

**DE PERE**®



**City of De Pere**

**Tax Increment District No.7  
Boundary Amendment No. 1**

**Prepared by the Development Services Department**

**Original Project Plan for TID No. 7 (2007)  
Project Plan Amendment No. 1 for TID No. 7 (2014)  
Project Plan Amendment No. 2 for TID No. 7 (2016)**

**Plan Commission Review and Approval - July 26, 2021  
Common Council Review and Approval - August 17, 2021  
Joint Review Board Review and Approval - August 27, 2021**

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## **City of De Pere TID No. 7 Officials and Acknowledgements**

### **Common Council**

Mayor James Boyd  
Amy Chandik Kunding  
Shana Defnet Ledvina  
Jonathon Hansen  
Kelly Ruh  
Dean Raasch  
Mike Eserkain  
John Quigley  
Dan Carpenter

### **Plan Commission**

James Boyd, Mayor  
Dan Carpenter, Alderperson  
Dean Raasch, Alderperson  
Derek Beiderwieden, Commissioner  
Brenda Busch, Commissioner  
Mark Higgins, Commissioner  
Grant Schilling, Commissioner

### **Joint Review Board**

James Boyd, Mayor - City of De Pere Representative  
Bob Mathews - Northeast Wisconsin Technical College Representative  
Dawn Foeller – Unified De Pere School District Representative  
Chad Weininger – Brown County Representative  
Mark Higgins –Citizen Member

### **City Staff**

Daniel J. Lindstrom, AICP Development Services Director  
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### **Milestone Dates**

Public Hearing: July 26, 2021  
Plan Commission Review and Approval - July 26, 2021  
Common Council Review and Approval - August 17, 2021  
Joint Review Board Review and Approval - Tentative August 27, 2021

## **A. EXECUTIVE SUMMARY**

The purpose of the Boundary Amendment is to remove parcel ED-812 from the TID Boundary. Parcel ED-812 was recently acquired by De Pere Cultural Foundation, Inc. for the creation and development of the Mulva Cultural Center. State of Wisconsin Tax Increment Financing laws require districts must contain only whole parcels; therefore, the City of De Pere proposes to remove the parcel from TID No. 7 for the Mulva Cultural Center to combine Parcel ED-812 with ED-920-1. The City recently vacated the portion of S Wisconsin Street that was dividing the two parcels.

This amendment is strictly a boundary amendment and the City is not proposing to amend the project plan costs at this time. To keep the project plans simple and concise the City used the most recently amended project plan as the basis for this boundary amendment. Staff retained the sections of the previous plan but updated maps, references, boundary descriptions, acres, and other necessary references. This approach enabled the City to keep the most recent project plan and boundary updated under a single document. Therefore, the sections or text identified in gray are areas in which the document was updated to reflect TID law changes, map references, or other necessary updates. If no changes are proposed the section will include the following text

“No update or revision to the previously approved TID Project Plan.”

## **B. INTRODUCTIONS**

Wisconsin's Tax Incremental Law was created to help cities and villages rehabilitate blighted areas and improve or develop industrial sites. In creating Wisconsin's Tax Incremental Law, the State Legislature expressed its concern that cities and villages had neither the incentive nor the financial resources necessary to carry out projects that benefited not only the city or village, but all jurisdictions which share in the tax base.

The Tax Incremental Law gives cities and villages the authority, under certain conditions, to designate a specific area within its boundaries as a Tax Incremental Financing District and requires them to prepare a plan to develop or redevelop the District. Cities or villages may use all increased property taxes generated by the increased property value generated by such development or redevelopment to pay for eligible costs, which they incur to improve the District. This law assumes that all governmental units that tax properties within the District will eventually benefit from the increased value which will be generated. The municipality that created the District is allowed to retain the increased taxes generated during the existence of the District to pay for the costs of the public improvements.

State Statute places certain limitations on the creation of Tax Incremental Financing Districts. Only whole parcels of property that are assessed for general property tax purposes and which are contiguous can be included within a District. In addition, at least fifty percent (50%) of the real property in a District must meet at least one of the following criteria:

1. It is a blighted area;
2. It is an area in need of conservation or rehabilitation work;
3. It is an area suitable for industrial sites and has been zoned for industrial use; or
4. It is an area suitable for mixed-use development.

It also must be found that:

1. The improvement of the area is likely to enhance significantly the value of substantially all the other real property in the District;

2. The project costs relate directly to eliminating blight, directly serve to rehabilitate or conserve the area or directly serve to promote industrial and/or mixed use development; and;
3. The equalized value of taxable property of the District plus the value increment of all existing Districts does not exceed 12 percent of the total equalized value of taxable property within the City.

Before a Tax Incremental Financing District can be created or amended, a Joint Review Board, which is comprised of representatives of the authorities having the power to levy taxes in the District and one public member, must approve the municipality's action relative to the creation or amendment of the District.

A Tax Incremental Financing District shall terminate when the earlier of the following occurs:

4. That time when the City has received aggregate tax increments with respect to such District in an amount equal to the aggregate of all project costs under the Project Plan and any amendments to the Project Plan for such District.
5. Twenty-seven years after the District is created for blighted and in need of Rehabilitation or Conservation work.
6. The local legislative body, by resolution, dissolves the District, at which time the City or Village shall become liable for all unpaid project costs actually incurred, except this paragraph does not make the City or Village liable for any tax incremental bonds or notes issued.

Tax Increment District No. 7 was created in 2007 following the requirements and it was designated as a blighted area in the project plan. The project plan amendment for Tax Incremental Financing District No. 7, "the district," in the City of De Pere has been prepared in compliance with s. 66.1105(4), Wisconsin Statutes. TID No. 7 is defined by the boundary shown on Map 1 found on in Appendix A. Pursuant to s. 66.1105(4)(f), the Project Plan (original and any subsequent amendments) shall include:

1. A statement listing the kind, number and location of all proposed public works or improvements within the district;
2. An economic feasibility study;
3. A detailed list of estimated project costs;
4. A description of the methods of financing all estimated project costs;
5. The time when the related costs or monetary obligations are to be incurred;
6. A map showing existing uses and condition of real property in the district;
7. A map showing proposed improvements and uses in the district;
8. Proposed changes of zoning ordinances, master plan, if any, maps, building codes and city ordinances;
9. A list of estimated non-project costs;
10. A statement of the proposed method for the relocation of any persons to be displaced;
11. An indication as to how creation of the tax incremental district promotes the orderly development of the City/village;
12. An analysis of the overlying taxing districts;
13. A map showing the district boundaries; and

14. An opinion of the city attorney advising whether the plan is complete and complies with s. 66.1105(4)(f), Wisconsin Statutes.

