AV	GAROT
WD-371	330 MAIN AV	STAGECOACH ENTERPRISES LLC
WD-372	334 MAIN AV	A&K LONGBRANCH LLC
WD-373	338 MAIN AV	HERYMAN
WD-374	342-344 MAIN AV	WILLEMS
WD-375	348 MAIN AV	RENIER
WD-376	352 MAIN AV	GAROT
WD-377	360-362 MAIN AV	MANDERS JAMES A & DORIS C REVOCABLE TRUST
WD-378	366 MAIN AV	MATYAS
WD-379	368 MAIN AV	KEWEENAW ENTERPRISES LLC
WD-380	380 MAIN AV	OLD NELL PROPERTIES LLC
WD-381	400 MAIN AV	SECOR JEROME J REVOCABLE TRUST
WD-386	436 MAIN AV	ISC PROPERTY LLC
WD-387	444 MAIN AV	F & J PROPERTIES LLC
WD-387-1	MAIN AV	KROPP
WD-388	486 MAIN AV	SMOOTH MONEY OF IOWA LLC
WD-389-2	500 MAIN AV	DUTCH BOYZ DE PERE LLC
WD-389-3	550 MAIN AV	CHRIST THE ROCK CHURCH INC
WD-389-4	556 MAIN AV	CHRIST THE ROCK CHURCH INC
WD-389-5	N SIXTH ST	BURKARD PHILLIP J & NANCY R REVOCABLE TRUST
WD-403	109 N SIXTH ST	SANDERS
WD-404	101 FORT HOWARD AV	DECLREENE ZELLNER LLC
WD-404-2	MAIN AV	WISCONSIN DEPT OF TRANSPORTATION
WD-623	500 GRANT ST	INVESTORS COMMUNITY BANK
WD-634	GRANT ST	SAINT NORBERT COLLEGE INC
WD-634-2	400 GRANT ST	SAINT NORBERT COLLEGE INC
WD-884	401 MAIN AV	SCHLEIS PROPERTIES LLC
WD-885	407 MAIN AV	DETRY

WD-886	409 MAIN AV	DETRY
WD-887	413 MAIN AV	RHODES ETAL
WD-888	417 MAIN AV	MARTIN
WD-889	421 MAIN AV	KROPP
WD-890-1	441 MAIN AV	PEOPLES MARINE BANK OF GREEN BAY
WD-893	400 REID ST	DEPERE WEST DEVELOPMENT LLC
WD-906	301 MAIN AV	PHE WI LLC
WD-907	305 MAIN AV	B S ENTERPRISES OF DE PERE LLC
WD-908	313 MAIN AV	313 MAIN IN DE PERE LLC
WD-909	317 MAIN AV	LOCH
WD-910	321 MAIN AV	KEY PROPERTY MANAGEMENT LLC
WD-911	327 MAIN AV	TILKENS FAMILY LTD PARTNERSHIP
WD-912	331 MAIN AV	NICK BROTHERS PARTNERSHIP
WD-913	337-339 MAIN AV	MIRHASHEMI INC
WD-915	345 MAIN AV	MANNING ETAL
WD-917	353 MAIN AV	BALISON REAL ESTATE LLC
WD-917-1	MAIN AV	DE PERE CITY OF
WD-917-2	MAIN AV	DE PERE CITY OF
WD-918	355 MAIN AV	D&J ENTERPRISE OF GREENLEAF LLC
WD-919	363 MAIN AV	CHANMINA LLC
WD-920	365 MAIN AV	SAKS HOLDINGS LLC
WD-921	371 MAIN AV	ABTS INVESTMENTS LLC
WD-922	375 MAIN AV	LARSON
WD-923	377 MAIN AV	RAW LEGACY LLC
WD-925	115 FOURTH ST	MISHLER LONNIE L & CAROL
WD-926	340 BLOCK REID ST	DE PERE CITY OF NICOLET SQUARE PARKING LOT
WD-928	340 REID ST	DE PERE CITY OF NICOLET SQUARE PARKING LOT
WD-930	330 REID ST	LUTSEY
WD-931	116 THIRD ST	AJANGO PROPERTIES LLC
WD-933	THIRD ST	DE PERE CITY OF
WD-955	303 REID ST	REID STREET RETAIL LLC
WD-961	325 REID ST	MASTERS PROPERTIES OF DE PERE LLC
WD-965	401 REID ST	CKROLL PROPERTIES LLC

APPENDIX C-2: East Assessed Properties (names current as of August 2014)

PARCELID	LOCATION	OWNERLST	TOTVAL	BID Value	Assessment	Final Adjusted Assessment	Parcel Assessment
ED-1006	109 N HURON ST	LTF INVESTMENTS LLC	\$76,500		\$0.00	\$0.00	\$133.8
ED-1007	715 GEORGE ST	LTF INVESTMENTS LLC	\$54,200		\$0.00	\$0.00	\$94.8
ED-897	519 GEORGE ST	LTF INVESTMENTS LLC	\$398,000	\$528,700	\$925.23	\$925.23	\$696.5
ED-1008	705 GEORGE ST	FISETTE	\$279,700		\$0.00	\$0.00	\$489.4
ED-1010	114 N SUPERIOR ST	FISETTE	\$20,200	\$299,900	\$524.83	\$524.83	\$35.3
ED-1048	820 GEORGE ST	WOODWARD INVESTMENTS LLC	\$306,200	\$306,200	\$535.85	\$535.85	\$535.8
ED-1058	802 GEORGE ST	BELLA REALTY LLC	\$397,700		\$0.00	\$0.00	\$695.9
ED-1058-1	S HURON ST	BELLA REALTY LLC	\$32,400	\$430,100	\$752.68	\$752.68	\$56.7
ED-1065	109 N ERIE ST	HIMAL LLC	\$47,400		\$0.00	\$0.00	\$82.9
ED-1066	821 GEORGE ST	HIMAL LLC	\$393,400	\$440,800	\$771.40	\$771.40	\$688.4
ED-1067	805 GEORGE ST	ALI BRI PROPERTIES LLC	\$247,800	\$247,800	\$433.65	\$433.65	\$433.6
ED-1088	921 GEORGE ST	SUMMERLEIGH ASSOCIATES INC	\$274,000	\$274,000	\$479.50	\$479.50	\$479.5
ED-1089	905 GEORGE ST	BEACHWALKER EXPRESS LLC	\$220,600	\$220,600	\$386.05	\$386.05	\$386.0
ED-1095	914 GEORGE ST	LIGHTHOUSE LUBE REAL ESTATE LLC	\$313,600	\$313,600	\$548.80	\$548.80	\$548.8
ED-1103	115 S ERIE ST	LEDGE HEAVEN LLC	\$240,400	\$240,400	\$420.70	\$420.70	\$420.7
ED-1104	908 GEORGE ST	NELSON	\$181,200	\$181,200	\$317.10	\$317.10	\$317.1
ED-1105	900 GEORGE ST	TETZLAFF	\$188,100	\$188,100	\$329.18	\$329.18	\$329.1
ED-18-65	201 JAMES ST	CHATEAU DEPERE LLC	\$1,700,000	\$1,700,000	\$2,975.00	\$1,950.00	\$1,950.0
ED-377	N BROADWAY	JCA INVESTMENTS LLC	\$20,300		\$0.00	\$0.00	\$35.5
ED-376	435 N BROADWAY	JCA INVESTMENTS LLC	\$300,900	\$321,200	\$562.10	\$562.10	\$526.5
ED-432	432 N WISCONSIN ST	FOX VIEW PROPERTIES LLC	\$257,000	\$257,000	\$449.75	\$449.75	\$449.7
ED-432-1	340 N WISCONSIN ST	VOYAGEUR OFFICE & SUITES LLC	\$500,100	\$500,100	\$875.18	\$875.18	\$875.1
ED-660	1002 GEORGE ST	VANDEURZEN	\$158,200	\$158,200	\$276.85	\$276.85	\$276.8
ED-758	301 N BROADWAY	NICOLET REAL ESTATE & INVESTMENT CORP	\$1,469,900		\$0.00	\$0.00	\$984.2
ED-758-1	300 BLOCK N BROADWAY	NICOLET REAL ESTATE & INVESTMENT CORP	\$1,442,200	\$2,912,100	\$5,096.18	\$1,950.00	\$965.7
ED-767	129 N BROADWAY	BROOKS TL HOLDINGS LLC	\$82,200	\$82,200	\$143.85	\$275.00	\$275.0
ED-767-1	131 N BROADWAY	BOYD	\$102,000	\$102,000	\$178.50	\$275.00	\$275.0
ED-768	127 N BROADWAY	CONSTINE REAL ESTATE VENTURE LLC	\$273,200	\$273,200	\$478.10	\$478.10	\$478.1
ED-771	117 N BROADWAY	BELLE HOLDINGS LLC	\$239,900	\$239,900	\$419.83	\$419.83	\$419.8
ED-772	115 N BROADWAY	GREAT DANE LLC	\$205,500	\$205,500	\$359.63	\$359.63	\$359.6
ED-773	113 N BROADWAY	BILOTTI	\$240,900		\$0.00	\$0.00	\$421.5
ED-774	109 N BROADWAY	BILOTTI	\$155,200	\$396,100	\$693.18	\$693.18	\$271.6
ED-775	107 N BROADWAY	BRUMMEL	\$226,300	\$226,300	\$396.03	\$396.03	\$396.0
ED-783	100-102 S BROADWAY	J & J ENTERPRISES OF DE PERE LLP	\$600,000		\$0.00	\$0.00	\$1,050.0
ED-784	106 S BROADWAY	J & J ENTERPRISES OF DE PERE LLP	\$210,100	\$810,100	\$1,417.68	\$1,417.68	\$367.6
ED-785	114-116 S BROADWAY	MACCO	\$648,200	648,200	\$1,134.35	\$1,134.35	\$1,134.3
ED-788	118 S BROADWAY	HILLCREST PARTNERSHIP #1 LLP THE	\$154,300	\$154,300	\$270.03	\$275.00	\$275.0
ED-789	126 S BROADWAY	126 SOUTH BROADWAY LLC	\$199,000	\$199,000	\$348.25	\$348.25	\$348.2
ED-790	132 S BROADWAY	KARL	\$527,400	\$527,400	\$922.95	\$922.95	\$922.9
ED-812	221 S BROADWAY	MEDICAL ARTS COMPLEX DENTAL CENTER SC	\$219,500	\$219,500	\$384.13	\$384.13	\$384.1
ED-816	416 GEORGE ST	GILLESPIE PROPERTIES LLC	\$400,600	\$400,600	\$701.05	\$701.05	\$701.0
ED-823	135 S BROADWAY	MIDLAND WISCONSINBROADWAY ASSOCIATE	\$181,000	\$181,000	\$316.75	\$316.75	\$316.7
ED-824	125 S BROADWAY	BEILKE LLC	\$354,400	\$354,400	\$620.20	\$620.20	\$620.2
ED-826	121 S BROADWAY	PUMPKIN HEADS LLC	\$192,100	\$192,100	\$336.18	\$336.18	\$336.1
ED-827	123 S BROADWAY	SAKS HOLDINGS LLC	\$183,300	\$183,300	\$320.78	\$320.78	\$320.7
ED-828	111-113 S BROADWAY	HZ PROPERTIES LLC	\$169,900	\$169,900	\$297.33	\$297.33	\$297.3
ED-829	115 S BROADWAY	ZOELLER	\$292,700	\$292,700	\$512.23	\$512.23	\$512.2
ED-848	116 N BROADWAY	KRYSHAK	\$354,200		\$0.00	\$0.00	\$619.8
ED-831	107 S BROADWAY	KRYSHAK	\$280,000	\$634,200	\$1,109.85	\$1,109.85	\$490.0
ED-833	101 S BROADWAY	KORDES	\$218,900	\$218,900	\$383.08	\$383.08	\$383.0
ED-840	421 GEORGE ST	LEE BUILDING CORPORATION THE	\$471,200		\$0.00	\$0.00	\$485.9

