



Sustainability Commission Regular Meeting Agenda

Tuesday, June 9, 2026 at 5:30 PM

Council Chambers and Virtual

In-Person Attendance:
City Hall Council Chambers
2nd Floor City Hall
335 S Broadway

Electronic Meeting Access:
<https://www.gotomeet.me/DePere>

Telephonic Meeting Access:
(866) 899-4679 -or- (312) 757-3117
Access Code: 154-883-28

1. Call to Order

2. Roll Call

3. Public Comments

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

4. New Business

- A. Approval of the May 12, 2026 Sustainability Commission Meeting Minutes
- B. Student Advisor Introductions
- C. Discussion on Sustainability Commission Native Plant Give Away
- D. Discussion on Sustainable Business Council - Community Wide Climate Resilience Game
- E. Discussion on Data Centers
- F. Discussion on Sustainability Commission Work Plan
- G. Discussion on Initiative Prioritization - Adopt-a-Drain
- H. Discussion on Initiative Prioritization - Composting
- I. Discussion on Initiative Prioritization - Pollinator Gardens / Planned Natural Landscapes
- J. Discussion on Initiative Prioritization - Green Energy

5. Future Agenda Items

6. Adjournment

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Public Works Department at 920-339-4060 by noon on the previous day so that arrangements can be made.

The Public or Members of the Sustainability Commission, which may count toward an official quorum, may attend the meeting either in person in the Council Chambers or telephonically or electronically via video conferencing or other appropriate technological means.

This meeting may also be rebroadcast on TV throughout the week and available on demand at <https://deperewi.portal.civicclerk.com/>.



City of De Pere, Wisconsin

4.A

**Request for Sustainability Commission
Action**

Meeting Date: June 9, 2026
Department: Public Works
From: Natalie Markelz, Administrative Assistant
Subject: Approval of the May 12, 2026 Sustainability Commission Meeting Minutes
Recommendation: Approve the May 12, 2026 Sustainability Commission Meeting Minutes

Attachments:
2026 0512 Sustainability Commission Minutes



Sustainability Commission

Regular Meeting

Minutes

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

Tuesday, May 12, 2026

5:30 PM

City Hall, Council Chambers
335 S. Broadway

1. CALL TO ORDER

The meeting was called to order at 5:30 PM by Commissioner Castellanos.

2. ROLL CALL

Present: Emily Castellanos, Sam Dvorak, Randall Lawton, Rachel Leonard, Casey Nelson

Absent:

Excused: Jonie Panick, Nicole Slavin, Anna Metzler

Others present:

Chase Kuffel, Assistant City Engineer

Natalie Markelz, Administrative Assistant/Recording Secretary

Chello Garlan, Member of the Public (remote)

3. PUBLIC COMMENTS

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

4. NEW BUSINESS

A. Consideration and possible action on election of Chairperson

Chase Kuffel, Assistant City Engineer, advised annually we re-elect Vice Chairperson and Chairperson. Mr. Kuffel opened for nominations. Commissioner Castellanos advised she'd be happy to keep the title. Commissioner Leonard recommended Commissioner Castellanos to keep her role as Chairperson, Alderperson Nelson seconded. Upon vote, the motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rachel Leonard
SECONDER:	Casey Nelson
AYES:	Emily Castellanos, Sam Dvorak, Randall Lawton, Rachel Leonard, Casey Nelson
EXCUSED:	Jonie Panick, Nicole Slavin

B. Consideration and possible action on election of Vice Chairperson

Chase Kuffel, Assistant City Engineer, advised same as the previous, opened for nominations. Alderperson Nelson nominated Commissioner Leonard for Vice Chairperson seconded by Commissioner Dvorak. No other nominations. Upon vote, the motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Casey Nelson
SECONDER:	Sam Dvorak
AYES:	Emily Castellanos, Sam Dvorak, Randall Lawton, Rachel Leonard, Casey Nelson
EXCUSED:	Jonie Panick, Nicole Slavin

C. Approval of the April 14, 2026 Sustainability Commission Meeting Minutes

Aldersperson Nelson moved to approve the April 14, 2026 Sustainability Commission Meeting Minutes, seconded by Commissioner Leonard. Upon vote, the motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Casey Nelson
SECONDER:	Rachel Leonard
AYES:	Emily Castellanos, Sam Dvorak, Randall Lawton, Rachel Leonard, Casey Nelson
EXCUSED:	Jonie Panick, Nicole Slavin

D. Commission Member Introductions

Commission members gave their personal and/or professional backgrounds and history with the Sustainability Commission in light of introducing new Commissioner, Samuel “Sam” Dvorak.

E. Discussion on Sustainability Commission Outreach

Chase Kuffel, Assistant City Engineer, opened the floor to Commissioner Leonard. She explained how she participated with the Girl Scout Troop who utilized the Community Center for a patch that focused on outdoor activities and pollinator habitats. They identified bee habitats vs. hives and looked at examples where bees can thrive if you let nature “sleep in”. They talked about “bee hotels”, creating their own and discussed ones you can purchase.

Mr. Kuffel asked what the negative impacts are at the Community Center. Commissioner Leonard answered that the vegetation is cut down very low when there could be pollinators could be using it, however the types of plants there are not suitable for bees either.

Mr. Kuffel explained he and Natalie Markelz, Administrative Assistant/Recording Secretary, demonstrated the Stormwater Model for another Girl Scout Troop at the Lady of Lourdes where the girls were very interactive and hands-on with the model. They created a “Drain Defender” video that we would like shared on our social media.

Aldersperson Nelson asked if there are future plans for the stormwater model. Mr. Kuffel answered possibly Farmers Markets and with our new Teen Advisors, we can look to see if we can present at their schools. Commissioner Castellanos believes she can bring it to an event in July.

No action necessary. Discussion only.

F. Discussion on Spring Pool Drainage

Chase Kuffel, Assistant City Engineer, opened the floor to Commissioner Castellanos. She explained that she notices there are a lot of pools in De Pere and residents drain their pools into the storm drain vs. the grass where the water should go. Even though they may be de-chlorinating the pool, there's still chemicals in the water. She thinks there is a disconnect between residents where the storm drains go and education to the public.

Alderson Nelson asked how we know if people de-chlorinate their pools prior to discharge. Commissioner Castellanos advised we do not know and added our municipal code does say not to drain in the storm sewer, but this must be enforced. Alderson Nelson believes this is a public education issue. Commissioner Castellanos advised her neighbor has been talked to by City three times about improper pool drainage but still does not follow code.