### **C. STATEMENT LISTING THE KIND, NUMBER, AND LOCATION OF ALL PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN AND OUTSIDE OF THE DISTRICT**

The public works and improvement activities located within Tax Incremental Financing District No. 7 pursuant to the Project Plan Amendment are listed on Table I found on Page 4, which provides a listing of all District activities; and Map 3 in Appendix A, which shows the location of the proposed project costs, public works and improvements. The estimated project costs shall be refined as future development occurs and specific project activities are undertaken. Some public improvements may occur off-site, but are necessary expenditures in terms of benefiting the TIF District. Project costs incurred for territory that is located within a one-half mile radius of the district's boundaries may also be financed by the district. Any economic incentives granted will be consistent with the TIF statutory requirements.

#### **A. Capital Costs for Development of the TID:**

Capital costs most often include projects located within the boundaries of the District. Infrastructure costs for projects located outside of the District, benefiting or necessary for the development within the District may also be eligible District project costs (must be within one-half mile radius of the district). Such costs must be shared in a reasonable manner relating to the amount of benefit to the District. Infrastructure costs may include:

1. Land acquisition, relocation, and building demolition to facilitate development or redevelopment within the District.
2. Street construction or reconstruction, installation/upgrading of sanitary sewer, water, and storm water infrastructure to facilitate development or redevelopment.
3. Installation or improvements to other utilities including electric, natural gas, telecommunications, cable TV, fiber optic, etc.
4. Construction of sidewalks, trails and other related improvements to facilitate pedestrian travel in and around the District.
5. Installation/construction of landscaping improvements, streetscaping, and wayfinding.

No update or revision to the previously approved TID Project Plan.

#### **B. Administrative Costs:**

Administrative costs may include, but are not limited to, a portion of City staff time, consultants and others directly involved with planning and administering of the District over the statutory expenditure period.

No update or revision to the previously approved TID Project Plan.

#### **C. Organization Costs:**

Organization costs may include, but are not limited to, financial consultant fees, attorneys, engineers, planners, economic or environmental feasibility studies, traffic studies, preparation of this Project Plan, financial projections, preliminary engineering to determine project costs, maps, legal services, and other payments made which are necessary or convenient to the District.

No update or revision to the previously approved TID Project Plan.

**D. Financing Costs:**

Financing costs include interest, finance fees, bond discounts, bond redemption premiums, bond legal opinions, bond fees, ratings, capitalized interest, bond insurance and other expenses related to financing.

The previous activities shall provide necessary facilities and incentives that should enable and encourage development and redevelopment within the District. A detailed list of estimated project costs, including anticipated year of installation, is included in Table I.

No update or revision to the previously approved TID Project Plan.

**TID NUMBER 7 - TABLE I  
Proposed Project Costs, Public Works and Improvements**

	<b>Total Costs</b>	<b>Year 2016</b>	<b>2017</b>	<b>2018</b>	<b>2019-2031</b>
<b>CAPITAL COSTS</b>					
<b>Subtotal</b>					
<b>PRIVATE COSTS</b>					
<b>102 N Broadway Dev Grant</b>	780,000	780,000			780,000
<b>Façade Grants</b>	15,000		30,000	30,000	900,00
<b>Front Street Developer Grants</b>	800,000				800,000
<b>Wells Park Developer Grant</b>	500,000				500,000
<b>Future Project A</b>	500,000			500,000	
<b>Future Project B</b>	217,000				217,000
<b>Subtotal</b>					
<b>ADMINISTRATIVE COSTS</b>	672,000	42,000	42,000	42,000	546,000
<b>FINANCING COSTS</b>					
<b>Bond issuance costs</b>	50,000				50,000
<b>Bond interest costs</b>	491,000				491,000
<b>Subtotal</b>					
<b>TOTAL</b>	<b>4,160,000</b>				

*Note: the Block17 project expenditure of \$1.5 million in the original project plan is now anticipated to support a non-taxable cultural/event center.*

*Subject to change based on final financing plan for individual projects. The City reserves the right to adjust the total amount financed for certain identified eligible projects contained within this Project Plan.*

No update or revision to the previously approved TID Project Plan.

**D. LOCAL ACTION**

Before a Tax Incremental Financing District Plan can be modified, the City Plan Commission must hold a public hearing(s) on the proposed Project Plan Amendment for the District. After the public hearing, the City Plan Commission must submit the recommended Tax Incremental Financing District Project Plan Amendment to the local legislative body for action if it desires to modify the District. Before adopting such resolution, the local legislative body may amend the Project Plan. The Public Hearing for the Boundary Amendment has been scheduled for the Plan Commission on July 26, 2021. Notice of the Public Hearing has been published in the Green Bay Press Gazette on July 16, 2021. Plan Amendments require a single Class 1 Notice per 2015 Act 256. The resolution approving the District Amendment shall be introduced to the Common Council for approval on August 17, 2021.

State Statutes require the City seeking to create or amend a Tax Incremental Financing District convene a Joint Review Board (JRB) to review the proposal. The first meeting of the JRB must be held within fourteen days after the Notice of the above-referenced hearing(s) is published. For any Tax Incremental Financing Districts proposed by the City of De Pere, the membership of the Joint Review Board shall consist of a representative chosen by the City, a representative chosen by the County, a representative chosen by the Technical College District, a representative chosen by the School District, and one public member. It is the responsibility of the JRB to review the public record, planning documents and the resolution passed by the local legislative body creating the District, and to either approve or not approve such resolution based on certain criteria by a majority vote after receiving the resolution. The first meeting of the JRB was held on July 20, 2021, with the final meeting to act on the Common Council's resolution anticipated for August 20, 2021.