Attachment: DBI_OperatingPlan_Nov_2015 (2690 : Resolution #14-116, Adopting Proposed Plan for BID District)

ED-850	124 N BROADWAY	LEE BUILDING CORPORATION THE	\$1,419,800	\$1,891,000	\$3,309.25	\$1,950.00	\$1,464.1
ED-841	417 GEORGE ST	GET REEL ENTERTAINMENT LLC	\$227,100	\$227,100	\$397.43	\$397.43	\$397.4
ED-842	415 GEORGE ST	CONARD	\$244,700	\$244,700	\$428.23	\$428.23	\$428.2
ED-847	112-114 N BROADWAY	STARRY	\$286,400	\$286,400	\$501.20	\$501.20	\$501.2
ED-857	200 N BROADWAY	UNION HOTEL CORP	\$379,400	\$379,400	\$663.95	\$663.95	\$663.9
ED-861	230 N BROADWAY	SPIRIT SPE PORTFOLIO 2006-1 LLC	\$446,500		\$0.00	\$0.00	\$263.8
ED-875	230 N WISCONSIN ST	SPIRIT SPE PORTFOLIO 2006-1 LLC	\$2,853,500	\$3,300,000	\$5,775.00	\$1,950.00	\$1,686.1
ED-869	302 N BROADWAY	NEXTGEN ENTERPRISES LLC	\$476,400	\$476,400	\$833.70	\$833.70	\$833.7
ED-870	314 N BROADWAY	DEPERE FEDERAL S & L	\$61,000		\$0.00	\$0.00	\$106.7
ED-871	330 N BROADWAY	DEPERE FEDERAL S & L	\$905,800	\$966,800	\$1,691.90	\$1,691.90	\$1,585.1
ED-878	310 N WISCONSIN ST	APARTMENT DEVELOPERS INC	\$1,159,700	\$1,159,700	\$2,029.48	\$1,950.00	\$1,950.0
ED-880	320 N WISCONSIN ST	ALGREM	\$488,400	\$488,400	\$854.70	\$854.70	\$854.7
ED-886	206 N WISCONSIN ST	ASSOCIATED DEPERE BANK	\$1,222,200	\$1,222,200	\$2,138.85	\$1,950.00	\$1,950.0
ED-917	115 S WISCONSIN ST	SEROOGY BROTHERS LLP	\$251,700	\$0	\$0.00	\$0.00	\$372.6
ED-893	510 JAMES ST	SEROOGY BROTHERS LLP	\$1,065,300	\$1,317,000	\$2,304.75	\$1,950.00	\$1,577.3
ED-900	515 GEORGE ST	DEPERE LAW BUILDING LLC	\$542,000	\$542,000	\$948.50	\$948.50	\$948.5
ED-901	106 N WISCONSIN ST	BALISON	\$112,700	\$112,700	\$197.23	\$275.00	\$275.0
ED-907	522 GEORGE ST	BELLA NOVA LLC	\$299,500	\$299,500	\$524.13	\$524.13	\$524.1
ED-916	119 S WISCONSIN ST	PALS RENTALS LLC	\$126,700	\$126,700	\$221.73	\$275.00	\$275.0
ED-918	502 GEORGE ST	JDA ENTERPRISES OF WISCONSIN LLC	\$363,700	\$363,700	\$636.48	\$636.48	\$636.4
ED-949	620 GEORGE ST	ROYLE PROPERTIES LLC	\$392,100	\$392,100	\$686.18	\$686.18	\$686.1
ED-952-1	S SUPERIOR ST	KMT ENTERPRISES LLC	\$8,600		\$0.00	\$0.00	\$15.0
ED-949-1	614 GEORGE ST	KMT ENTERPRISES LLC	\$346,200	\$354,800	\$620.90	\$620.90	\$605.8
ED-960	610 GEORGE ST	NIP IT LLC	\$135,900	\$135,900	\$237.83	\$275.00	\$275.0
ED-961	600-604 GEORGE ST	CORNELL	\$361,200	\$361,200	\$632.10	\$632.10	\$632.1
ED-966	623 GEORGE ST	DECLLENE ZELLNER INC	\$378,000	\$378,000	\$661.50	\$661.50	\$661.5
ED-967	615-617 GEORGE ST	DANEN PROPERTIES LLC	\$160,100	\$0	\$0.00	\$0.00	\$280.1
ED-968-1	611 GEORGE ST	DANEN PROPERTIES LLC	\$105,800	\$0	\$0.00	\$0.00	\$185.1
ED-968-3	609 GEORGE ST	DANEN PROPERTIES LLC	\$246,500	\$512,400	\$896.70	\$896.70	\$431.3
ED-968-2	609 REAR GEORGE ST	MARSHA VANEGEREN	\$400	\$400	\$0.70	\$275.00	\$275.0
ED-970	114 N MICHIGAN ST	WILDROOT LLC	\$135,300	\$135,300	\$236.78	\$275.00	\$275.0

Total Value within BID (East)

Total Revenue Generate

\$46,567.93

\$46,567.9

Assessment Parameters

Rate	\$1.75
Minimum Assessment	\$275.00
Maximum Assessment	\$1,950.00

APPENDIX C-3: West Assessed Properties (names current as of August 2014)

