Common Council

Regular Meeting

Approved Minutes

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

Tuesday, July 7, 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: Mike Eserkaln, Pamela Gantz, Jonathon Hansen, Amy Kundinger, Shana Ledvina, Casey Nelson, Devin Perock, James Boyd
Excused: Dustin Thill

3. Pledge of Allegiance

4. 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

None.

5. New Business

A. Approval of the minutes of the June 16, 2026 Common Council meeting.

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

B. Recommendation from the License Committee on an application for a Class "B" Fermented Malt Beverage/"Class C" Wine license for Nicolet Ale Works, LLC (DBA Nicolet Ale Works), 301 Main Av. Agent: Daena Rank, De Pere WI.

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

C. Recommendation from the License Committee on renewal applications for the licensing period of July 1, 2026 through June 30, 2027.

i. Class "A" Fermented Malt Beverage/"Class A" Intoxicating Liquor license.

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

ii. Class "B" Fermented Malt Beverage/"Class B" Intoxicating Liquor licenses.

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

6. Resolutions

A. Resolution #26-58 Authorizing Development Agreement Regarding Property Redevelopment with TPAMMT, LLC (303 Reid Street; Parcel No. WD-955). Tabled at June 16, 2026, meeting.

RESULT:	**HELD OVER UNTIL JULY 21, 2026 MEETING [UNANIMOUS]**
MOVER:	James Boyd
SECONDER:	Devin Perock
AYES:	None

B. Resolution #26-61 Authorizing Utility Easement for Wisconsin Public Service for De Pere Ice Arena electrical upgrades.

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

C. Resolution #26-62 Authorizing First Amendment to Standard Agreement for Professional Services with GRAEF-USA, Inc. (Design Specification Services for Voyageur Park dock system replacement).

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

D. Resolution #26-63 Authorizing Southwest Park Field Use Agreement with Wisconsin United Football Club.

Parks Director Marty Kosobucki confirmed that the proposed trail project will be fully funded through donations.

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

E. Resolution #26-64 Authorizing First Amendment to Standard Agreement for Professional Services with SmithGroup (Downtown Master Plan Update).

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

E. Resolution #26-65 Authorizing Development Agreement Regarding Property Redevelopment with New Land Enterprises LLC (west side of the 100 S Broadway Block), Tax Increment District No. 18, subject to final review and approval by City Attorney.

Development Services Director Dan Lindstrom provided an overview of the project, reporting on proposed design changes and outlining the cost reimbursement structure. He noted that the developers have reduced the number of units from 198 to 173 and adjusted several apartment styles in response to market analysis and public feedback. Lindstrom noted that these changes are expected to help alleviate parking concerns.

He explained that the developers have also addressed concerns about the building's architectural style. Updates include revisions to façade materials and detailing, as well as the addition of cornice detailing on the top floor, to better align with the character of the downtown area.

Lindstrom reported that the ALTA survey has been completed, which will identify easements requiring removal or vacation. He then reviewed the project's impacts on parking, traffic, and the downtown environment, noting that the proposed parking exceeds zoning code minimums.

Next steps for the project include street vacation, design exceptions, grant submittals, and street extensions. Staff answered questions from Council members regarding the Charles Street right-of-way, TIF assistance repayments, balcony design, the plaza easement and cost sharing agreements for maintenance and replacement, and Americans with Disabilities Act requirements for the staircase connecting Front Street to Broadway Street.

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

7. Future Agenda Items

Alderperson Hansen requested an update on the sign installation at the James Street Parkway near the docks.

8. Adjournment

Mayor Boyd moved, seconded by Alderperson Gantz to adjourn the meeting at 8:06 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Carey Danen, City Clerk