#### **A. Capacity to Create Tax Incremental Districts**

In 2004 the State Legislature amended the Tax Incremental Financing Law to allow up to 12% of the total equalized value of taxable property within the City be included within Tax Incremental Districts. The City of De Pere's 2015 total equalized value is 1,898,625,300. The City can include up to twelve percent (12%) of the total equalized value of the community in existing and new tax incremental finance districts. 12% of the City's equalized value is \$227,835,036.

The City has 8 outstanding Tax Incremental Districts with \$133,828,000 of equalized value. The Project Plan Amendment for TID 7 is not expected to include any substantial additional incremental value. Therefore, this district can be amended and stay within the 12% capacity limit enacted by statute. The Department of Revenue will certify the values in the tax incremental districts to confirm compliance with this requirement.

The City should carefully monitor the annual growth within this district and other existing districts, as well as the capacity to create additional districts.

No update or revision to the previously approved TID Project Plan ; however, for reference as of the State of Wisconsin required DOR TIF Value Limitation Report the City is at 7.8% of total TIF District Capacity.

#### **E. GENERAL DESCRIPTION OF TAX INCREMENTAL DISTRICT NUMBER 7**

The original purpose of Tax Incremental Financing District Number 7 is primarily to assist expansion of the tax base by providing public improvements, land acquisition, and consolidations; to promote



development opportunities; stimulate private investment; and enhance the appearance of the downtown and the George Street corridor.

The City Comprehensive Plan states “the City should consider ways of supporting and encouraging redevelopment...” and “Redevelopment of the downtown business districts are recommended and encouraged to stabilize the boundaries and maintain viable downtown areas.” The District will create the incentives that will advance the health and vitality of the east downtown area, and stimulate more tax base that otherwise would not have happened.

The boundaries of the District are described in the next section and as legally described in Appendix A. The intent of the District is to acquire lands and install public improvements that will allow and, in fact, stimulate reinvestment by the private sector. The new investment will, in turn, increase the tax base to pay for the initial investments and provide new tax base.

No update or revision to the previously approved TID Project Plan.

## **F. DISTRICT BOUNDARY**

The revisions to the boundaries of Tax Incremental Financing District Number 7 are shown on Map 1 in Appendix A and are further described in Section R .

## **G. ECONOMIC FEASIBILITY STUDY**

### **A. Purpose**

The purpose of this study is to determine if the projected revenues generated from the District as a result of the proposed developments can finance the costs associated with the implementation of the Project Plan.

No update or revision to the previously approved TID Project Plan.

### **B. General Development Description**

This section focuses on the new development projections and corresponding incremental new value in light of the projected cultural/event center development. These projections have been prepared based on assumptions provided by the City and proposed developer.

The tax increment revenue projections in this section are based on the potential development of certain buildings and/or sites to accommodate land uses. The development projections are based on information provided by the proposed developer along with an understanding of the general market conditions and feasibility within the area. These projections are summarized in Table II on Page 7.

No update or revision to the previously approved TID Project Plan.

**TID NUMBER 7 – TABLE II  
Projected Development**

<b>PROJECT</b>	<b>Value</b>	<b>Expected Date of Construction</b>
Creviere Commons (102 N Broadway)	\$3,000,000	2016-2017
Downtown Redevelopment	\$1,000,000	2018-2019
Front Street Redevelopment Phase 1	\$10,000,000	2019-2020
Front Street Redevelopment Phase 2	\$6,000,000	2020-2021
Front Street Redevelopment Phase 3	\$5,000,000	2021-2022
Wells Park Development	\$2,000,000	2023-2024
Downtown Redevelopment	\$1,500,000	2024-2025
Downtown Redevelopment	\$1,500,000	2026-2029
<b>TOTAL ESTIMATED VALUE INCREMENT</b>	<b>\$30,000,000</b>	

The City has estimated that the Project Plan Amendment will create incremental new value as shown in the table above. This table has been revised from the 2014 Project Plan Amendment and represents a reduction based on the revised development on Block 17 (also known as the Mac Dental property), which is now projected to be a privately owned, non-taxable cultural/event center. The value of that redevelopment project had previously been estimated at \$6,000,000. The 2014 Project Plan Amendment included a total estimated value increment of \$39,316,900. Any future projects with private developers may be required to enter into an assessment agreement to guarantee future values. Estimates of incremental new value of the project are based on estimated square footage and business type.

The objective of the District is to facilitate development and redevelopment of the City's downtown and surrounding area. The economic feasibility projections are based on the utilization of approximately 25 years of the allowed tax increment collection period, pursuant to the legislation that requires the remaining project costs to be financed within 90% of the remaining life of the District.

The economic feasibility analysis should be considered as a baseline projection that is annually monitored to ensure projected targets are met. The purpose of the annual monitoring is to determine that total incremental value has been achieved rather than whether a specific identified project created those increments. Future public borrowing and/or expenditures should be based on this annual review process. It is the intent of this Project Plan Amendment to maximize the potential of Tax Incremental Financing District Number 7 to accomplish the proposed public improvements identified in Table I found on [Page 4](#).

Table II and [Map 7](#) summarize the development assumptions that have been used in the economic feasibility analysis. These projections have been prepared based on information received from the developer and City staff. The projections in Table II include assumptions on square footage and business type that have been proposed in the preliminary site plan.

Assumptions of the taxable value by type of use (i.e., industrial or commercial) are based on a review of comparable real estate values.

The incremental new value projections included in Table II are not total construction costs estimates, but are factored to equate to the anticipated equalized value to which an annual mill rate will be applied. The actual construction costs may be higher than projected value because construction costs may include soft costs not necessarily assessed by the City. Real estate valuation can also significantly fluctuate from year to year. For that reason, there should be an annual review and evaluation of the stability of the increment value prior to making annual borrowing and/or spending decisions.