PARCELID	LOCATION	OWNERLST	TOTVAL	BID Value	Assessment	Final Adjusted Assessment	Parcel Assessment
WD-216	300 GRANT ST	SAINT NORBERT COLLEGE INC	\$3,819,600	\$3,819,600	\$6,684.30	\$1,950.00	\$1,950.00
WD-279	509 MAIN AV	PIONEER CREDIT UNION (FC)	\$127,500		\$0.00	\$0.00	\$223.13
WD-281	108 S FIFTH ST	PIONEER CREDIT UNION	\$804,200	\$931,700	\$1,630.48	\$1,630.48	\$1,407.35
WD-283	499 MAIN AV	DEPERE WEST DEVELOPMENT LLC	\$60,400		\$0.00	\$0.00	\$29.81
WD-284	109 S FIFTH ST	DEPERE WEST DEVELOPMENT LLC	\$47,700		\$0.00	\$0.00	\$23.54
WD-286	473 MAIN AV	DEPERE WEST DEVELOPMENT LLC	\$47,600		\$0.00	\$0.00	\$23.49
WD-287	400 BLOCK MAIN AV	DEPERE WEST DEVELOPMENT LLC	\$47,600		\$0.00	\$0.00	\$23.49
WD-893	400 REID ST	DEPERE WEST DEVELOPMENT LLC	\$3,747,400	\$3,950,700	\$6,913.73	\$1,950.00	\$1,849.65
WD-890-1	441 MAIN AV	PEOPLES MARINE BANK OF GREEN BAY	\$200		\$0.00	\$0.00	\$0.35
WD-288	441 MAIN AV	PEOPLES MARINE BANK OF GREEN BAY	\$1,020,500	\$1,020,700	\$1,786.23	\$1,786.23	\$1,785.88
WD-295	444 REID ST	MARQUETTE CENTRE LLC	\$2,280,700	\$2,280,700	\$3,991.23	\$1,950.00	\$1,950.00
WD-306	525 REID ST	N E W DEVELOPERS LLC	\$432,000	\$432,000	\$756.00	\$756.00	\$756.00
WD-623	500 GRANT ST	INVESTORS COMMUNITY BANK	\$600,300	\$600,300	\$1,050.53	\$1,050.53	\$1,050.53
WD-367	300 MAIN AV	HAWK HOLDINGS LLC	\$323,400	\$323,400	\$565.95	\$565.95	\$565.95
WD-369	320 MAIN AV	GAROT	\$657,700		\$0.00	\$0.00	\$1,150.98
WD-376	352 MAIN AV	GAROT	\$9,000	\$666,700	\$1,166.73	\$1,166.73	\$15.75
WD-371	330 MAIN AV	STAGECOACH ENTERPRISES LLC	\$181,400	\$181,400	\$317.45	\$317.45	\$317.45
WD-372	334 MAIN AV	A&K LONGBRANCH LLC	\$247,000	\$247,000	\$432.25	\$432.25	\$432.25
WD-373	338 MAIN AV	HERYMAN	\$142,300	\$142,300	\$249.03	\$275.00	\$275.00
WD-374	342-344 MAIN AV	WILLEMS	\$97,800	\$97,800	\$171.15	\$275.00	\$275.00
WD-375	348 MAIN AV	RENIER	\$131,300	\$131,300	\$229.78	\$275.00	\$275.00
WD-377	360-362 MAIN AV	MANDERS JAMES A & DORIS C	\$43,100	\$43,100	\$75.43	\$275.00	\$275.00
WD-378	366 MAIN AV	MATYAS	\$196,300	\$196,300	\$343.53	\$343.53	\$343.53
WD-379	368 MAIN AV	KEWEENAW ENTERPRISES LLC	\$232,200	\$232,200	\$406.35	\$406.35	\$406.35
WD-380	380 MAIN AV	OLD NELL PROPERTIES LLC	\$404,800	\$404,800	\$708.40	\$708.40	\$708.40
WD-381	400 MAIN AV	SECOR JEROME J REVOCABLE TRUST	\$283,800	\$283,800	\$496.65	\$496.65	\$496.65
WD-386	436 MAIN AV	ISC PROPERTY LLC	\$337,100	\$337,100	\$589.93	\$589.93	\$589.93
WD-387	444 MAIN AV	F & J PROPERTIES LLC	\$325,700	\$325,700	\$569.98	\$569.98	\$569.98
WD-387-1	MAIN AV	KROPP	\$70,600		\$0.00	\$0.00	\$123.55
WD-889	421 MAIN AV	KROPP	\$387,600	\$458,200	\$801.85	\$801.85	\$678.30
WD-388	486 MAIN AV	SMOOTH MONEY OF IOWA LLC	\$364,800	\$364,800	\$638.40	\$638.40	\$638.40
WD-389-2	500 MAIN AV	DUTCH BOYZ DE PERE LLC	\$1,562,800	\$1,562,800	\$2,734.90	\$1,950.00	\$1,950.00
WD-389-5	N SIXTH ST	BURKARD PHILLIP J & NANCY R	\$42,200	\$42,200	\$73.85	\$275.00	\$275.00
WD-403	109 N SIXTH ST	SANDERS	\$346,700	\$346,700	\$606.73	\$606.73	\$606.73
WD-404	101 FORT HOWARD AV	DECLLENE ZELLNER LLC	\$299,700	\$299,700	\$524.48	\$524.48	\$524.48
WD-884	401 MAIN AV	SCHLEIS PROPERTIES LLC	\$472,000	\$472,000	\$826.00	\$826.00	\$826.00
WD-885	407 MAIN AV	DETRY	\$141,300		\$0.00	\$0.00	\$247.28
WD-886	409 MAIN AV	DETRY	\$138,500	\$279,800	\$489.65	\$489.65	\$242.38
WD-887	413 MAIN AV	RHODES ETAL	\$249,800	\$249,800	\$437.15	\$437.15	\$437.15
WD-888	417 MAIN AV	MARTIN	\$138,500	\$138,500	\$242.38	\$275.00	\$275.00
WD-906	301 MAIN AV	PHE WI LLC	\$415,100	\$415,100	\$726.43	\$726.43	\$726.43
WD-907	305 MAIN AV	B S ENTERPRISES OF DE PERE LLC	\$175,000	\$175,000	\$306.25	\$306.25	\$306.25
WD-908	313 MAIN AV	313 MAIN IN DE PERE LLC	\$205,500	\$205,500	\$359.63	\$359.63	\$359.63
WD-909	317 MAIN AV	LOCH	\$305,000	\$305,000	\$533.75	\$533.75	\$533.75
WD-910	321 MAIN AV	KEY PROPERTY MANAGEMENT LLC	\$158,500	\$158,500	\$277.38	\$277.38	\$277.38

Attachment: DBI_OperatingPlan_Nov_2015 (2690 : Resolution #14-116, Adopting Proposed Plan for BID District)

WD-911	327 MAIN AV	TILKENS FAMILY LTD PARTNERSHIP	\$394,300	\$394,300	\$690.03	\$690.03	\$690.03
WD-912	331 MAIN AV	NICK BROTHERS PARTNERSHIP	\$311,600	\$311,600	\$545.30	\$545.30	\$545.30
WD-913	337-339 MAIN AV	MIRHASHEMI INC	\$259,200	\$259,200	\$453.60	\$453.60	\$453.60
WD-915	345 MAIN AV	MANNING ETAL	\$142,500	\$142,500	\$249.38	\$275.00	\$275.00
WD-917	353 MAIN AV	BALISON REAL ESTATE LLC	\$321,500	\$321,500	\$562.63	\$562.63	\$562.63
WD-918	355 MAIN AV	D&J ENTERPRISE OF GREENLEAF LLC	\$171,700	\$171,700	\$300.48	\$300.48	\$300.48
WD-919	363 MAIN AV	CHANMINA LLC	\$183,800	\$183,800	\$321.65	\$321.65	\$321.65
WD-920	365 MAIN AV	SAKS HOLDINGS LLC	\$407,300	\$407,300	\$712.78	\$712.78	\$712.78
WD-921	371 MAIN AV	ABTS INVESTMENTS LLC	\$141,200	\$141,200	\$247.10	\$275.00	\$275.00
WD-922	375 MAIN AV	LARSON	\$216,600	\$216,600	\$379.05	\$379.05	\$379.05
WD-923	377 MAIN AV	RAW LEGACY LLC	\$287,400	\$287,400	\$502.95	\$502.95	\$502.95
WD-925	115 FOURTH ST	MISHLER LONNIE L & CAROL	\$425,200	\$425,200	\$744.10	\$744.10	\$744.10
WD-930	330 REID ST	LUTSEY	\$822,900	\$822,900	\$1,440.08	\$1,440.08	\$1,440.08
WD-931	116 THIRD ST	AJANGO PROPERTIES LLC	\$219,000	\$219,000	\$383.25	\$383.25	\$383.25
WD-955	303 REID ST	REID STREET RETAIL LLC	\$1,279,800	\$1,279,800	\$2,239.65	\$1,950.00	\$1,950.00
WD-961	325 REID ST	MASTERS PROPERTIES OF DE PERE LLC	\$7,486,300	\$7,486,300	\$13,101.03	\$1,950.00	\$1,950.00
WD-965	401 REID ST	CKROLL PROPERTIES LLC	\$746,000	\$746,000	\$1,305.50	\$1,305.50	\$1,305.50