Commissioner Leonard asked if the City of De Pere requires a permit for a pool. Mr. Kuffel answered for installation one is needed. Commissioner Leonard suggested providing a fact sheet for residents when they get permit. Mr. Kuffel added that would be a good idea in addition to social media outreach. Commissioner Dvorak asked about an annual mailer. Mr. Kuffel informed that the City does not have a listing of pools within the City limits, staff would have to look at an aerial view of the City and note the addresses with a pool, manually however a mailer and fact sheet are feasible.

Mr. Kuffel also wanted to point out that the flood was caused by the East River, not necessarily a capacity issue, but agrees that dumping pool water at that time into the storm sewers did not help.

No action necessary. Discussion only.

G. Discussion on Sustainability Commission Work Plan

Chase Kuffel, Assistant City Engineer, advised there are no real updates on our end, just an upkeep history of each item. Staff is currently working on the Green Tier Scoresheet with Allyson Brunette, and the Planned Natural Landscapes is getting close to having a Pollinator Event.

Commissioner Dvorak asked about clean energy and connecting with Green Bay who had software to do energy baseline. Commissioner Leonard explained that the City of De Pere Sustainability Commission has a Green/Clean Energy workplan modeled after the City of Green Bay's initiative however their baseline was based on assumptions and not clear. She further explained she looked into other communities in Wisconsin to use as examples, Eau Claire being one who has worked with the ICLEI tool to develop baseline and assess their plan. She added that one of the Commission's goals is for data to be trackable which may be achieved with the software and is working on getting a demonstration from the company to determine if this can be handled in-house. Commissioner Leonard said the City of Green Bay is part of a demo group with ICLEI, not part of Clear Path 2.0 yet and wondered if De Pere would be a good candidate for that instead. Commissioner Lawton thought the ClearPath tool was expensive. Mr. Kuffel advised the cost to the Commission would be \$2,000. Commissioner Leonard believes it's within budget if it's beneficial to the plan. Commissioner Dvorak added that once you get a baseline, it's good to track the data. Mr. Kuffel explained that in conjunction with the Green Tier Scoresheet, it also compiles data such as energy use, fleet of vehicles, transportation, infrastructure, etc. The data is updated annually, ours will be submitted by end of year.

No action necessary. Discussion only.

H. Discussion on Initiative Prioritization - Adopt-a-Drain

Chase Kuffel, Assistant City Engineer, advised this is on staff for education and outreach. We are currently working on the social media post with Girl Scout Troop video.

Commissioner Castellanos believes the pool drainage falls under this category going forward and that we need more residents signing up by additional outreach. Mr. Kuffel advised cleaning logs have been coming in.

No action necessary. Discussion only.

I. Discussion on Initiative Prioritization - Composting

Chase Kuffel, Assistant City Engineer, got through reimbursement. 25 households, 26th joined today. Slowly growing. Commissioner Castellanos there was just "Eliminate Food Waste Day" two weeks ago. Mr. Kuffel also advised Luna is starting compost program.

No action necessary. Discussion only.

J. Discussion on Initiative Prioritization - Pollinator Gardens / Planned Natural Landscapes

Chase Kuffel, Assistant City Engineer, advised the Mulva Cultural Center is open doing the plant handout at their location free of charge. If we are looking to do Sustainable Speakers, they have an auditorium and classrooms to rent out. If the Sustainability Speaker Series matches their mission, they would possibly waive fees for renting the facilities. Mr. Kuffel also said we are waiting to hear from the Conservation Corps on planting projects and Green Bay Botanical Gardens for the plant handouts. Commissioner Leonard questioned if the Speaker Series is separate than the handout and if they require multiple speakers/sessions or if they can be single. Mr. Kuffel informed that if we have someone in mind we can coordinate to set something up, doesn't believe we need multiple to start.

Commissioner Castellanos last fall talked about interviewing residents on their Native Plantings, taking pictures of them. Wants to know if this is something we are looking into doing that again this year with mapping, etc. Commissioner Leonard wondering if we can find enough speakers to get a series going and keep getting them back, like a club talking about their initiatives and contributing to mapping.

Commissioner Leonard asked if assistance is needed in June for plant handout. Commissioner Castellanos and Mr. Kuffel confirmed, there will be more information able to discuss it at the next meeting.

No action necessary. Discussion only.

K. Discussion on Initiative Prioritization - Green Energy

Chase Kuffel, Assistant City Engineer, Staff met with Allyson Brunette about Green Tier Scoresheet that will be submitted to the Wisconsin DNR by the end of the year. She generated questions/metrics for departments to complete. On the Public Works side, staff needs to reach out to utilities to better understand energy use within the City and our own buildings.

No action necessary. Discussion only.

L. Thank You Student Advisor Metzler

Chase Kuffel, Assistant City Engineer, wanted to thank Anna Metzler for her 21 months on the Sustainability Commission.

Alderson Nelson asked if the two new Teen Advisors came through the Youth Commission. Mr. Kuffel said that he believes one is, but the other is not.

No action necessary. Discussion only.

5. INFORMATIONAL

6. FUTURE AGENDA ITEMS

Chase Kuffel, Assistant City Engineer, advised the items upcoming are working with the ICLEI Group to coordinate a demonstration, there will be two new Student Advisors.

Commissioner Castellanos would like to discuss the phragmites at the preserve, specifically on the trail behind the United Health building. Commissioner Leonard explained along the Interstate 41 corridor, their mitigation is to bury on site however it's not effective, but she wasn't sure if there are other methods that isn't with herbicides.

7. ADJOURNMENT

Commissioner Lawton moved, seconded by Alderson Nelson to adjourn the meeting at 6:11 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Natalie Markelz



City of De Pere, Wisconsin

4.B

**Request for Sustainability Commission
Action**

Meeting Date: June 9, 2026
Department: Public Works
From: Chase Kuffel, Assistant City Engineer
Subject: Student Advisor Introductions
Recommendation: Discussion only.

Attachments:
2025 0609 CI_SC_Student_Advisor_Intro, Gerwing_Kevin_Sustainability_Application,
Pantzlaff_Olive_Sustainability_Application

CITY OF DE PERE MEMO



To: Sustainability Commission
From: Chase K Kuffel, PE, Assistant City Engineer
Date: June 9, 2026

RE: **Student Advisor Introductions**

The intent of this memo is to provide an opportunity for our new Sustainability Commission Student Advisors to introduce themselves.