In compliance with the statutory requirements of tax incremental financing, a finding has been made that the private development activities projected would "not otherwise occur without the use of tax incremental financing." It must be understood that these projected private development increments will not naturally occur without the proactive implementation of this Project Plan Amendment. The implementers of the Project Plan Amendment will need to be aggressive in stimulating the identified private development projects. The posture cannot be to expect that private developers will have financially feasible projects without implementation of the public improvement activities identified in this Plan.

The economic feasibility analysis for Tax Incremental District Number 7 is presented in Tables I, II and III. Table III shows the projected tax increments from the District based on the development assumptions made in Table II.

No update or revision to the previously approved TID Project Plan; however, the development of the Front Street Block has been delayed due to a variety of factors including parcel acquisition, COVID, construction pricing (materials and labor shortages).

**TID Number 7 – TABLE III**  
**Projected Tax Increment and Estimated Cash Flow**

1-Jan	Increment Equalized Value	Inflation on base Value 2.5%	Additions/ Deletions	Cumulative Value	*Rate Calculated Based on WDOR Increment	**Tax Increment Revenue	Cumulative Revenue (per Year)
2014	2,548,400	2,548,400	0	2,548,400	23.43	59,709	59,709
2015	2,548,400	2,548,400	0	2,548,400	23.85	60,778	120,487
2016	2,548,400	2,612,110	0	2,612,110	23.85	62,297	182,784
2017	2,612,110	2,677,413	3,000,000	5,677,413	23.85	135,403	318,187
2018	5,677,413	5,819,348	1,000,000	6,819,348	23.85	162,637	480,824
2019	6,819,348	6,989,832	10,000,000	16,989,832	23.85	405,197	886,022
2020	16,989,832	17,414,578	6,000,000	23,414,578	23.85	558,424	1,444,445
2021	23,414,578	23,999,942	5,000,000	28,999,942	23.85	691,631	2,136,076
2022	28,999,942	29,724,941	0	29,724,941	23.85	708,922	2,844,998
2023	29,724,941	30,468,064	2,000,000	32,468,064	23.85	774,344	3,619,342
2024	32,468,064	33,279,766	1,500,000	34,779,766	23.85	829,477	4,448,819
2025	34,779,766	35,649,260	0	35,649,260	23.85	850,213	5,299,032
2026	35,649,260	36,540,491	500,000	37,040,491	23.85	883,393	6,182,426
2027	37,040,491	37,966,504	500,000	38,466,504	23.85	917,403	7,099,829
2028	38,466,504	39,428,166	0	39,428,166	23.85	940,338	8,040,167
2029	39,428,166	40,413,870	500,000	40,913,870	23.85	975,771	9,015,938
2030	40,913,870	41,936,717	0	41,936,717	23.85	1,000,166	10,016,104
2031	41,936,717	42,985,135	0	42,985,135	23.85	1,025,170	11,041,273
<b>Total</b>			<b>30,000,000</b>			<b>11,041,273</b>	

Tables I and III show the anticipated project costs and projected tax increment revenues for financing of the proposed public improvement project costs of the District Amendment. The City anticipates financing the proposed project costs through a combination of bonds, pay-as-you-go reimbursement and developer cash grants. Tables I and III indicate that projected tax increments are expected to be sufficient to support the project costs through the maximum term of the district.

The retirement of the District, taking into consideration the assumptions identified in Table I (Proposed Project Costs, Public Works & Improvements) and Table II (Projected Development Assumptions), is based on the property tax collection that was in place at the time of the Public Hearing held on July 27, 2016.

The future development assumptions have been based on a review of market conditions that exist at the time of drafting of the Project Plan and potential future development and redevelopment opportunities. It is expected and recommended that the City annually review the financial condition of Tax Incremental District Number 7. The economic feasibility analysis indicates that the District is feasible, provided the development assumptions have been achieved. The City should not spend at levels projected in Table I without developer agreements that guarantee repayment of expenditures or without a "risk assessment" that defines the

maximum financial exposure the City finds acceptable. The City should analyze the fiscal condition of Tax Incremental Financing District Number 7 on the basis of how well the development assumptions are being met. Decisions to continue spending annually should be based on the status of the district. The City will only finance those project costs that are financially feasible and supported by new revenues generated by the project.

No update or revision to the previously approved TID Project Plan.

**TID Number 7 – TABLE IV  
Projected Tax Increment and Estimated Cash Flow**

1-Jan	As of 1-Jan Balance	Loss of Tax Revenue	Current Debt Service	NEW TID Expenses Non - Bonded	NEW TID Expenses - Bonded	TID DONATION or (PILOT)	Tax Increment Dollars	TIF Balance
2014	(2,022,792)	0	(261,443)	(42,000)	0	166,772	59,709	(\$2,099,754)
2015	(2,099,754)	0	(265,289)	(42,000)	0	0	60,778	(\$2,346,265)
2016	(2,346,265)	0	(265,334)	(42,000)	(35,383)	0	62,297	(\$2,626,685)
2017	(2,626,685)	0	(274,884)	(42,000)	(116,325)	0	135,403	(\$2,924,491)
2018	(2,924,491)	0	(278,683)	(42,000)	(159,925)	0	162,637	(\$3,242,462)
2019	(3,242,462)	0	(260,118)	(42,000)	(226,425)	0	405,197	(\$3,365,807)
2020	(3,365,807)	0	(262,011)	(42,000)	(337,675)	0	558,424	(\$3,449,070)
2021	(3,449,070)	0	(261,325)	(42,000)	(403,425)	0	691,631	(\$3,464,189)
2022	(3,464,189)	0	(267,025)	(42,000)	(531,175)	0	708,922	(\$3,595,467)
2023	(3,595,467)	0	(271,810)	(42,000)	(530,675)	0	774,344	(\$3,665,608)
2024	(3,665,608)	0	(250,860)	(42,000)	(530,175)	0	829,477	(\$3,659,166)
2025	(3,659,166)	0	(254,480)	(42,000)	(529,675)	0	850,213	(\$3,635,108)
2026	(3,635,108)	0	(262,440)	(42,000)	(504,175)	0	883,393	(\$3,560,329)
2027	(3,560,329)	0	(269,280)	(42,000)	(285,000)	0	917,403	(\$3,239,206)
2028	(3,239,206)	0	0	(42,000)	(246,000)	0	940,338	(\$2,586,868)
2029	(2,586,868)	0	0	(42,000)	(179,000)	0	975,771	(\$1,832,097)
2030	(1,832,097)	0	0	(42,000)	(67,000)	0	1,000,166	(\$940,931)
2031	(940,931)	0	0	0	0	0	1,025,170	\$84,238
<b>Total</b>		0	(3,704,982)	(714,000)	(4,682,033)	166,772	11,041,273	