Total Value within BID (West)

\$35,938,500

Total Revenue Generate

\$39,589.48

\$39,589.48

Assessment Parameters	
Rate	\$1.75
Minimum	
Assessment	\$275.00
Maximum	
Assessment	\$1,950.00

APPENDIX C-4: Exempt Properties (names current as of August 2014)

PARCELID	LOCATION	OWNER
ED-1094	920 GEORGE STREET	ROBERT VAN DEURZEN
ED-287	230 S BROADWAY	DE PERE CITY OF WELLS PARK
ED-719	FRONT STREET	DE PERE CITY OF
ED-737	FRONT STREET	DE PERE CITY OF
ED-751	409 N BROADWAY ST	DE PERE HISTORICAL SOCIETY INC
ED-752	403 N BROADWAY	DE PERE HISTORICAL SOCIETY INC
ED-756	333 N BROADWAY	BROWN COUNTY LIBRARY
ED-766	233 N BROADWAY	HEARTLAND AFFORDABLE HOUSING DE PERE LLC
ED-769	123 N BROADWAY	DE PERE REDEVELOPMENT AUTHORITY
ED-778	100 FRONT STREET	LEFEBVRE INVESTMENT CO LLC
ED-788-1	S BROADWAY	DE PERE CITY OF
ED-793	FRONT ST	DE PERE CITY OF
ED-794	FRONT ST	DE PERE CITY OF
ED-796	FRONT ST	DE PERE CITY OF
ED-798	302 GEORGE ST	OUR HERITAGE FAMILY LTD PARTNERSHIP
ED-799	CHARLES ST	DE PERE CITY OF
ED-801	S BROADWAY	DE PERE CITY OF WELLS PARK
ED-80-3	S BROADWAY	WISCONSIN DEPT OF NATURAL RESOURCES
ED-818	114 S WISCONSIN ST	DE PERE CITY OF MISSION SQUARE PARKING LOT
ED-833-1	GEORGE ST	DE PERE CITY OF
ED-834	JAMES ST	DE PERE CITY OF
ED-835	127 N WISCONSIN ST	DE PERE CITY OF
ED-836	117 N WISCONSIN ST	NEW LIFE CHRISTIAN FELLOWSHIP
ED-837	115 N WISCONSIN ST	NEW LIFE CHRISTIAN FELLOWSHIP
ED-844	102 N BROADWAY	DE PERE CITY OF
ED-851	134 N BROADWAY	DE PERE REDEVELOPMENT AUTHORITY
ED-862	421 CASS ST	DE PERE REDEVELOPMENT AUTHORITY
ED-864	321 N WISCONSIN ST	DE PERE REDEVELOPMENT AUTHORITY
ED-865-1	309 N WISCONSIN ST	DE PERE REDEVELOPMENT AUTHORITY
ED-867	303 N WISCONSIN ST	DE PERE REDEVELOPMENT AUTHORITY
ED-869-1	WILLIAM ST	DE PERE REDEVELOPMENT AUTHORITY
ED-881	N WISCONSIN ST	DE PERE REDEVELOPMENT AUTHORITY
ED-914	135 S WISCONSIN ST	SAINT FRANCIS XAVIER
ED-915	127 S WISCONSIN ST	STECKART
ED-969	108 N Michigan	HANNON
WD-1646	555-101 MAIN AV	FINLAY
WD-1647	555-102 MAIN AV	GOTTOWSKI
WD-1648	555-103 MAIN AV	SULLIVAN
WD-1649	555-104 MAIN AV	HARE
WD-1650	555-105 MAIN AV	NEW DEVELOPERS LLC
WD-1651	555-106 MAIN AV	1ST RATE MORTGAGE CORP
WD-1652	555-107 MAIN AV	STEENO
WD-1653	555-108 MAIN AV	WATERMOLEN
WD-1654	555-109 MAIN AV	WARD
WD-1655	555-110 MAIN AV	MCKEEFRY
WD-1656	555-111 MAIN AV	1ST RATE MORTGAGE CORP
WD-1657	555-112 MAIN AV	MINTEN
WD-1658	555-113 MAIN AV	GUO
WD-1659	555-114 MAIN AV	FLYNN
WD-1660	555-115 MAIN AV	GANNON THOMAS E & JEAN M REVOCABLE TRUST
WD-1661	555-116 MAIN AV	PEARSON
WD-1662	555-201 MAIN AV	LADOWSKI
WD-1663	555-107 MAIN AV	STEELE
WD-1664	555-203 MAIN AV	HAGANES
WD-1665	555-204 MAIN AV	RYAN
WD-1666	555-205 MAIN AV	LIN
WD-1667	555-206 MAIN AV	BOUBENIDER
WD-1668	555-208 MAIN AV	PRATEL
WD-1669	555-209 MAIN AV	FILLE
WD-1670	555-210 MAIN AV	SMET

WD-1671	555-211 MAIN AV	MILLER
WD-1672	555-212 MAIN AV	ROYER
WD-1673	555-213 MAIN AV	LADOWSKI SR
WD-1674	555-214 MAIN AV	BERGH CHARLES R & DONNA S TRUST
WD-1675	555-215 MAIN AV	GHORI
WD-1676	555-216 MAIN AV	MILLER
WD-310	430 GRANT ST	NICOLET HIGHLANDS LLC
WD-389-3	550 MAIN AV	CHRIST THE ROCK CHURCH INC
WD-389-4	556 MAIN AV	CHRIST THE ROCK CHURCH INC
WD-404-2	MAIN AV	WISCONSIN DEPT OF TRANSPORTATION
WD-634	GRANT ST	SAINT NORBERT COLLEGE INC
WD-634-2	400 GRANT ST	SAINT NORBERT COLLEGE INC
WD-917-1	MAIN AV	DE PERE CITY OF
WD-917-2	MAIN AV	DE PERE CITY OF
WD-926	340 BLOCK REID ST	DE PERE CITY OF NICOLET SQUARE PARKING LOT
WD-928	340 REID ST	DE PERE CITY OF NICOLET SQUARE PARKING LOT
WD-933	THIRD ST	DE PERE CITY OF

APPENDIX D: Wisconsin Statutes Section 66.1109

Wisconsin BID Law: 66.1109 Business improvement districts.

(1) In this section:

(a) "BID Board" means a business improvement district board appointed under sub. (3) (a).

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

(e) "Municipality" means a city, village or town.

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.
- 1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.
2. The kind, number and location of all proposed expenditures within the business improvement district.
3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
5. A legal opinion that subds. 1. to 4. have been complied with.

(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a

class 2 notice under Ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3) (a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property

assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to or more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

(5) (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. [70.11](#) may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

Unofficial text from Wis Stats. database. See printed Statutes and Wis. Acts for official text under s. 35.18(2) stats. Report errors to the Revisor of Statutes at (608) 266-2011, FAX 264-6978.

APPENDIX E: Draft Bylaws

BYLAWS FOR DE PERE BUSINESS IMPROVEMENT DISTRICT

ARTICLE I MEMBERS

All owners of property located within the District shall automatically be members of the De Pere Business Improvement District. All members shall have the right to vote on any issue that is placed before the members by the Board of Directors.

ARTICLE II MEMBERSHIP MEETINGS

Section 1. Annual Meeting. An annual meeting of the membership shall be held in each calendar year at such time and place as may be determined by the Board of Directors for the purpose of transacting such business as may be properly brought before the meeting.

Section 2. Special Meeting. Special meetings of the membership shall be held at any time and place as may be designated in the notice of said meeting, upon call of the chairman of the Board of Directors.

Section 3. Notice. Email notice of every meeting of the membership, stating the place, date, and hour of the meeting, shall be sent to each member not less than fifteen (15) or more than thirty (30) days before the date of the meeting. Other interested parties shall be given such notice of meetings as the Board of Directors deem appropriate.

Section 4. Proceedings. Roberts Rules of Order shall govern the parliamentary procedures at all meetings when not in conflict with these Bylaws except that there shall be no minimum number of members necessary to attend any meeting by a majority vote of the active members present.

ARTICLE III BOARD OF DIRECTORS

Section 1. Federal Requirement. BID district members can recommend future board members to the BID Board. The BID Board will provide the recommended nominations to the Mayor. The Mayor appoints members from these nominations to the BID Board. The BID Board includes a representative of the Mayor or Council. State law requires that the BID Board be composed of at least 4 members and the majority of the BID Board members be owners or occupants of property within the District. Appointments must be made by the Mayor and confirmed by the City Council.