1. Kevin Gerwing
2. Olive Pantzlaff

Attachments

Kevin Gerwing Introduction Questions
Olive Pantzlaff Introduction Questions

Kevin Gerwing

1. Please explain your interest in joining the City of De Pere Sustainability Commission.

I want to join the City of De Pere Sustainability Commission because I believe in keeping my world clean. Sustainability is really important to me, because I know that the people of my generation are the ones that are going to live on this planet for the rest of our lives, and a beautiful Earth full of life is a lot better than a dark and polluted one.

2. Please explain any extracurricular activities that you are involved in over the past two years.

I am involved in many extracurricular activities with the De Pere High School. This includes the Talented and Gifted program, HOSA (Health Occupations Students of America), Investor Club, Criminal Justice Club, as well as other after-school activities, such as SeaPerch, my school's underwater robotics team.

3. Please identify two positive attributes about yourself and how they would benefit the Sustainability Commission.

One positive attribute about myself is my ability to work hard and persevere. An example of how I used this ability of hard work and perseverance is how I earned my black belt in karate – I pushed myself to keep working through difficult training and tests. This attribute of mine would benefit the Sustainability Commission by bringing the skills of someone who can push past obstacles to the table. Another positive attribute about myself is that I am invested in my community. I volunteer around De Pere and the surrounding area a lot, such as when I volunteered as a Junior Parkee for the De Pere Park Playground Program, supervising children and doing activities with them at playgrounds in De Pere.

4. Describe or identify your experiences, participation, and/or knowledge with regards to sustainability.

I have experience in sustainability from when I joined the Clean & Green Club at De Pere High School, and helped to inform my peers about sustainability and completed projects to make my school more environmentally friendly. I also have been involved in many city clean-ups in De Pere and the Green Bay area, helping to clean up the city and pick up trash.

5. If you could place one item for consideration on the agenda for the sustainability commission, what would it be and why?

If I could place one item for consideration on the agenda for the sustainability commission, it would be to involve young kids in De Pere in sustainability efforts. I believe that educating the younger children and getting them involved in keeping the city sustainable and clean could be beneficial to De Pere. This could be an Earth Day celebration, or providing little activities for schools to do to push sustainability.

1. The Sustainability Committee allows me to connect with other individuals to support a common cause for the community as a whole. Membership gives me the opportunity to grow my leadership skills which can be applied in the school setting and my future work. I am interested in contributing to community change that positively impacts the environment.
2. Over the past two years, I have been fortunate to be a member of:
 - Junior National Honor Society -- Vice President
 - West De Pere Intermediate School Student Council
 - West De Pere Middle School Leadership Club
 - City of De Pere Junior Parkee -- Patriot Park
 - De Pere Rapides Youth Soccer Club
3. As a member of the Sustainability Committee, I will bring my commitment to be reliable and follow through with responsibilities set forth by the committee. In addition, I am a considerate and kind individual who works well in teams. I am confident that my attributes will positively contribute to the work and mission of the committee.
4. Through my academic studies, I have researched and completed projects centered around sustainability and environmental issues. After reading a book about global warming, I gained knowledge on the topic and became more aware of how our environment is severely damaged and impacts on human health.
5. An important agenda item for the Sustainability Committee to discuss would revolve around increasing public awareness on efforts to improve environmental stewardship. A variety of options could include public education through floats in a parade, booths at events, or informational plaques in city parks and walking paths.



City of De Pere, Wisconsin

4.C

**Request for Sustainability Commission
Action**

Meeting Date: June 9, 2026
Department: Public Works
From: Chase Kuffel, Assistant City Engineer
Subject: Discussion on Sustainability Commission Native Plant Give Away
Recommendation: Discussion only.

Attachments:
2026 0609 CE_SC_Plant Handout

CITY OF DE PERE MEMO



To: Members of the Sustainability Commission
From: Chase Kuffel, Assistant City Engineer
Date: June 9, 2026

RE: **Discussion on Sustainability Commission Native Plant Give Away**

The Sustainability Commission Native Plant Give Away is set for Saturday, June 20, 2026 at the Mulva Cultural Center from 12 to 2 PM. Commissioner Castellanos has been coordinating with the Green Bay Botanical Gardens and the Mulva Cultural Center for the plant pickup and distribution. Commissioner Castellanos has created the attached advert for the handout.

At the Mulva Cultural Center, there will be three tables set for the plants, with three or four chairs for our Commission to staff and coordinate the plant handout. Commissioners attending the handout should plan to be at the Mulva Cultural Center from approximately 11 AM to 3 PM to set up and tear down for the event.

Recommendation

Staff recommends the Commission establishes who all will be attending and their specific roles for the Native Plant Give Away.

CITY OF DE PERE SUSTAINABILITY COMMISSION NATIVE PLANT GIVE AWAY

PLANTS DONATED BY THE GREEN BAY BOTANICAL GARDENS

MULVA CULTURAL CENTER



JUNE 20

12-2 PM

OR UNTIL WE
RUN OUT

MULVA
CULTURAL
CENTER





City of De Pere, Wisconsin

4.D

**Request for Sustainability Commission
Action**

Meeting Date: June 9, 2026
Department: Public Works
From: Chase Kuffel, Assistant City Engineer
Subject: Discussion on Sustainable Business Council - Community Wide Climate Resilience Game
Recommendation: Discussion only.

Attachments:
2026 0609 CE_SC_Climate Resilience Game

CITY OF DE PERE MEMO



To: Members of the Sustainability Commission
From: Chase Kuffel, Assistant City Engineer
Date: June 9, 2026

RE: **Discussion on Sustainable Business Council – Community Wide Climate Resilience Game**

Alderperson Nelson has been in communication with the Sustainable Business Council regarding a community-wide climate resilience game.

The Sustainable Business Council provided the following regarding the game:

“We are currently requesting grant funding through the Daybreak Fund to host an interactive web-based sustainability game focused on Nature-Based Solutions for the Green Bay/De Pere area. SBC owns the web-based sustainability game, Cool Choices, and would be adapting the game to be locally relevant to educate members of the Greater Green Bay area, grow a culture of environmental stewardship, and drive measurable impact. I’ve attached the Letter of Intent with more detail.