## H. FINANCING

Financing for the proposed projects within Tax Incremental Financing District Number 7 will be done primarily on an upfront or pay-as-you-go basis. The City anticipates using a combination of bonds and internal loans to finance the upfront costs necessary for projects to proceed. With pay-as-you-go financing the developer finances the improvement costs upfront and is reimbursed with future tax increment revenues. TIF borrowing may be done annually or on a project-specific basis and it is not anticipated that the total amount of project costs would be considered for one borrowing. The City may also pursue grant funding to finance a portion of the project costs.

Tables I and III, which is also referenced in the Economic Feasibility Study Section, give a summary of project costs, proposed cash flow schedule, and projected tax increment revenues on an annual basis during the duration of the District pursuant to the reduced term of 25 years due to the base value

redetermination (to the year 2031). Current projections indicate that all project costs of the district should be financed by tax increment revenue within the reduced term of twenty five years. The TID Project Plan Amendment has been written to enable project costs to be completed in order to encourage new development and redevelopment within the District boundaries. An annual analysis should be made to strategize financing alternatives in consideration of potential shortfalls between tax increments collected and debt service required to pay the bonds. Excess tax increments will be available to cover potential shortfalls with repayment to the City prior to retirement of the District. The City anticipates annually reviewing future expenditures and determining economic feasibility prior to authorizing additional expenditures.

The total scope of activities is estimated within the project cost estimates in Table I. Any non-tax revenues received may reduce the applicable TIF project expenditure which, in turn, will reduce the total amount of TIF project costs. This reduction will allow the City more flexibility in determining the timeframe for other project expenditures.

No update or revision to the previously approved TID Project Plan.

## **I. ESTIMATED NON-PROJECT COSTS**

Non-Project costs are public works projects that may only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. There are currently not any estimated non-project costs of the district.

No update or revision to the previously approved TID Project Plan.

## **J. EXISTING LAND USES AND CONDITIONS**

Map 2, found in Appendix A, has been provided to give a general description of the conditions within the area. Map 4, found in Appendix A, is a zoning map that generally describes the existing uses within the District. These two maps should be used in combination when studying the Project Plan.

No update or revision to the previously approved TID Project Plan.

## **K. PROPOSED LAND USE**

The proposed TID will promote the orderly development within the City by reducing and/or eliminating under-utilized land uses, while remaining financially feasible for the City to replace such uses with more appropriate uses. Map 5 in Appendix A illustrates the proposed land uses within the district.

No update or revision to the previously approved TID Project Plan.

## **L. EXISTING AND PROPOSED ZONING**

Map 4, found on in Appendix A,, shows the TIF District boundary overlaid onto an existing zoning map.

It is anticipated that many of these zoning districts will remain with their associated parcels unless future proposed uses are in conflict with the existing zoning.

## **M. BUILDING CODES AND CITY ORDINANCES**

No changes are currently being anticipated in the City's Building Code or other City codes.

No update or revision to the previously approved TID Project Plan.

## **N. RELOCATION**

If acquisition would occur within Tax Incremental District Number 7 which causes displacements, the City will conform to the requirements as set forth by the State of Wisconsin Department of Commerce relocation laws. If federal funds are used in the relocation process, the federal relocation process will also be followed.

## **O. ESTIMATED AMOUNT OF BONDED INDEBTEDNESS**

The purpose of TID No. 7 is to assist with the expansion of business, commerce, and potentially residential growth within the City of De Pere. The creation of this district should provide a financial resource for the City to promote orderly development by making sites suitable for development that otherwise may not be occurring, by providing new employment opportunities that would not otherwise be available, and, in general, promoting the public health, safety and general welfare. The development stimulated by the use of this TID shall increase the overall tax base of the City, increase employment, increase household income, and generally improve the quality of life in the City.

No update or revision to the previously approved TID Project Plan.

## **P. FINDINGS**

- A. A minimum of 50% of the area occupied by real property within TID No. 7 was determined in 2007 to be a blighted area and in need of rehabilitation or conservation work within the meaning of Section 66.1105 (2m)(b) of the Wisconsin Statutes. The proposed removal of
- B. The improvement of TID No. 7 is likely to significantly enhance the value of substantially all of the other real property in the district.
- C. The project costs relate directly to eliminating blight, serving to rehabilitate or conserve the area and improvements made will enhance significantly the value of substantially all of the other REAL PROPERTY IN THE DISTRICT.
- D. The equalized value of taxable property of TID No. 7, plus the value increment of all existing districts, does not exceed 12% of the total equalized value of taxable property within the City.

No update or revision to the previously approved TID Project Plan; however, the removal of the parcel is to facilitate the redevelopment of a formerly blighted block that was in place at the time of the TID creation in 2007 as is the goal of the TID and redevelopment plan.

## **Q. CITY ATTORNEY OPINION**

The City Attorney for the City of De Pere, Wisconsin has reviewed the Project Plan for Tax Incremental Finance District Number 7, City of De Pere, Wisconsin, dated September 24, 2021, and has found that it is complete and complies with Section 66.1105, Wisconsin Statutes. The City Attorney letter is included as Appendix B.