Section 2. Responsibilities. The BID Board's primary responsibility will be contracting for implementation of the current year's DBI Operating Plan, contracting for preparation of an annual report and audit on the District, annually considering and making changes to this DBI Operating Plan and submitting the DBI Operating Plan for the following year to the Common Council of the City of De Pere for approval, and all other powers granted in this DBI Operating Plan and Bylaws. This will require the BID Board to negotiate with providers of services (primary to Definitely De Pere) and materials to carry out the DBI Operating Plan; to enter into various contracts; to monitor development activity; and to ensure the District's compliance with the provisions of applicable statutes and regulations.

Section 3. BID Board Composition. The BID Board shall consist of seven (7) members. A majority of (at least 4) the members shall be owners or occupants of real property within the District. The Board shall have the following composition:

- a. 2 Owners of property in the District.
- b. 1 representative from Service/Retail, Hospitality and Office
- c. 1 Community representative with no property ownership or business interests within the District. The appointee shall be a resident of the City of De Pere.
- d. 1 representative of the City of De Pere, appointed by the Common Council.

Any BID Board member who because of transfer of ownership of property is no longer eligible to act as a representative shall be replaced.

Section 4. BID Board Term. Appointments to the BID Board shall be for a period of 3 years, except that initially 3 members are appointed for a period of 3 years, 2 members shall be appointed for 2 years, and 2 members shall be appointed for 1 year, each term ending on December 31 of the applicable year. The BID Board may remove, by majority vote, a BID Board member who is absent from more than 3 meetings, without valid excuse. Any BID Board vacancy (except the Mayor's or City Council's Member) shall be filled by nomination of the Mayor.

Section 5. Compensation. The BID Board members shall receive no compensation for serving on the BID Board.

Section 6. Meetings. All meetings of the BID Board shall be governed by the Wisconsin Open Meetings Law. Minutes will be recorded and submitted to the City and the BID Board. The BID Board shall adopt rules of order to govern the conduct of its meetings and meet regularly or at the very least annually.

Section 7. Record Keeping. Files and records of the BID Board's affairs shall be kept pursuant to public records requirements.

Section 8. Staffing. The BID Board shall contract for staffing services pursuant to this DBI Operating Plan and subsequent modifications thereof. It is contemplated that such staff and services shall be contracted with Definitely De Pere, unless requested otherwise by the BID Board; the BID Board of Directors of Definitely De Pere may attend all meetings of the BID Board, but will not have voting authority.

Section 9. Officers. The BID Board shall appoint a Chairman, Treasurer and Secretary, any two of the three of which shall have the power to execute documents on behalf of the full BID Board, for purposes authorized by the full BID Board.

Section 10. Quorum. At all meetings of the BID Board, a majority of the voting members thereof shall constitute a quorum for the transaction of business. If a quorum shall not be present at any meeting of the BID Board, the Directors present may adjourn and reschedule the meeting until a quorum shall be present.

Section 11. Consent. Any action required or permitted to be taken at any meeting of the BID Board of Directors may be taken without a meeting, if all members of the BID Board consent hereto in writing, setting forth the action taken, and the writing or writings are filed with the minutes of the proceedings. Such consent shall have the same force and effect as unanimous vote of the BID Board.

Section 12. BID Board Powers. The BID Board shall have all the powers authorized by law, including but not limited to, the following powers:

1. To manage the affairs of the District.
2. To undertake on its own accord or to assist in development, underwriting or guaranteeing public improvements within the District.
3. To apply for, accept, and use grants and gifts for these purposes.
4. To contract on behalf of the BID with Definitely De Pere, to carry out the DBI Operational Plan under the direction of the BID Board.
5. To develop, advertise and promote the existing and potential benefits of the District.
6. To promote new investment and appreciation in value of existing investments.
7. To elect officers, and contract out work as necessary to carry out these goals.
8. To add to the beautification and/or maintenance of the District.
9. To annually consider and make changes to the DBI Operating Plan which may include termination of the BID.

It is anticipated that the BID Board will utilize the above powers in the capacity of directing and delegating to Definitely De Pere, many of its duties and responsibilities while retaining the overall authority and responsibility for such drafting and implementation of the DBI Operating Plan.

Section 13. BID Board Authority. The BID Board of Directors shall be required to conform to the DBI Operating Plan presented to and approved by the De Pere Common Council each year and shall be subject to the Wisconsin Statutes covering the Business Improvement Districts (BIDs).

ARTICLE IV COMMITTEES

Section 1. There shall be such standing committees as the BID Board may determine. The terms of the committees shall be for 1 year commencing at the time of the annual membership meeting.

ARTICLE V OFFICERS

Section 1. General. The Officers of the District BID shall consist of a Chairman, a Secretary, and a Treasurer and such other officers and assistant officers as may be deemed necessary.

Section 2. Election. Officers shall be BID Board members and staff shall be elected by the Board of Directors annually at the annual meeting. No BID Board member may hold more than one office. Officers may serve more than one term if reelected.

Section 3. Powers and Duties. Except as hereinafter provided, the officers of the BID Board shall each have such powers and duties as generally pertain to their respective office, as well as those that from time to time may be conferred by the membership of the BID Board of Directors.

- A. Chairman. The Chairman shall preside at all business meetings, but may at his or her discretion or at the suggestion of the Directors arrange for another officer to preside at other meetings. The Chairman shall perform such duties as are usually incumbent upon that officer, such duties as may be directed by resolution of the Board of Directors.
- B. Secretary. The Secretary shall record and maintain in good order all minutes of all meetings and all records and correspondence of the District BID, and shall email copies of the minutes of each membership meeting to all members within 60 days from the conclusion of each meeting. The Secretary shall also have such duties as may be assigned by the membership or the Board of Directors.

- C. Treasurer. The Treasurer shall maintain in good order all financial records of the District BID. The Treasurer shall also have such other duties as may be assigned by the membership Board of Directors.
- D. Temporary Officers. In case of absence or disability of any officer and of any person authorized to perform duties in his or her place during such periods of absence or disability, the President may from time to time delegate the powers and duties of such officer to any other officer or any other member.

ARTICLE VI FINANCES

Section 1. Authority. Except as the Board of Directors may generally or in particular cases authorize the execution thereof in some other manner, all checks, drafts, and other instruments for the payment of money and all instruments of transfer of securities, shall be signed in the name and on behalf of the BID by any of the three officers.

Section 2. Financial Institution. All funds of the BID shall be deposited from time to time to the credit of the BID in such banks, trust companies, or other depositories as the Board of Directors may select.

Section 3. Funding Services. The Board of Directors may accept on behalf of the BID any contribution, gift, bequest or device for general purposes or for any special purpose of the BID.

ARTICLE VII AMENDMENTS

Section 1. Authority. The Common Council of the City of De Pere, upon the consent of the Board of Directors, shall have the power to alter, amend, or repeal the Bylaws or adopt new Bylaws.

Section 2. Process. The BID may also annually present amendments to the Bylaws. The following process for approval of the amended Bylaws will be follows.

- A. A joint strategy session of the BID Board and the Definitely De Pere Board of Directors will to discuss possible amendments to the Bylaws for the following year.
- B. The proposed Bylaws for the following year will be drafted by Definitely De Pere and submitted to the BID Board for the following year.
- C. Definitely De Pere will re-draft the Bylaws and submit it to the BID Board for approval based on comments by the BID Board.
- D. The BID Board will review the proposed BID Bylaws and make a recommendation to the De Pere Plan Commission.
- E. The City of De Pere Plan Commission will review the proposed amended BID Bylaws and will make a recommendation to the Common Council.
- F. The Common Council will act on the proposed amended BID Bylaws.

Section 3. Generally. It is anticipated that the BID Board will continue to revise and develop the Bylaws annually, in response to changing development needed and opportunities in the District, within the purpose and objectives defined herein and in the DBI Operating Plan.

APPENDIX F: Legal Opinion

**ROELS
KEIDATZ
FRONSEE
DANEN, LLP**
ATTORNEYS AT LAW

515 George Street
P.O. Box 5065
De Pere, WI 54115-5065
Telephone: (920) 336-4242
Fax: (920) 336-5473
www.deperelaw.com

August 18, 2014

Mayor Michael Walsh
De Pere City Hall
De Pere, Wisconsin 54115

Re: Business Improvement District Plan
Downtown De Pere

Dear Mayor Walsh:

I am an attorney licensed to practice law in the State of Wisconsin. I have been asked to render an opinion on the Business Improvement District for Downtown De Pere.