At this stage, we are requesting the Commission’s support to strengthen our funding application. I’ve attached a draft letter of support for your consideration, and you are welcome to edit it as needed. I acknowledge the quick turnaround, but we are submitting the proposal on June 4th.

If funding is approved, we would also request the Commission’s assistance in sharing the program with community members, and would invite Commission and City representatives to participate and play the game as well.

I’m happy to connect with you or the full Commission to provide more information or answer any questions.”

They understand that the De Pere Sustainability Commission will not be able to provide support in advance of the June 4th deadline. However, the Sustainable Business Council plan to come to the commission to present on their project if/when grant funding is established.



City of De Pere, Wisconsin

4.E

**Request for Sustainability Commission
Action**

Meeting Date: June 9, 2026
Department: Public Works
From: Chase Kuffel, Assistant City Engineer
Subject: Discussion on Data Centers
Recommendation: Discussion only.

Attachments:
2026 0609 CE_SC_Data Centers, Part 1, Part 2, Appendix A

CITY OF DE PERE MEMO



To: Members of the Sustainability Commission
From: Chase Kuffel, Assistant City Engineer
Date: June 9, 2026

RE: **Discussion on Data Centers**

Commissioner Leonard provided the attached documents to further the discussion on Data Centers.

Sustainability Commission Recommendation to the Common Council

Part 1

Pursuant to Section 10-10 of the de pere municipal code that provides the directive to the sustainability commission to make recommendations to the common council for practices related to natural resources for the goal of a sustainable community, the commission is recommending the council consider action related to data center proposals. The de pere municipal code defines sustainability as the avoidance of the depletion of natural resources, in order to maintain an ecological balance. The de pere sustainability commission would like to recommend the council adopt a resolution to safeguard community input in major/ substantial development proposals with the potential to impact resource use or make irretrievable alterations to the landscape.

The commission has observed the recent events in surrounding communities as a result of Cloverleaf pursuing a data center in Greenville and Wrightstown. The conclusions reveal practices of communication that run counter to sustainability goals by preventing transparency of proposals and removing community input on endeavors heavily reliant on resources of land, water, and energy. See Appendix A resource concerns.

Recent data center activity in surrounding areas has triggered the commission to take a hard look at methods used to pursue these efforts. This has revealed a pattern of use of Non-Disclosure Agreements (NDAs) in order for local commissions or city officials to gain information about potential proposals. Developers cite proprietary information or private data as a reason for the NDA's but this has the effect of putting local commissions in a hard position to restrict transparency of decision-making in the community just to be privy to the information needed about the proposals.

The commission would like to recommend the council pass a resolution to prohibit the use of NDAs, thus protecting the council or city staff from being forced to enter into these agreements in order to get necessary decision-making information. Potential language of a resolution has been drafted with the purpose of taking note of prudent exceptions and defining the extent and conditions of those exceptions. We would like to make an emphasis on the caveat included with the exception for proprietary information because developers would likely suggest their cooling systems, for example, are technology that is proprietary information. This would have the effect of preventing the community from asking and understanding the potential impacts to water quality and consumption posed by closed or open loop water cooling systems where the actual quantities and outcomes are debatable. This exception without narrowing could be so broad as to null the intent of any NDA restriction. Language has been provided to delineate how far that exception could be used and where it would not be applicable.

NDA Resolution Language Proposal

Background: Transparency and public trust are foundational to effective local government. Decisions made by city staff or elected officials have the potential to run counter to

sustainability goals by preventing transparency of proposals and removing community input on endeavors heavily reliant on resources of land, water, and energy. Non-Disclosure Agreements can inhibit open communication, restrict public access to information, and create barriers to accountability. While NDAs may serve a legitimate role in specific situations, their use should be rare, deliberate, and subject to oversight.

Proposal: Prohibit the use or signing of NDAs by any city employee or department without prior approval from the City Council and awareness to the public. To ensure that inquiries made by data center developers, regardless of the request to enter into an NDA, must be forwarded to the common council to be disclosed at a public meeting for public awareness. Exceptions to the prohibitions of NDAs would be allowed only in the following narrowly defined cases:

- 1. Protection of Proprietary or Confidential Business Information unrelated to use of resources or energy including water consumption, energy consumption, or construction practices. Trade secrets or intellectual property must be disclosed to the public if it relates to the use of shared resources or can provide information for the community to assess effects on the environment, human environment, or community.*
- 2. Protection of truly private information such as social security numbers, addresses, medical information, or any other information that would be otherwise withheld through the public records process.*
- 3. Other Limited Situations Approved by the City Council — Any proposed use of an NDA must be presented to and approved by the City Council and public before execution. The purposes of the NDA would be required to be disclosed at a public meeting. All NDAs, whether proposed or executed under these exceptions, must be reviewed by the City Attorney to ensure compliance with applicable law and alignment with the City's transparency principles.*

Sustainability Commission Recommendation to the Common Council Part 2

Passing an NDA resolution would address one concerning trend with data center development zoning efforts but does not resolve the greater questions related to data center construction and long term impacts. Around the state, actions are being taken at the county and local level to place moratoriums or restrictions largely as a response to the unknown impacts and current lack of regulations targeted to data center creation. An additional recommendation from the commission would be to consider updating the comprehensive plan to identify if data centers are even compatible with future growth and current land use. This recommendation is in light of recent Brown County Planning, Development and Transportation Committee discussion on June 2, 2026 that detailed the limitations of the County's ability to place even a temporary moratorium and the intent that municipalities will have to bear the burden of the unknown. Outlined below are the reasons why other action may be necessary instead of relying on the County or State to step in.

Cannot Seek Protections from the Federal Level

These centers often look for sites where they can skirt a federal nexus of federal permitting or approvals (an example is to look for sites without Waters of the United States, made easier to accomplish by the *Sackett* decision) thus not triggering a major federal action that would warrant preparation of an environmental analysis or environmental impact statement. A large burden for consideration of effects and construction enforcement is placed on the state for which we do not have a framework to deal with yet.

Additionally the current administration has passed EO 14318, Accelerating Permitting of Data Center Infrastructure that has further gutted the NEPA procedures related to data center creation and encouraged projects to be fasttracked without the usual oversight.