## R. LEGAL DESCRIPTION

UPDATED LEGAL DESCRIPTION 9-15-21

The description of the proposed boundaries of the Tax Incremental District is located in the City of De Pere, Brown County, Wisconsin, generally, more particularly described as follows:

Commencing from a point where the centerline of Broadway Street intersects the centerline of Merrill Street, also being the point of beginning, thence N01°-31'-11"E, 426.79 feet along the centerline of Broadway Street to a point which intersects the centerline of Lewis Street; thence S89°-46'-31"E, 47.00 feet along the centerline of Lewis Street to the southerly extension of the east right of way of Broadway Street; thence N00°-28'-30"E, 188.59 feet on said southerly extension and continuing on said east right of way of Broadway Street; thence 20.95 feet on the arc of a 51.00 foot radius curve to the right, having a long chord which bears N26°-18'-51"E, 20.80 feet on said east right of way; thence 5.50 feet on the arc of a 309.50 foot radius curve to the right, having a long chord which bears N38°-35'-28"E, 5.50 feet on said east right of way; thence 27.47 feet on the arc of a 50.00 foot radius curve to the right, having a long chord which bears N54°-50'-31"E, 27.13 feet on said east right of way to the south right of way of South Wisconsin Street; thence N70°-35'-00"E, 85.62 feet on said south right of way; thence 279.76 feet on the arc of a 304.50 foot radius curve to the left, having a long chord which bears N44°-15'-45"E, 270.02 feet on said south right of way; thence S89°-23'-36"E, 13.27 feet on said south right of way to the east right of way of said South Wisconsin Street; thence N00°-38'-06"E, 190.27 feet on said east right of way; thence S89°-24'-19"E, 134.11 feet; thence N00°-38'-03"E, 110.20 feet; thence S89°-24'-47"E, 120.11 feet to the westerly right of way line of Michigan Street; thence S89°-24'-47"E, 60.00 feet to the easterly right of way line of Michigan Street; thence S00°-38'-00"W, 60.11 feet along said west line; thence S89°-24'-33"E, 120.09 feet; thence N82°-27'-42"E, 14.14 feet; thence S89°-24'-33"E, 120.09 feet to a point that intersects with the westerly right of way line of Superior Street; thence S87°-27'-31"E, 60.03 feet to the easterly right of way line of Superior Street; thence N00°-38'-08"E, 120.31 feet along said east line to a point that intersects with the southerly right of way line of George Street; thence S89°-25'-02"E, 254.19 feet along said south line to the intersection with the westerly right of way line of Huron Street; thence S00°-38'-15"W along said west line, 120.34 feet; thence S89°-27'-03"E, 60.00 feet to the easterly right of way line of Huron Street; thence S89°-24'-33"E, 254.18 feet to the westerly right of way line of Erie Street; continuing S89°-24'-33"E, 60.00 feet to the easterly right of way line of Erie Street; thence S00°-38'-22"W, 60.18 feet along said east line; thence S89°-24'-19"E, 120.05 feet; thence N00°-38'-25"E, 60.18 feet; thence S89°-24'-33"E, 134.05 feet to the westerly right of way line of Ontario Street; continuing S89°-24'-33"E, 60.00 feet to the easterly right of way line of Ontario Street; thence N00°-38'-29"E, 60.20 feet along said east line; thence S89°-27'-23"E, 254.92 feet to the westerly right of way line of Winnebago Street; continuing S89°-27'-23"E, 60.00 feet to the easterly right of way line of Winnebago Street; thence N00°-37'-47"E, 180.26 feet; thence N89°-28'-02"W, 60.01 feet to the westerly right of way line of Winnebago Street; continuing N89°-28'-02"W, 254.88 feet to the easterly right of way line of Ontario Street; thence N89°-17'-50"W, 60.00 feet to the westerly right of way line of Ontario Street; thence N89°-24'-37"W, 254.12 feet to the easterly right of way line of Erie Street; thence N00°-38'-22"E, 60.16 feet along said east line; thence N89°-24'-13"W, 60.00 feet to the westerly right of way line of Erie Street; continuing N89°-24'-13"W, 882.57 feet to the easterly right of way line of Michigan Street; thence S89°-20'-00"W, 29.39 feet; thence S01°-02'-14"W, 119.03 feet; thence S88°-54'-47"W, 29.79 feet to a point where the westerly right of way line of Michigan Street intersects the northerly right of way line of George Street; thence N89°-25'-02"W, 80.11 feet along the northerly right of way line of George Street; thence N00°-38'-03"E, 11.00 feet; thence N89°-25'-02"W, 160.09 feet; thence S82°-09'-41"W, 74.83 feet to a point where the westerly right of way line of Wisconsin Street intersects the northerly right of way line of George Street; thence N89°-24'-59"W along the northerly right of way



line of George Street, 120.76 feet; thence  $N00^{\circ}-37'-00''E$ , 17.50 feet; thence  $N89^{\circ}-24'-47''W$ , 14.00 feet; thence  $N00^{\circ}-37'-00''E$ , 72.98 feet; thence  $N89^{\circ}-24'-17''W$ , 30.00 feet; thence  $N00^{\circ}-37'-00''E$ , 10.05 feet; thence  $N89^{\circ}-24'-13''W$ , 90.76 feet to the easterly right of way line of Broadway Street; thence  $S00^{\circ}-35'-34''W$ , 40.22 feet along said east line; thence  $N89^{\circ}-24'-34''W$ , 80.00 feet to a point where the westerly right of way line of Broadway Street intersects with the northerly right of way line of George Street; thence continuing  $N89^{\circ}-24'-34''W$  along the northerly right of way line of George Street, 120.09 feet; thence continuing  $N89^{\circ}-24'-43''W$ , 14.00 feet; thence  $N89^{\circ}-24'-10''W$ , 112.15 feet along said north line to the easterly right of way line of Front Street; thence  $N01^{\circ}-53'-14''W$ , 167.51 feet; thence  $N00^{\circ}-26'-45''E$ , 194.50 feet to the northerly right of way line of James Street; thence  $N89^{\circ}-44'-05''W$ , 148.34 feet; thence  $N89^{\circ}-05'-40''W$ , 274.40 feet along said north line of James Street to the intersection of the low water mark of the east shore of the Fox River; thence meandering in a southerly direction along the low water mark of the east shore of the Fox River to a point that intersects with the intersection of the projected centerline of Merrill Street; thence  $S63^{\circ}-34'-33''E$ , 190.94 feet along the projected centerline of Merrill Street to the centerline of Broadway Street and the point of beginning.