I have had a chance to review the Business Improvement District Operating Plan for the year 2015. I am mindful of the statutory requirements enumerated in section 66.1109(1)(f). I opine as follows:

- A. As required by subsection 1, the special assessment method applicable to the business improvement district is set forth in detail at section V of the Plan.
- B. As required by subsection 1m, the Plan contains a statement as to whether real property used exclusively for manufacturing purposes will be specially assessed, at Section VI.A.
- C. As required by subsection 2, the Plan addresses the kind, number and location of all proposed expenditures within the business improvement district at Section II.G and the budget contained on pages 13-14.
- D. As required by subsection 3, the Plan contains a description of the methods of financing all estimated expenditures and the time when related costs will be incurred at Section V.
- E. As required by subsection 4, the Plan contains a description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan, at Section I.A and Sections II. B, C. and E.

Sincerely,

Roels, Keidatz, Fronsee & Danen, LLP



Julie Fink Fronsee

JFF:smf

Thomas L. Keidatz • Julie Fink Fronsee • Philip J. Danen • Sara E. Jordan • Bernard U. Roels (RETIRED)

Attachment: DBI_OperatingPlan_Nov_2015 (2690 : Resolution #14-116, Adopting Proposed Plan for BID District)

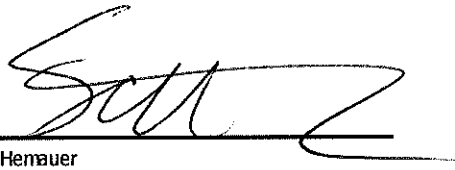
PETITION FOR THE FORMATION OF THE
DE PERE MAIN STREET BUSINESS IMPROVEMENT DISTRICT

HZ Properties, LLC is an owner of real property located at 111-113 S Broadway, De Pere, Wisconsin 54115, which is used for commercial purposes and is located in the proposed Business Improvement District.

HZ Properties, LLC hereby petition the City of De Pere Planning Commission and the De Pere City Council pursuant to Wis. Stats. §66.1109 for the creation of a business improvement district. Such petition is made pursuant to the De Pere Main Street Business Improvement District Initial Operation Plan dated August 22, 2001. Such document is incorporated herein as Attachment A.

I, Scott Hemauer, as a member of HZ Properties LLC, am duly authorized to sign this petition on behalf of HZ Properties LLC.

Dated this 22 day of August 2014.

X 

Scott Hemauer

City of De Pere, Wisconsin**Request For Common Council Action**

MEETING DATE: November 5, 2014
DEPARTMENT: City Clerk-Treasurer
FROM: Shana Defnet
SUBJECT: Voucher Approval.

ATTACHMENTS:

- 11-5-14 VOUCHERS (PDF)

10/28/2014 2:45 PM

A / P CHECK REGISTER

PAGE: 1

PACKET: 04570 NOV 2014 COUNCIL - 1 11-5-14

VENDOR SET: 01

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK	CHECK	DISCOUNT	AMOUNT	CHECK	CHECK
			TYPE	DATE			NO#	AMOUNT
0009	AMERICAN OVERHEAD DOOR							
	I-113018	AMERICAN OVERHEAD DOOR	R	11/05/2014		1,020.23CR	073147	1,020.23
5604	AURORA BAYCARE MED CTR LLC							
	I-TT116	AURORA BAYCARE MED CTR LLC	R	11/05/2014		285.78CR	073148	285.78
1260	BADGER CONCRETE LIFTING							
	I-201410283963	BADGER CONCRETE LIFTING	R	11/05/2014		340.00CR	073149	340.00
0020	BADGERLAND PRINTING INC							
	I-24513	BADGERLAND PRINTING INC	R	11/05/2014		35.00CR	073150	
	I-24540	BADGERLAND PRINTING INC	R	11/05/2014		35.00CR	073150	70.00
0023	BATTERIES PLUS LLC							
	I-501-441743	BATTERIES PLUS LLC	R	11/05/2014		134.50CR	073151	
	I-501-441836	BATTERIES PLUS LLC	R	11/05/2014		99.50CR	073151	
	I-501-441897	BATTERIES PLUS LLC	R	11/05/2014		252.00CR	073151	486.00
0027	BAY TOWEL INC							
	I-1880040	BAY TOWEL INC	R	11/05/2014		124.51CR	073152	
	I-1880060	BAY TOWEL INC	R	11/05/2014		84.05CR	073152	
	I-1881467	BAY TOWEL INC	R	11/05/2014		54.41CR	073152	
	I-1884964	BAY TOWEL INC	R	11/05/2014		55.99CR	073152	
	I-1884965	BAY TOWEL INC	R	11/05/2014		21.22CR	073152	340.18
0025	BAYCOM INC							
	I-159976	BAYCOM INC	R	11/05/2014		66.40CR	073153	66.40
0649	BRAUER SUPPLY & EQUIPMENT							
	I-201410222	BRAUER SUPPLY & EQUIPMENT	R	11/05/2014		281.30CR	073154	281.30
6751	BRIDGEPORT MFG. INC.							
	I-30717-00	BRIDGEPORT MFG. INC.	R	11/05/2014		106.23CR	073155	106.23
0038	BROADWAY AUTOMOTIVE INC							
	I-727938P	BROADWAY AUTOMOTIVE INC	R	11/05/2014		27.92CR	073156	
	I-731331	BROADWAY AUTOMOTIVE INC	R	11/05/2014		455.84CR	073156	483.76
0039	BROOKS TRACTOR INC							
	I-371600	BROOKS TRACTOR INC	R	11/05/2014		734.21CR	073157	734.21
0042	BROWN COUNTY HIGHWAY DEPARTMENT							
	I-201410283952	BROWN COUNTY HIGHWAY DEPARTMEN	R	11/05/2014		617.42CR	073158	617.42

Attachment: 11-5-14 VOUCHERS (2792 : Voucher Approval.)

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VENDOR SET: 01

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK	CHECK	DISCOUNT	AMOUNT	CHECK	CHECK
			TYPE	DATE			NO#	AMOUNT
0043	BROWN COUNTY PARK MANAGEMENT							
	I-14-015	BROWN COUNTY PARK MANAGEMENT	R	11/05/2014		230.00CR	073159	230.00
0737	BRUCE MUNICIPAL EQUIPMENT INC							
	I-5143129	BRUCE MUNICIPAL EQUIPMENT INC	R	11/05/2014		38.57CR	073160	38.57
0536	CDW GOVERNMENT INC							
	I-PV14185	CDW GOVERNMENT INC	R	11/05/2014		57.44CR	073161	57.44
2708	CLEANING SOLUTION SERVICES INC							
	I-05-9693	CLEANING SOLUTION SERVICES INC	R	11/05/2014		1,732.00CR	073162	
	I-05-9694	CLEANING SOLUTION SERVICES INC	R	11/05/2014		1,265.00CR	073162	2,997.00
0812	COLORTECH OF WISCONSIN INC							
	I-2851	COLORTECH OF WISCONSIN INC	R	11/05/2014		308.06CR	073163	308.06
6414	COMMUNICATIONS ENGINEERING CO							
	I-BILL164757	COMMUNICATIONS ENGINEERING CO	R	11/05/2014		478.00CR	073164	478.00
0063	DAANEN & JANSSEN INC							
	I-142289	DAANEN & JANSSEN INC	R	11/05/2014		300.00CR	073165	300.00
6946	DEAN ENTERPRISES LLC							
	I-D-16346	DEAN ENTERPRISES LLC	R	11/05/2014		60.00CR	073166	
	I-D-16613	DEAN ENTERPRISES LLC	R	11/05/2014		22.32CR	073166	82.32
2624	DECKER SUPPLY CO							
	I-884316	DECKER SUPPLY CO	R	11/05/2014		189.00CR	073167	189.00
0091	FASTENAL COMPANY							
	I-WIGRE299484	FASTENAL COMPANY	R	11/05/2014		10.09CR	073168	
	I-WIGRE299883	FASTENAL COMPANY	R	11/05/2014		50.07CR	073168	
	I-WIGRE299932	FASTENAL COMPANY	R	11/05/2014		72.67CR	073168	132.83
0105	FOX SPECIALITY COMPANY							
	I-29067	FOX SPECIALITY COMPANY	R	11/05/2014		104.55CR	073169	
	I-290671	FOX SPECIALITY COMPANY	R	11/05/2014		38.81CR	073169	143.36
0562	GALL'S INC							
	I-2528548	GALL'S INC	R	11/05/2014		223.99CR	073170	223.99
1383	ED GERSEK INC							
	I-13-22 (4) FINAL	ED GERSEK INC	R	11/05/2014		14,604.41CR	073171	14,604.41