State Level Efforts and Constraints

On May 20th the Brown County Board of Supervisors referred a moratorium on data centers to the Planning, Development & Transportation Committee. The agenda item acknowledges that there is a strain on utilities and resources and currently the state and DNR lack the enforcement regulations to handle construction. There are efforts currently underway at the state level regarding NDAs under Assembly Bill 1036/ Senate Bill 969 that is currently making its way through committee.

Assembly Bill 840 / Senate Bill 843 aims to address data center energy and resource use. Wisconsin DNR's Environmental Impact Analysis under WEPA for the Port Washington Data Center stated that current utility rates could not be adjusted to shield consumers from increases due to data center growth. This bill would try and ensure that PSC would be allowed to change rates for the purpose of increases related to "construction or extension of electric infrastructure". It is not perfectly clear if rate increases could happen due to increased demand. The Bill would mandate closed loop cooling systems with we have explained are not a true fix for water consumption issues. It mandates proof of financial ability to restore land but only requires land

restoration for a facility not fully built and does not put the same protection in place for those that are built but then become obsolete.

Assembly Bill 722 / Senate Bill 729 has provisions to require at least 70% of its energy consumption from renewable sources, green building certifications, only has notification requirements for high water use. The 70% clean energy requirement can be met by purchasing carbon credits therefore the intent of that provision could be avoided.

There is also Assembly Bill 1009 that proposed a moratorium. This highlights the biggest issue that even if municipalities and counties enact conditional use permits that have strict oversight, the enforcement structure is not in place at the state level to accomplish any real protections. DNR and local building inspectors likely do not have the capacity to perform necessary oversight of these large scale developments.

Status and limitations of County Protections

An action was referred to the County's Planning Committee by Supervisor Welch with the intent to get the Committee to consider a moratorium on data centers under the authority of Wis Stat. 59.69(4). The Committee made clear they did not have the authority because Brown County does not have county wide zoning in place or any zoning authority of any single municipality therefore they felt the action could not be taken. Extensive public comments were able to get the Committee to consider an alternative option of referring the issue to the Wisconsin Towns Association for possible formulation of guidance from this group to municipalities that may be seeking to enact either temporary protections or prohibitions.

To contrast, the Manitowoc County Board recently passed a moratorium. They have taken the stance to place a moratorium for a full 18 months to pause the receipt of data center applications or permitting. The county here is using their authority under §59.69(4) that only restricts a county from developing a moratorium related to development as defined in §66.1002(1)(b) unrelated to zoning or plat but instead impact permitting and conditional use permits.

These moratoriums must specify the objects to be considered during this moratorium and are really meant as a time for municipalities to conduct planning studies. Simply pausing but hoping that state level protections to be added is unlikely.

Actions and Risks at the Local Level

The authority of a moratorium for a municipality is found in Wis Stat 66.1002. It is temporary with 66.1002(3)(b)1- 2 specifying that it can remain in place only long enough to address the issues but no longer than 12 months with the ability for a six month extension.

The city of Kaukauna passed an ordinance amendment on January 13, 2026. They've designated that data centers would fall under a special exception of industrial zoning thus allowing specifications under conditional use permitting and requiring public hearings. Notably, there are thresholds for electrical and water usage although these amounts are not specified.

At face value this may seem like a good idea but Act 67 recently codified the dissent of the *AllEnergy Corp.v.Trempealeau County*, 2017 WI 52, that narrowed the ability to deny a conditional use permit. By designating a special use, it is an acknowledgement that the type of development is compatible with the zoning. Locals must be able to provide substantial evidence to deny a permit thus placing more financial burden to conduct analysis and study if doubts exist.

Because of the essential infrastructure such as large scale utility grids, water usage, roads for construction, large footprints impacting recharge zones, impacts to local property values, and inability to repurpose once obsolete, we recommend the council consider an ordinance like the one in Kaukauna but with further scrutiny if allowing for industrial zoning with a special exception is appropriate. The sustainability commission cautions industrial zoning with standard setback requirements may not fully capture the unique issues of data centers that are just beginning to emerge. Zoning changes for these uses must be accompanied by a public hearing.

The Brown County Board relayed that local communities have told them they feel they have the ability to handle data centers on their own without county assistance. As mentioned above, they cannot possibly have enough resources to enforce any conditional use standards in construction with DNR, some do not have the engineering staff to help develop effective conditional uses, they also may not have the financial ability to fight legal challenges to any ordinances. The following examples show possible loop holes with municipal action that may be exploited by developers.

Port Washington's ordinance currently being challenged is related to a referendum that passed to require voter approvals for TIDs of over a certain dollar amount. It is being challenged that this conflicts with state statutes on the procedures of the formation of TIDs. Wis Stat. 9.20 may allow cities and villages to use advisory referendums but towns may not have this ability. This is a real loop hole for the small communities being targeted.

Possible Avenue to Pursue

Given all the nuances of the authorities at different levels, one potential serious recommendation would be for a city to consider updating their comprehensive plan to identify the ability of the city's infrastructure and land use goals to support a data center. This may be the one way to avoid the strict procedures around zoning change, and conditional use permitting requests. So a moratorium could be effective if coupled with a goal of updating a comprehensive plan. The moratorium must state the actions being taken to resolve the underlying issues that prompted the moratorium. These actions should then address the lack of enforcement of best management practices and permit conditions during construction, weakness in zoning authority which seems prevent zoning change denials for potentially irreversible land altering practices, and lack of understanding of the natural resource use and impacts on water consumption, energy burden, and health effects of the human environment. Further actions such as implementing conditional use permitting, environmental analysis requirements, and conducting information of the potential strain of construction on municipal infrastructure and staff are necessary to understand the impacts of these types of construction.

Appendix A

This appendix details one major aspect of resource and sustainability concerns. There are still many factors such as noise, energy use, consumer costs, stormwater runoff, TSS reductions related to increases in impervious surfaces, wetland and floodplain impacts, Federal and state endangered species impacts, tax levy implications, and impacts to property values, and to community identity. The focus here is on water consumption just to highlight the complexity of impacts to one resource and how developers are not forthcoming with their explanations on their potential use of this resource.

The alterations of the landscape is such a large footprint that groundwater recharge would be impacted as well as drainage patterns. Data centers may be targeting our region for our cooler climate and access to fresh water. We have communities using municipal water sources as well as private wells. Mapping and understanding of recharge zones is still emerging. The Wisconsin DNR's surface water data viewer shows source water protection areas. These are related to high capacity wells and do not reflect the recharge areas for major aquifers. For example, the recharge area for the water supplied to Green Bay is located closer to Seymour. This supports how one community's action can impact others.