Said parcel contains 25.0 acres or 1,089,142 square feet, more or less excluding wetlands.

**APPENDIX A:MAPS**

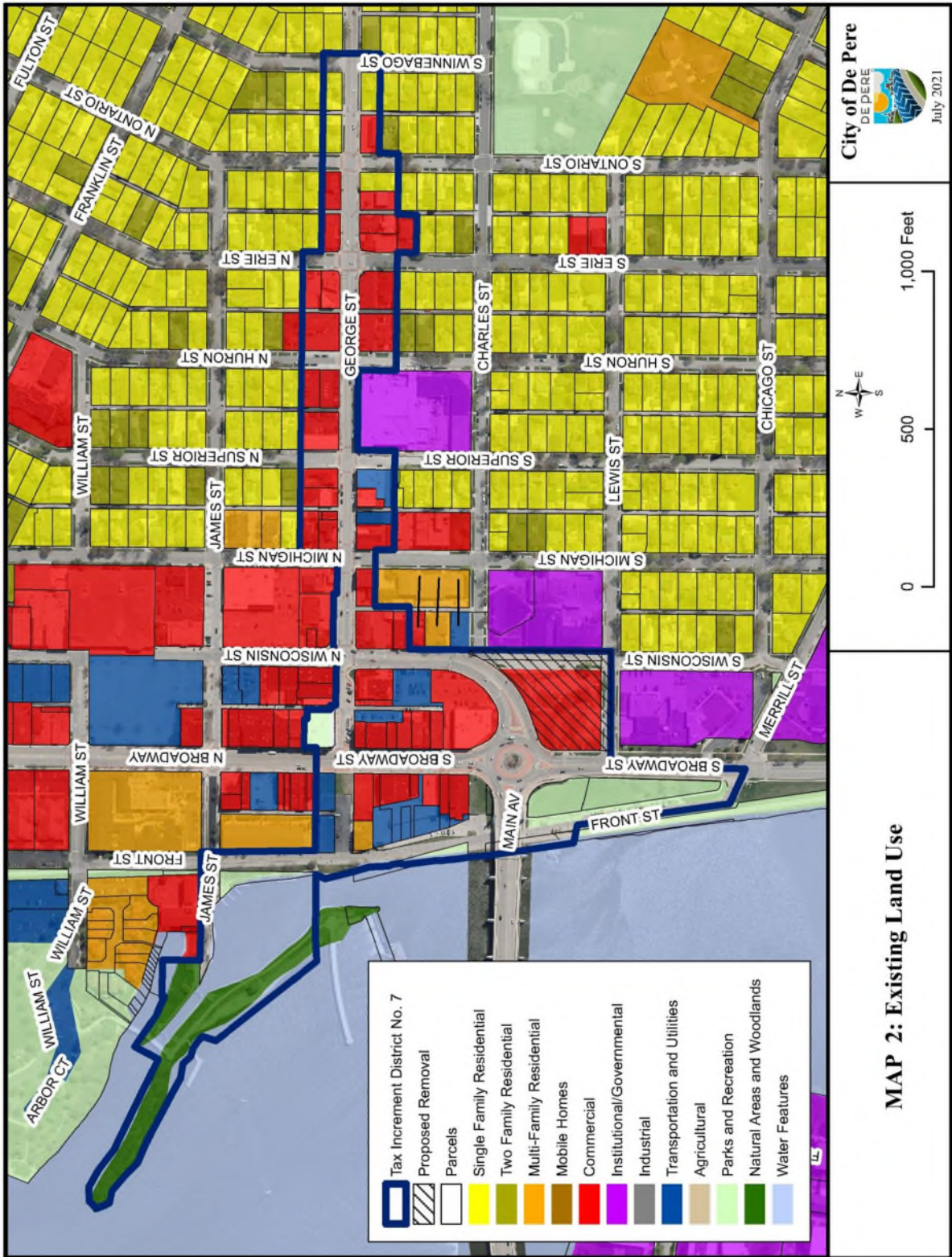


