



Common Council

Regular Meeting

Approved Minutes

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

Tuesday, May 5, 2026

7:30 PM

Council Chambers/Virtual

1. CALL TO ORDER

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

2. ROLL CALL

Present: Pamela Gantz, Jonathon Hansen, Amy Kundinger, Shana Ledvina, Casey Nelson, Devin Perock, James Boyd, Dustin Thill

Excused: Mike Eserkahn

3. PLEDGE OF ALLEGIANCE

4. ALDERPERSON OATH OF OFFICE

5. APPROVAL OF THE AGENDA

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

6. PUBLIC COMMENTS

Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Common Council. §6-3(f) DPMC

Resident Mike Bragelman expressed concern regarding the lack of sidewalks connecting the downtown area to Voyageur Park, noting potential safety issues for pedestrians. Staff will follow up with Mr. Bragelman on this matter.

7. CONSENT AGENDA

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

A. Approval of the minutes of the April 21, 2026 Common Council meeting.

- B. Recommendation from Plan Commission to approve a 3-lot extraterritorial certified survey map at 3852-3890 Creamery RD in Ledgeview (Parcel D-376, D-376-2).
- C. Recommendation from Plan Commission to approve a 3-lot extraterritorial certified survey map at 3223 Lost Dauphin RD in Lawrence (Parcel L-552).
- D. Recommendation from Plan Commission to approve a 3-lot extraterritorial certified survey map at 2315 Lawrence PKWY in Lawrence (Parcel L-2111).

8. NEW BUSINESS

A. Appointments to the Youth Commission by Mayor Boyd.

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

B. Appointments and reappointments to boards and commissions by Mayor Boyd.

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

C. Recommendation from the Board of Park Commissioners to accept a \$2,500 donation from Ameriprise Financial on behalf of Greta Johnson to the Recreation Scholarship Fund.

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

D. Recommendation from the License Committee on applications for Special Permits allowing consumption of alcohol beverages on public ways, submitted by Definitely De Pere for the following events:

i. Tour De Pere on Monday, June 22 from 11:00 am - 9:00 pm.

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

ii. Alley Nights on Friday, June 19, July 17, and August 21 from 5:00 pm - 10:00 pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pamela Gantz
SECONDER:	Dustin Thill

AYES:	Pamela Gantz, Jonathon Hansen, Amy Kunding, Shana Ledvina, Casey Nelson, Devin Perock, Dustin Thill, James Boyd
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iii. Music on the Plaza on Friday, June 26, July 24, and August 28 from 5:00 pm - 9:00 pm.

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

- E. Consideration and possible action on proposed development agreement terms with New Land Enterprises LLC for a proposed redevelopment for the west side of the 100 S Broadway Block in Downtown De Pere, Tax Increment District No. 18.

Development Services Director Dan Lindstrom introduced the proposed development and outlined the challenges associated with the project. He explained that the item before the Council addresses the proposed terms of a development agreement, with the full agreement to be presented at a future meeting.

Tim Gokhman, Managing Director for New Land Enterprises, provided an overview of the company’s history and reputation. He highlighted several projects the firm has completed throughout Wisconsin, including one currently under construction in Green Bay. Senior Development Coordinator Joey Wisniewski presented details of the proposed “Lockside” project, which includes approximately 200 residential units - apartments, condos & townhomes - as well as 11,900 square feet of retail space. Planned amenities include a 24-hour fitness center, pool, and club room. The development features an enhanced pedestrian experience, articulated brick accents at building corners, metal balconies, and outdoor dining space. The team is also exploring the potential for boat slips.

Lindstrom then summarized the concept, noting an estimated total value of approximately \$70 million upon completion. As part of the project, George Street would be extended to Front Street and on-street parking would be added. A public art component and a publicly accessible, pedestrian-friendly plaza are also included in the proposal. He further addressed anticipated impacts to the downtown area, including parking, traffic, and affordable housing considerations. The project is expected to improve stormwater management and facilitate the removal of contaminated soils from historic fill on the site.

Lindstrom reviewed the financial incentives under consideration, including TID financing, a potential brownfield cleanup grant, and a PAYGO project grant. He also outlined upcoming steps such as the development agreement, neighborhood information meeting, street vacation process, grant submittals, and infrastructure design.

Lindstrom, Gokhman, and Wisniewski then responded to questions regarding maintenance of the public art installations; control of the public spaces and the City’s perpetual easement; the timeline for repayment of the City's financial assistance; and the location of building-specific amenities and the leasing office on Broadway.

Mayor Boyd moved, seconded by Alderperson Kunding to open the meeting. Upon vote, motion carried unanimously.

Resident Maureen VandenHogen asked questions regarding parking and expressed concern about the building height. Lindstrom explained that maximum building-story requirements had been removed from the zoning code due to the realization that shorter buildings were not economically feasible.

Resident Gerry Schoenfeld expressed concern about increased traffic and its effect on road conditions, and asked how far the proposed vacation of Front Street would extend. Staff noted the vacation would end at the old bridge approach on George Street.

Resident Mike Bragelman asked how the closure of Front Street would affect emergency vehicle access. Lindstrom responded that the plaza would be designed to accommodate emergency services.

Resident Mike Walsh spoke in favor of the proposed building height, noting that vertical growth is necessary in a landlocked community. He expressed concern about the extension of George Street to Front Street and whether it would necessitate another traffic light on Broadway.

Mayor Boyd moved, seconded by Alderperson Nelson to close the meeting. Upon vote, motion carried unanimously. Mayor Boyd then moved, seconded by Alderperson Kunding, to approve the proposed development agreement terms with New Land Enterprises LLC.

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

9. RESOLUTIONS

Mayor Boyd moved, seconded by Alderperson Gantz to suspend the rules and approve Items 9C & D together. Upon vote, motion carried unanimously.

- A. Resolution #26-33 Authorizing Development Agreement with Ninth Street Development, LLC (Parcel WD-D0200-4).

Development Services Director Dan Lindstrom reported that there are no conflicts related to the driveway connection from Ninth Street to the Festival Foods parking lot, as the properties involved are under the same ownership group. He noted that the anticipated TID financing structure would likely involve a 10-year bond with a seven-year call date.

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

- B. Resolution #26-34 Authorizing Fourth Amendment to Lease Agreement with Brown County Ice Management, Inc. (De Pere Ice Recreation Center).

Parks Director Marty Kosobucki answered questions regarding open skate times, and

explained that St. Norbert College Hockey had been removed from the Board of Advisors because they no longer utilize the facility. He also noted that the revenue/financial gain provision in the agreement was revised to allow the City to take the lead on the sponsorship and advertising plan.

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

C. Resolution #26-35 Authorizing street name change for Southbrige Road, Red Maple Road and Rockland Road to Generations Boulevard (Southern Bridge Bypass).

D. Resolution #26-36 Authorizing Memorandum of Understanding Between the City of De Pere and William Street Investment Partners LLC - Parking Lease Agreement.

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

10. FUTURE AGENDA ITEMS

None.

11. ADJOURNMENT

Mayor Boyd moved, seconded by Alderperson Kunding to adjourn the meeting at 9:45 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen, City Clerk