The persistence of Cloverleaf and others in areas of the Lake Michigan basin raises huge concerns that the claims of closed loop systems requiring less water may be a misnomer. When the truth is that regardless of the cooling technology used, unsustainable amounts of water are being consumed. Cooling towers that we thought weren't being used are technically being classified by the developers as closed loop and could consume 646 million gallons/yr. It being a closed loop is only technicality because the cooling is achieved by evaporating a ton of water. They're calling it closed loop because it is in a cycle, hot water being pumped to the top of the tower, being sprayed over what engineers call the "film" (that's just a tall pvc grate that expedites evaporation), cooling the water which then needs to be replaced from well-water. That's a lot of water and needs to be pointed out. Adiabatic dry coolers are simple and have fluid in pipes that don't ever see air and are run next to fans that cool it. They will be consuming water for 40 days a year, at 5 hours on average each of those days. About 200 hours. Dry cooling just means fans pushing colder air past hot pipes. Water is being sprayed into the air, pre-cooling it and assists the cooling of the hot pipes. The main take away is these developers are hiding behind term closed loop to mislead decision makers that the use would only be related to the initial fill up of the system.

The amount of water in construction alone is staggering and with construction often spanning years into a decade or more, this is not a water usage aspect that can be ignored. We tend to hear about the usage once up and running but the water usage during construction is also shocking. One [community in Georgia](#) found that 30 million gallons of water was being consumed impacting the water availability and pressures to residents and the data center had failed to initially register the usage and pay for it with the utility. These amounts were greater

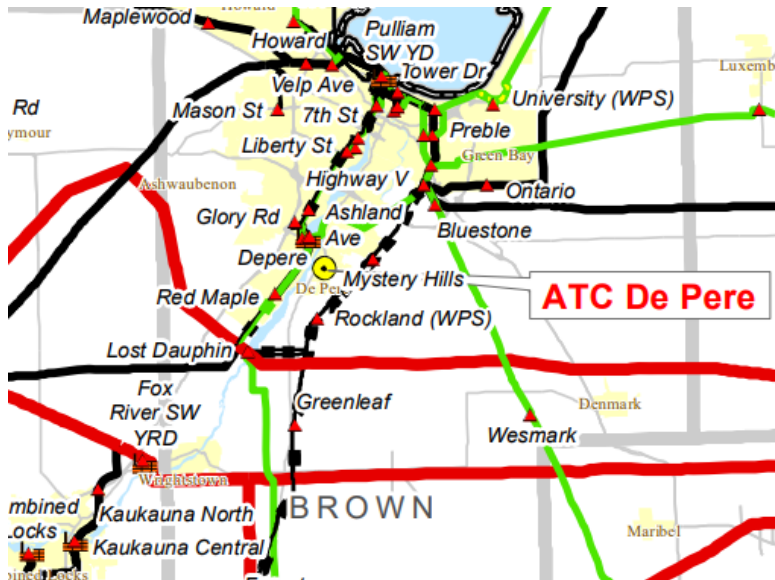
than what was suggested and part of the agreements of the planning process. This use is from a duration of either 4 months from the County's records but the facility is trying to attribute it to 15 months of water use for cement and other site preparations. When construction is slated to take years, either account is a huge amount of water use to not be glossed over.

Another aspect of water usage ignored is the additional water needs of the electrical utility as a result of the increased energy consumption. This is an important factor that is not absolved by a closed loop system. It should be considered within the framework of the Great Lakes-St. Lawrence River Basin agreements. People like to quantify a data centers efficiency with something called a PUE. That stand for Power Usage Effectiveness. Adiabatic Dry Cooling has a lower PUE which is more energy efficient than cooling towers. It's like 1.15 versus 1.4. Which means a 300 MW data center is only stating the energy usage of the chips, not the cooling systems etc. SO a 300MW data center with dry coolers uses 345 MW from the grid and cooling towers use 420MW. Here's the breakdown. For a 300 MW data center in Green Bay:

	Adiabatic (PUE 1.15)	Conv. Tower (PUE 1.40)
Grid draw	345 MW	420 MW
Utility plant water	849M gal/yr	1,034M gal/yr
On-site cooling water	8M gal/yr	646M gal/yr
Total system	857M gal/yr	1,680M gal/yr
Utility as % of total	99%	62%

So it can be expected that the utility water use increases due to data center energy consumption could amount to a billion gallons per year for a 300 MW data center.

Thoughts on our region's vulnerability to continued pressure.



Shown above is ATC's transmission line map of our local area. The thick red lines are 345 kV and represent the most attractive option for data center companies to tap while the black lines are 138 kV. Both would work, but for data centers, they are trying to save money in whatever way they can and the 345 kV laterals are both a great source for high power consumption ($\text{Power} = \text{Voltage} \times \text{Current}$) and efficient power conversion with low losses ($\text{Power} = \text{Current}^2 \times \text{Resistance}$). Also, the proximity to both 345 kV lines means tapping into them at a short distance saves lots of money on copper. A huge cost of utility-scale solar arrays comes from the distance from the array to the nearest substation, which are necessary to access the grid usually. Typically if an array exceeds 1 to 2 miles it becomes cost prohibitive. As you can see, the land in Greenleaf is very attractive at multiple sites and the plots south of the Rockland marker on the map will be too.



City of De Pere, Wisconsin

4.F

**Request for Sustainability Commission
Action**

Meeting Date: June 9, 2026
Department: Public Works
From: Chase Kuffel, Assistant City Engineer
Subject: Discussion on Sustainability Commission Work Plan
Recommendation: Discussion only.

Attachments:
2026 0609 CE_SC_Commission Work Plan

CITY OF DE PERE MEMO



To: Members of the Sustainability Commission
From: Chase Kuffel, Assistant City Engineer
Date: June 9, 2026

RE: **Discussion on Sustainability Commission Work Plan**

De Pere Sustainability Commission Work Plan

Objective of Work Plan: To address identified gaps, implement recommendations, and advance the De Pere Sustainability Commission's mission by ensuring success across all current initiatives. When new initiatives are proposed, the commission will evaluate using the established evaluation criteria and add to the Work Plan when applicable. Work plan will be updated as necessary when updates in each initiative is provided at commission meetings.