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VENDOR SET: 01

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK	CHECK	DISCOUNT	AMOUNT	CHECK	CHECK
			TYPE	DATE			NO#	AMOUNT
2495	GLAXOSMITHKLINE							
	I-32096310	GLAXOSMITHKLINE	R	11/05/2014		1,042.20CR	073172	1,042.20
6923	GORDON FLESCH COMPANY INC.							
	I-IN10938525	GORDON FLESCH COMPANY INC.	R	11/05/2014		96.00CR	073173	96.00
0116	GRAINGER INC							
	I-9566008851	GRAINGER INC	R	11/05/2014		93.02CR	073174	93.02
0117	GRAYBAR ELECTRIC COMPANY INC							
	I-975279232	GRAYBAR ELECTRIC COMPANY INC	R	11/05/2014		36.09CR	073175	36.09
2044	GREEN BAY TITLE COMPANY INC							
	I-TS58794B	GREEN BAY TITLE COMPANY INC	R	11/05/2014		150.00CR	073176	150.00
4902	HALRON LUBRICANTS INC							
	C-705153-00	HALRON LUBRICANTS INC	R	11/05/2014		488.33	073177	
	I-705141-00	HALRON LUBRICANTS INC	R	11/05/2014		499.05CR	073177	10.72
3294	DAN HERMANS							
	I-201410283953	DAN HERMANS	R	11/05/2014		58.57CR	073178	58.57
5674	HOME TEAM SPORTS & APPAREL INC							
	I-21016	HOME TEAM SPORTS & APPAREL INC	R	11/05/2014		995.00CR	073179	995.00
6886	IMMIXTECHNOLOGY INC.							
	I-QUO-528335-K2C4W5	IMMIXTECHNOLOGY INC.	R	11/05/2014		1,573.40CR	073180	1,573.40
1399	INDOFF INC							
	I-2527331	INDOFF INC	R	11/05/2014		46.14CR	073181	
	I-2527332	INDOFF INC	R	11/05/2014		53.75CR	073181	
	I-2527980	INDOFF INC	R	11/05/2014		53.75CR	073181	
	I-2528974	INDOFF INC	R	11/05/2014		61.95CR	073181	
	I-2529688	INDOFF INC	R	11/05/2014		48.65CR	073181	264.24
4725	INLAND POWER GROUP INC							
	I-2122318-00	INLAND POWER GROUP INC	R	11/05/2014		255.00CR	073182	255.00
6809	JACK'S MAINTENANCE SERVICE INC.							
	I-24641	JACK'S MAINTENANCE SERVICE INC	R	11/05/2014		420.00CR	073183	420.00
1276	JX ENTERPRISES INC							
	C-D-242810152	JX ENTERPRISES INC	R	11/05/2014		159.36	073184	
	I-D-242810157	JX ENTERPRISES INC	R	11/05/2014		2.67CR	073184	
	I-D-242820028	JX ENTERPRISES INC	R	11/05/2014		111.86CR	073184	
	I-D-242830073	JX ENTERPRISES INC	R	11/05/2014		105.18CR	073184	
	I-D-242960049	JX ENTERPRISES INC	R	11/05/2014		9.78CR	073184	70.13

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VENDOR SET: 01

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK	CHECK	DISCOUNT	AMOUNT	CHECK	CHECK
			TYPE	DATE			NO#	AMOUNT
0156	LAWSON PRODUCTS INC							
	I-9302779337	LAWSON PRODUCTS INC	R	11/05/2014		209.27CR	073185	209.27
6890	MACH IV ENG & SURVEYING LLC							
	I-3025	MACH IV ENG & SURVEYING LLC	R	11/05/2014		1,665.00CR	073186	1,665.00
0173	MENARDS INC							
	I-46951	MENARDS INC	R	11/05/2014		25.46CR	073187	
	I-49757	MENARDS INC	R	11/05/2014		265.06CR	073187	
	I-50047	MENARDS INC	R	11/05/2014		64.77CR	073187	
	I-50056	MENARDS INC	R	11/05/2014		30.71CR	073187	
	I-50119	MENARDS INC	R	11/05/2014		106.14CR	073187	
	I-50122	MENARDS INC	R	11/05/2014		17.97CR	073187	510.11
0175	MIDWEST RADAR & EQUIPMENT							
	I-14519	MIDWEST RADAR & EQUIPMENT	R	11/05/2014		120.00CR	073188	120.00
0902	MILLER & ASSOC SAUK PRAIRIE INC							
	I-215992	MILLER & ASSOC SAUK PRAIRIE IN	R	11/05/2014		1,116.00CR	073189	
	I-216000	MILLER & ASSOC SAUK PRAIRIE IN	R	11/05/2014		1,420.00CR	073189	2,536.00
2744	MSA PROFESSIONAL SERVICES INC							
	I-3	MSA PROFESSIONAL SERVICES INC	R	11/05/2014		492.50CR	073190	492.50
7058	SUSAN M. MULLINS							
	I-201410283955	SUSAN M. MULLINS	R	11/05/2014		3.58CR	073191	3.58
1475	MUNICIPAL CODE CORP							
	I-247548	MUNICIPAL CODE CORP	R	11/05/2014		650.00CR	073192	650.00
0076	NASSCO INC							
	I-S1843108.001	NASSCO INC	R	11/05/2014		177.68CR	073193	177.68
4546	NATIONAL ELEVATOR INSPECT SERV INC							
	I-167715	NATIONAL ELEVATOR INSPECT SERV	R	11/05/2014		83.00CR	073194	83.00
3191	NIELSON COMMUNICATIONS INC							
	I-GB14-18305	NIELSON COMMUNICATIONS INC	R	11/05/2014		6,209.95CR	073195	6,209.95
0531	NORTHEAST AUTO PARTS INC							
	I-294910	NORTHEAST AUTO PARTS INC	R	11/05/2014		116.29CR	073196	
	I-294911	NORTHEAST AUTO PARTS INC	R	11/05/2014		27.36CR	073196	
	I-295070	NORTHEAST AUTO PARTS INC	R	11/05/2014		110.71CR	073196	
	I-295073	NORTHEAST AUTO PARTS INC	R	11/05/2014		5.69CR	073196	
	I-2951018	NORTHEAST AUTO PARTS INC	R	11/05/2014		105.94CR	073196	
	I-295159	NORTHEAST AUTO PARTS INC	R	11/05/2014		27.48CR	073196	
	I-295200	NORTHEAST AUTO PARTS INC	R	11/05/2014		38.99CR	073196	
	I-295343	NORTHEAST AUTO PARTS INC	R	11/05/2014		42.92CR	073196	475.38

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PACKET: 04570 NOV 2014 COUNCIL - 1 11-5-14

VENDOR SET: 01

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK	CHECK	DISCOUNT	AMOUNT	CHECK	CHECK
			TYPE	DATE			NO#	AMOUNT
5433	NORTHEAST WI TECH COLLEGE							
	I-SFT0000102624	NORTHEAST WI TECH COLLEGE	R	11/05/2014		1,314.18CR	073197	1,314.18
1160	OFFICEMAX INC							
	I-759356	OFFICEMAX INC	R	11/05/2014		335.20CR	073198	335.20
0966	OLD DOMINION BRUSH							
	I-64251-IN	OLD DOMINION BRUSH	R	11/05/2014		1,680.98CR	073199	1,680.98
0194	OLSON TRAILER & BODY LLC							
	I-R60948	OLSON TRAILER & BODY LLC	R	11/05/2014		8,800.00CR	073200	8,800.00
3703	ORIENTAL TRADING CO INC							
	I-666193075-01	ORIENTAL TRADING CO INC	R	11/05/2014		57.94CR	073201	57.94
1020	OVERHEAD DOOR CO OF GREEN BAY							
	I-BAY2018155	OVERHEAD DOOR CO OF GREEN BAY	R	11/05/2014		174.00CR	073202	174.00
0208	POMP'S TIRE SERVICE INC							
	I-1010022790	POMP'S TIRE SERVICE INC	R	11/05/2014		690.70CR	073203	
	I-90018825	POMP'S TIRE SERVICE INC	R	11/05/2014		451.56CR	073203	1,142.26
5973	RAE-COR DISTRIBUTING INC							
	I-55803	RAE-COR DISTRIBUTING INC	R	11/05/2014		222.72CR	073204	222.72
5137	RAISERITE CONCRETE							
	I-1410-1714-4219	RAISERITE CONCRETE	R	11/05/2014		435.00CR	073205	435.00
0227	REINDERS INC							
	I-1557809-00	REINDERS INC	R	11/05/2014		1,207.57CR	073206	1,207.57
6971	RENNERT'S FIRE EQUIP SERV INC.							
	I-31657	RENNERT'S FIRE EQUIP SERV INC.	R	11/05/2014		5,838.60CR	073207	
	I-31659	RENNERT'S FIRE EQUIP SERV INC.	R	11/05/2014		550.75CR	073207	6,389.35
3544	LUKE RIEDI							
	I-201410283956	LUKE RIEDI	R	11/05/2014		23.98CR	073208	23.98
0158	ROBERT E LEE & ASSOCIATES INC							
	I-68429	ROBERT E LEE & ASSOCIATES INC	R	11/05/2014		3,052.61CR	073209	
	I-68430	ROBERT E LEE & ASSOCIATES INC	R	11/05/2014		2,325.00CR	073209	
	I-68471	ROBERT E LEE & ASSOCIATES INC	R	11/05/2014		1,337.20CR	073209	6,714.81