Initiative: **Adopt-A-Drain**

- Goals:
 - Increase community participation
 - Improve visibility and public awareness
 - Establish measurable success metrics
- Actions:
 - Develop outreach plan
 - Create marketing materials
 - Leverage farmer's market, social media, and passive engagement methods (passive methods TBD - example would be storm drain stencils)
 - Engage community
 - Idea: Partner with local organizations to promote the program
 - Idea: Introduce friendly competition or campaign
 - Idea: Provide incentives such as bumper stickers, swag, etc.
 - Idea: Evaluate collaboration opportunities to scale program visibility (ex: other communities, other programs with same goal)
 - Define success metrics and tracking methods
 - Determine what program 'success' looks like - metric
 - Determine how to measure program results (ex: water quality improvements, participation, etc.)
 - Gather feedback and track participation satisfaction

- Refocus outreach and engagement
 - Increase social media marketing
 - Create marketing content
 - Create handouts
 - Idea: Replacement plants
 - Interview those that have changed their landscape and create marketing campaign around their case study/success story
 - Highlight process, reasons for changing, maintenance, and more
 - Engage community
 - Create success metrics and tracking
- Lead Commissioner: Emily Castellanos

Initiative: **Urban Orchards**

- Goals:
 - Support pollinators
 - Have fruit available for anyone and everyone to pick - make De Pere a greener/healthier place
- Actions:
 - Urban Orchards are already established
 - Increase pollinator habitats around urban orchards to support healthy growth
- Note - The orchards do need regular maintenance and this falls to Public Works or Parks Department
- Lead Commissioner: Maintenance = Public Works/Parks; Pollinator habitats = Emily Castellanos

Initiative: **Green Energy**

- Goals:
 - Create an energy baseline for De Pere.
 - Align with state and federal energy policies.
 - Develop long-term action plans for energy sustainability and resilience.
 - City to complete Green Tier Legacy Community submittal to the Wisconsin Department of Natural Resources in 2026.
- Actions
 - Complete the Wisconsin DNR Green Tier scoresheet in 2026.
- Lead Commissioner: Rachel Leonard



City of De Pere, Wisconsin

4.G

Request for Sustainability Commission Action

Meeting Date: June 9, 2026
Department: Public Works
From: Chase Kuffel, Assistant City Engineer
Subject: Discussion on Initiative Prioritization - Adopt-a-Drain
Recommendation: Discussion only.

Attachments:
2026 0609 CE_SC_Initiative Prioritization_Adopt a Drain

CITY OF DE PERE MEMO



To: Members of the Sustainability Commission
From: Chase Kuffel, Assistant City Engineer
Date: June 9, 2026

RE: **Discussion on Initiative Prioritization – Adopt-a-Drain**

The purpose of this item is to evaluate the Adopt-a-Drain program against the initiative prioritization evaluation criteria.

Adopt-a-Drain

Origin

Starting in 2024, the Adopt-a-Drain program was created to formalize the cleaning of storm sewer inlets within the public right-of-way. Residents who sign up to adopt a drain are provided with a drain cleaning kit to help their cleaning efforts. Participants are encouraged to take photos and document the amount of debris cleaned up at the inlets as part of their adoption.

History

August 20, 2024, the Adopt-a-Drain program is adopted by Common Council as an educational and outreach tool.

On October 2, 2025, the Adopt-a-Drain program was included in the City Newsletter and is routinely promoted on City social media channels.

On October 6, 2025 an advertisement campaign started with the De Pere Cinema showcasing the promotional Adopt-a-Drain video the commission created.

In the third quarter of 2025, the Sustainability Commission had a raffle for a rain barrel to all participating and newly joined residents for the Adopt-a-Drain program.

Currently, the Adopt-a-Drain program has 24 adopters who clean 33 inlets throughout the City.

Status

The program is slowly growing in participation. Additional education and outreach is recommended.

Discussion

The Sustainability Commission is evaluating how to further promote this initiative to promote growth. Staff is working towards possible billboard mockups regarding this initiative. Additional social media presence has also been recommended by the Commission. Staff is working with our communications team to get social media posts out tied to the storm water presentation with the Girl Scout Troop.



City of De Pere, Wisconsin

4.H

Request for Sustainability Commission Action

Meeting Date:	June 9, 2026
Department:	Public Works
From:	Chase Kuffel, Assistant City Engineer
Subject:	Discussion on Initiative Prioritization - Composting
Recommendation:	Discussion only.

Attachments:
2026 0609 CE_SC_Initiative Prioritization_Compost

CITY OF DE PERE MEMO



To: Members of the Sustainability Commission
From: Chase Kuffel, Assistant City Engineer
Date: June 9, 2026

RE: **Discussion on Initiative Prioritization - Composting**

The purpose of this item is to evaluate composting and the composting reimbursement program against the initiative prioritization evaluation criteria.

Composting Reimbursement Program History

Origin

The City of De Pere wanted to provide a program to incentivize residents for using local composting services. This program started out as a partnership with a local composting company and has since turned into a partnership directly with City residents to reimburse invoices from local composting services.

History

- December 13, 2022 – Greener Bay Compost presents to the De Pere Sustainability Commission regarding the benefits and ease of private composting and wishes to enter a public-private partnership with the City.
- In 2023, the City budgets \$10,000 to hire a composting consultant in 2024 with the intent to enter into a partnership with Greener Bay Compost.
- April 2024 – A formal partnership between the City of Green Bay and Greener Bay Compost is established where the City will reimburse 50% of the registration fees for those residents utilizing their composting services.
- August 2024 – Greener Bay Compost raises their subscription fees 20%.
- September 2024 – Greener Bay Compost indicates they will terminate their contract with the City of De Pere if we do not budget what they deem to be sufficient funding for composting services in 2025. The City indicates that enough budget is present to meet current demand with room for moderate growth.
- December 31, 2024 – The partnership with Greener Bay Compost is terminated due to their budgetary concerns.
- January 1, 2025 – The City launches the compost reimbursement program where residents are directly reimbursed by the City in lieu of reimbursing Greener Bay Compost for subscription

fees. The annual budget is increased to \$12,000 and the City carries over left over funds from 2024 to further bolster reimbursement funds. Reimbursement amounts in 2025 are set at:

- Residents utilizing the “Every-Four-Weeks Pickup Plan” would be reimbursed \$9.00 per month
- Residents utilizing the “Every-Other-Week Pickup Plan” would be reimbursed \$15.00 per month
- January 1, 2026 – The annual budget is a portion of \$16,976.50. This money is also to be used for consulting for other sustainable initiatives. The same reimbursement amounts are carried over from 2025.