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PACKET: 04570 NOV 2014 COUNCIL - 1 11-5-14

VENDOR SET: 01

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK	CHECK	DISCOUNT	AMOUNT	CHECK	CHECK
			TYPE	DATE			NO#	AMOUNT
7059	ROYAL DISTRIBUTING CO.							
	I-5775	ROYAL DISTRIBUTING CO.	R	11/05/2014		48.00CR	073210	48.00
1446	SNAP ON INDUSTRIAL							
	I-ARV/23887094	SNAP ON INDUSTRIAL	R	11/05/2014		117.08CR	073211	
	I-ARV/23891396	SNAP ON INDUSTRIAL	R	11/05/2014		878.51CR	073211	995.59
0999	STAPLES ADVANTAGE							
	I-3245180051	STAPLES ADVANTAGE	R	11/05/2014		45.31CR	073212	45.31
0258	SUPERIOR CHEMICAL CORP							
	I-74405	SUPERIOR CHEMICAL CORP	R	11/05/2014		376.41CR	073213	376.41
1528	TEAM APPAREL & SPECIALTIES INC							
	I-80823	TEAM APPAREL & SPECIALTIES INC	R	11/05/2014		32.00CR	073214	32.00
1903	TECHNOLOGY ARCHITECTS INC							
	I-10903551	TECHNOLOGY ARCHITECTS INC	R	11/05/2014		36.25CR	073215	
	I-10903552	TECHNOLOGY ARCHITECTS INC	R	11/05/2014		108.75CR	073215	145.00
0262	TEMPERATURE SYSTEMS INC							
	I-2327818-00	TEMPERATURE SYSTEMS INC	R	11/05/2014		63.72CR	073216	
	I-2327819-00	TEMPERATURE SYSTEMS INC	R	11/05/2014		98.04CR	073216	161.76
4842	THOMSON REUTERS							
	I-830526574	THOMSON REUTERS	R	11/05/2014		379.68CR	073217	379.68
0555	TIME WARNER CABLE LLC							
	I-201410283957	TIME WARNER CABLE LLC	R	11/05/2014		256.32CR	073218	256.32
0267	TRAFFIC & PARKING CONTROL INC							
	I-I469923	TRAFFIC & PARKING CONTROL INC	R	11/05/2014		1,231.27CR	073219	1,231.27
5454	TRANSPORT REFRIGERATION INC							
	I-356909-100	TRANSPORT REFRIGERATION INC	R	11/05/2014		81.27CR	073220	81.27
0417	TWEET GAROT MECHANICAL INC							
	I-11304	TWEET GAROT MECHANICAL INC	R	11/05/2014		705.60CR	073221	705.60
1596	UNITED SIGN CORP							
	I-34099	UNITED SIGN CORP	R	11/05/2014		395.00CR	073222	395.00

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PACKET: 04570 NOV 2014 COUNCIL - 1 11-5-14

VENDOR SET: 01

BANK : AP ASSOCIATED

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	CHECK AMOUNT	CHECK NO#	CHECK AMOUNT
4696	US CELLULAR							
	I-57551446	US CELLULAR	R	11/05/2014		194.81CR	073223	194.81
2112	UW EXTENSION							
	I-336506	UW EXTENSION	R	11/05/2014		1,990.00CR	073224	1,990.00
0620	VALLEY RADIATOR INC							
	I-26494	VALLEY RADIATOR INC	R	11/05/2014		170.00CR	073225	
	I-26501	VALLEY RADIATOR INC	R	11/05/2014		145.00CR	073225	
	I-26507	VALLEY RADIATOR INC	R	11/05/2014		170.00CR	073225	485.00
4770	VERIZON WIRELESS							
	I-9733591557	VERIZON WIRELESS	R	11/05/2014		314.31CR	073226	314.31
3311	VINTON CONSTRUCTION CORP							
	I-14-04 (5)	VINTON CONSTRUCTION CORP	R	11/05/2014		9,275.63CR	073227	9,275.63
0280	MICHAEL J WALSH							
	I-201410283958	MICHAEL J WALSH	R	11/05/2014		40.00CR	073228	40.00
0282	WESCO DISTRIBUTION INC							
	I-896116	WESCO DISTRIBUTION INC	R	11/05/2014		13.98CR	073229	
	I-896817	WESCO DISTRIBUTION INC	R	11/05/2014		122.62CR	073229	
	I-898440	WESCO DISTRIBUTION INC	R	11/05/2014		61.31CR	073229	197.91
2645	WI DEPT OF JUSTICE CRIME INFO BUREAU							
	I-T17823	WI DEPT OF JUSTICE CRIME INFO	R	11/05/2014		300.00CR	073230	
	I-T17824	WI DEPT OF JUSTICE CRIME INFO	R	11/05/2014		703.50CR	073230	1,003.50
0300	ZARNOTH BRUSH WORKS INC							
	I-151982-IN	ZARNOTH BRUSH WORKS INC	R	11/05/2014		970.00CR	073231	970.00

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	85	0.00	90,635.69	90,635.69
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	85	0.00	90,635.69	90,635.69

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

Attachment: 11-5-14 VOUCHERS (2792 : Voucher Approval.)

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PACKET: 04570 NOV 2014 COUNCIL - 1 11-5-14
 VENDOR SET: 01
 BANK : AP ASSOCIATED

			CHECK	CHECK		CHECK	CHECK	
VENDOR	NAME / I.D.	DESC	TYPE	DATE	DISCOUNT	AMOUNT	NO#	AMOUNT

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT

100	11/2014	39,839.32CR
201	11/2014	516.76CR
209	11/2014	57.44CR
280	11/2014	150.00CR
405	11/2014	29,162.74CR
415	11/2014	15,009.95CR
601	11/2014	2,111.72CR
650	11/2014	3,787.76CR
=====		
ALL		90,635.69CR

Attachment: 11-5-14 VOUCHERS (2792 : Voucher Approval.)

City of De Pere, Wisconsin**Request For Common Council Action**

MEETING DATE: November 5, 2014
DEPARTMENT: City Clerk-Treasurer
FROM: Shana Defnet
SUBJECT: Operator License Applications.

ATTACHMENTS:

- Operator List (PDF)

CITY OF DE PERE - NOVEMBER 5, 2014

ITEM	NAME	ADDRESS	CITY	ST	ZIP
Previously Tabled Operator License Applications					
1	BAKER, THERESE A.	1294 ELMORE STREET	GREEN BAY	WI	54303
2	DONAHUE, STEPHANIE M.	2344 HOPF LANE	DE PERE	WI	54115
3	WINDORSKI, TRISTA J.	1687 DECKNER AVENUE #6	GREEN BAY	WI	54302
New Operator License Applications for the 2014-2016 Licensing Period					
1	BESAW, KATHY A.	800 COOK ST., #5	DE PERE	WI	54115
2	BOULANGER, ANESSA R.	902 HELENA ST.	DE PERE	WI	54115
3	FAGAN, AMY L.	512 10TH ST., APT. 38	DE PERE	WI	54115
4	LEE, KIMBERLY R.	300 ST. FRANCIS DR.	GREEN BAY	WI	54301
5	MARTA, JIM W.	1815 12TH AVE.	GREEN BAY	WI	54304
6	MCCOOL, KYLE A.	917 MERRILL ST.	DE PERE	WI	54115
7	MCOWEN, JESSE M.	2153 S. BROADWAY ST.	GREEN BAY	WI	54304
8	PERRY, NICHOLAS S.	N9709 HWY. Y	MAYVILLE	WI	53050
9	PRITZL, LAUREN R.	304 N. 6TH ST.	DE PERE	WI	54115
10	SCHULTZ, KATHRYN L.	3506 LAYDEN DR., APT. 5	DE PERE	WI	54115
11	SLATTEBO, MICHAEL L.	1376 CROOKS ST.	GREEN BAY	WI	54301
12	SOLWAY, MICHAEL L.	1276 KELLOGG ST.	GREEN BAY	WI	54303
13	SONNENBERG, BILLIE JO	921 EDGEWOOD DR.	GREEN BAY	WI	54311

City of De Pere, Wisconsin**Request For Common Council Action**

MEETING DATE: November 5, 2014

DEPARTMENT: Common Council

FROM: Lisa Renier

SUBJECT: Status of Redevelopment Agreement Between the City of De Pere,
the Redevelopment Authority and Center Ville, LLC (MAC Dental).
(This item is for joint consideration by the Redevelopment Authority
and the Common Council.)