Discussion

In the last month, one household notified staff that they are no longer participating in the Composting Reimbursement program citing the increase in subscription fees. Currently, there are 24 households that are actively participating in the Composting Reimbursement program. Of these households, 9 utilize the “Every-4-Week” service level, where the other 15 utilize the “Every-Other-Week” service level.

Subscription rates for Greener Bay Compost’s residential compost pickup service have increased from \$18 per month to \$20 per month for their every-four-weeks pickup service, and from \$30 per month to \$32 per month for their every-other-week pickup service. The Sustainability Commission established reimbursement amounts for this program at the February 10, 2026 meeting. The amounts established at the time reflected 50% of the subscription rates for these services:

- Residents utilizing the “Every-Four-Weeks Pickup Plan” would be reimbursed \$9.00 per month
- Residents utilizing the “Every-Other-Week Pickup Plan” would be reimbursed \$15.00 per month

The Commission will need to evaluate if the reimbursement amounts will be adjusted in early 2027 to return to 50% of the subscription fees.



City of De Pere, Wisconsin

4.1

Request for Sustainability Commission Action

Meeting Date: June 9, 2026
Department: Public Works
From: Chase Kuffel, Assistant City Engineer
Subject: Discussion on Initiative Prioritization - Pollinator Gardens /
Planned Natural Landscapes
Recommendation: Discussion only.

Attachments:
2026 0609 CE_SC_Initiative Prioritization_Pollinator Gardens

CITY OF DE PERE MEMO



To: Members of the Sustainability Commission
From: Chase Kuffel, Assistant City Engineer
Date: June 9, 2026

RE: **Discussion on Initiative Prioritization – Pollinator Gardens / Planned Natural Landscapes**

The purpose of this item is to evaluate pollinator gardens and the planned natural landscapes initiatives against the initiative prioritization evaluation criteria.

Pollinator Gardens / Planned Natural Landscapes History

Origin

The pollinator garden initiative started in March 2024, when the Sustainability Commission voted to discontinue “No Mow May.” The Common Council urged the commission to continue to champion our pollinators and further promote the new Natural Landscaping Ordinance in lieu of “No Mow May.” This coupled with complaints regarding the City’s urban orchards led to the genesis of the Sustainability Commission looking to have pollinator gardens installed at our City parks.

History

Annually, the Sustainability Commission promotes pollinator week which results in a proclamation made by the Mayor at Common Council. Pollinator week typically falls on the third week in June (June 16-22, 2025).

- March 12, 2024
 - No Mow May is Discontinued
 - Selena Darrow of Rooted In, Inc. outlines her complaints to the Sustainability Commission regarding the City’s urban orchards.
- April 6, 2024 – Selena Darrow of Rooted In, Inc. requested that the Commission allocate money to establish pollinator gardens at our urban orchards.
- August 26, 2024 – Staff met with The Plant Gal to discuss the feasibility of pollinator garden installation at Braisher Park, Samantha Park, VFW Park, and Voyageur Park. Estimate for materials only came to be approximately \$4,000.
- October 9, 2024 – Staff met with the City Urban Orchard Committee to determine the feasibility of constructing pollinator gardens. Approval was received to pursue approval with the Board of Park Commissioners.

- November 21, 2024 – Staff met with the Board of Park Commissioners and received unanimous approval for the construction and maintenance of Pollinator Gardens at City Parks.
- March 11, 2025 – Staff provided a draft request for proposals for the creation of Pollinator Gardens to the Sustainability Commission for comment. No Proposals ended up getting submitted.
- Summer of 2026 – De Pere Sustainability Commission is partnering with the Green Bay Botanical Gardens and Conservation Corps for a plant hand-out to better promote pollinators.
- March 2026 – The Commission updated the invasive species and created a handout for education and outreach.

Discussion

Commissioner Castellanos is getting information on the Conservation Corps group that takes on planting projects in the Green Bay area.

Staff is working towards an invasive species PSA video with the City's video team.



City of De Pere, Wisconsin

4.J

**Request for Sustainability Commission
Action**

Meeting Date: June 9, 2026
Department: Public Works
From: Chase Kuffel, Assistant City Engineer
Subject: Discussion on Initiative Prioritization - Green Energy
Recommendation: Discussion only.

Attachments:
2026 0609 CE_SC_Initiative Prioritization_Green Energy

CITY OF DE PERE MEMO



To: Members of the Sustainability Commission
From: Chase Kuffel, Assistant City Engineer
Date: June 9, 2026

RE: **Discussion on Initiative Prioritization – Green Energy**

The purpose of this item is to evaluate the Green Energy work plan against the initiative prioritization evaluation criteria.

Green Energy

The De Pere Common Council approved the City of De Pere Sustainability Commission’s Work Plan on December 6, 2021 following the Clean Energy Resolution #21-87 passed on August 17th, 2021. Pursuant to the directives of resolution #21-87 that “the City will advance energy efficiency and conservation projects, programs and outreach as a means of rapidly reducing the need for centralized fossil energy generation” with intent that “the city of De Pere will account for these goals in its future budget cycles and will collaborate with the De Pere Sustainability Commission to develop a work plan which identifies cost-effective measures to transition to clean energy and net-zero carbon emissions”.

The actions prioritized in the work plan include a city baseline assessment and inventory to analyze the City’s greenhouse gas emissions. Consistent with the allowable actions in the work plan, the Sustainability Commission is requesting funds to implement the initiation of a baseline study. This funding request is contingent upon the availability of grant opportunities that the Commission has identified in the sections below.

Further activities developed in the Work Plan are to be taken by the Sustainability Commission to be executed congruent to the baseline assessment preparation. We are initiating public involvement to identify stakeholders and community values to inform the objectives and community targets of subsequent surveys.

Starting April 17, 2026 the City of De Pere partnered with Allyson Brunette to complete the Wisconsin DNR Green Tier score sheet for legacy communities. The updated scoresheet will be submitted by the end of the calendar year 2026.

Updates

Staff have begun reaching out to Department Heads and stakeholders to gather information on the Green Tier score sheet for the Wisconsin DNR. All responses have been forwarded to Allyson Brunette for consideration.