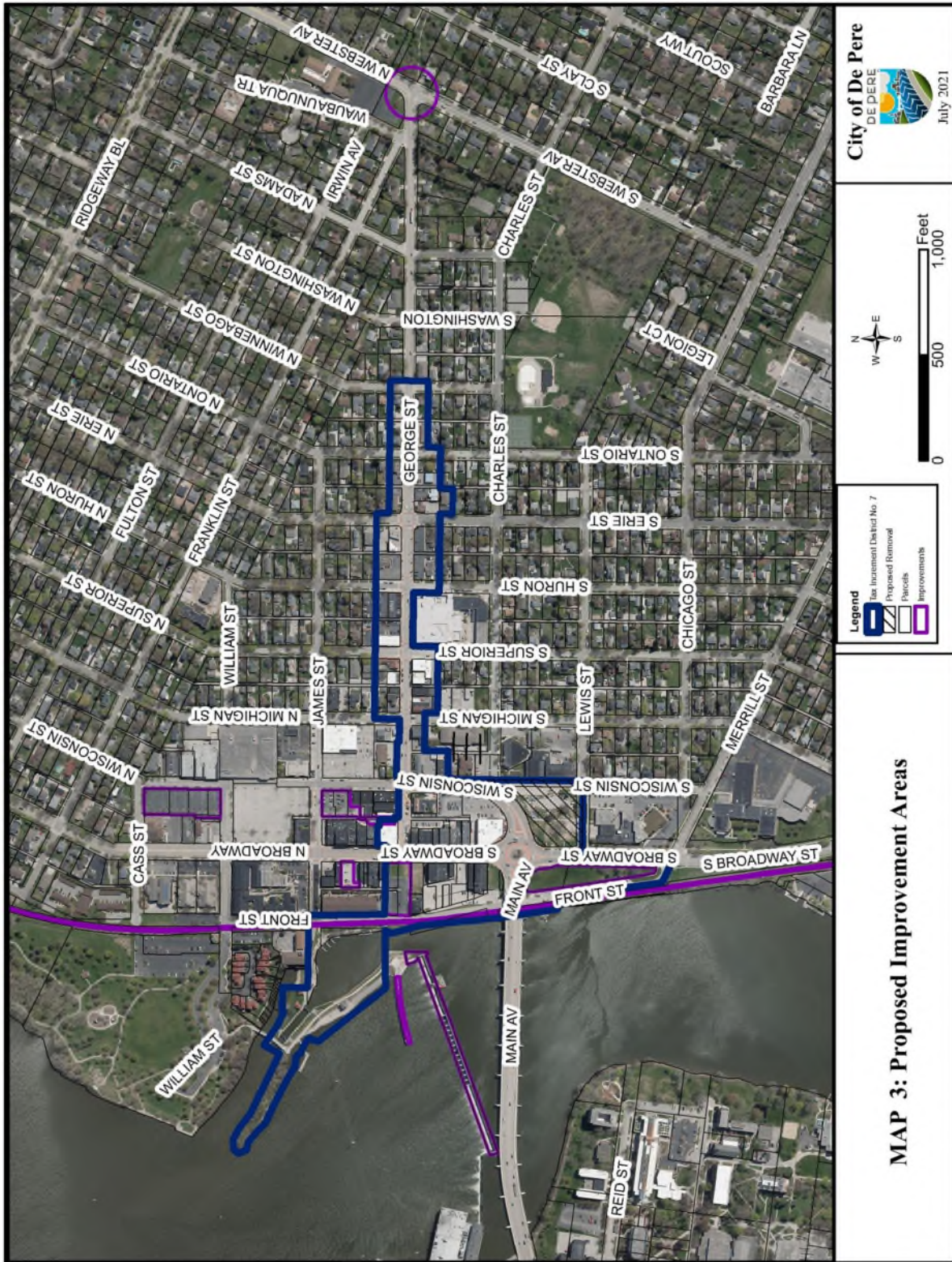
1 inch = 400 feet

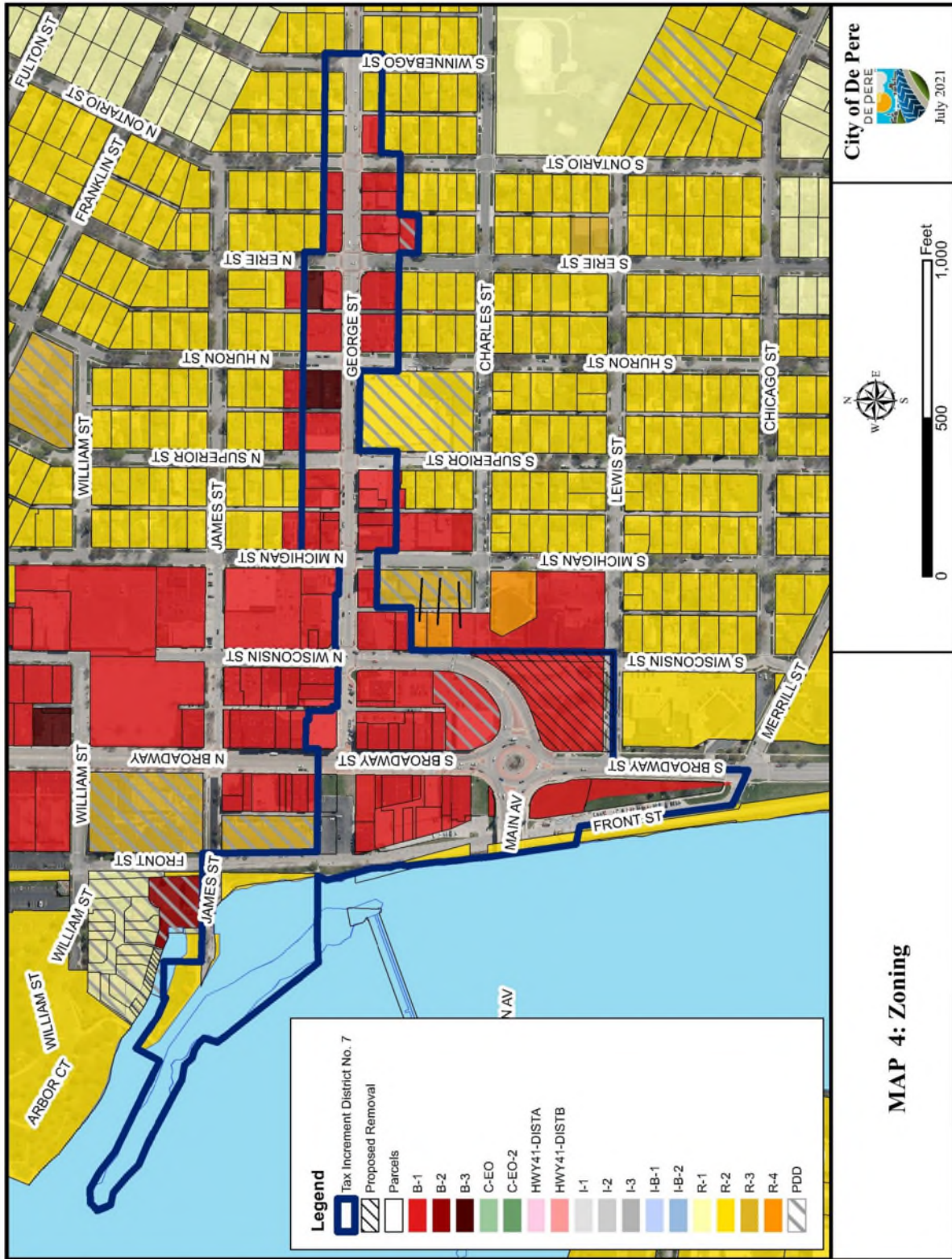
Tax Incremental District No. 7  
 Proposed Removal  
 Parcels

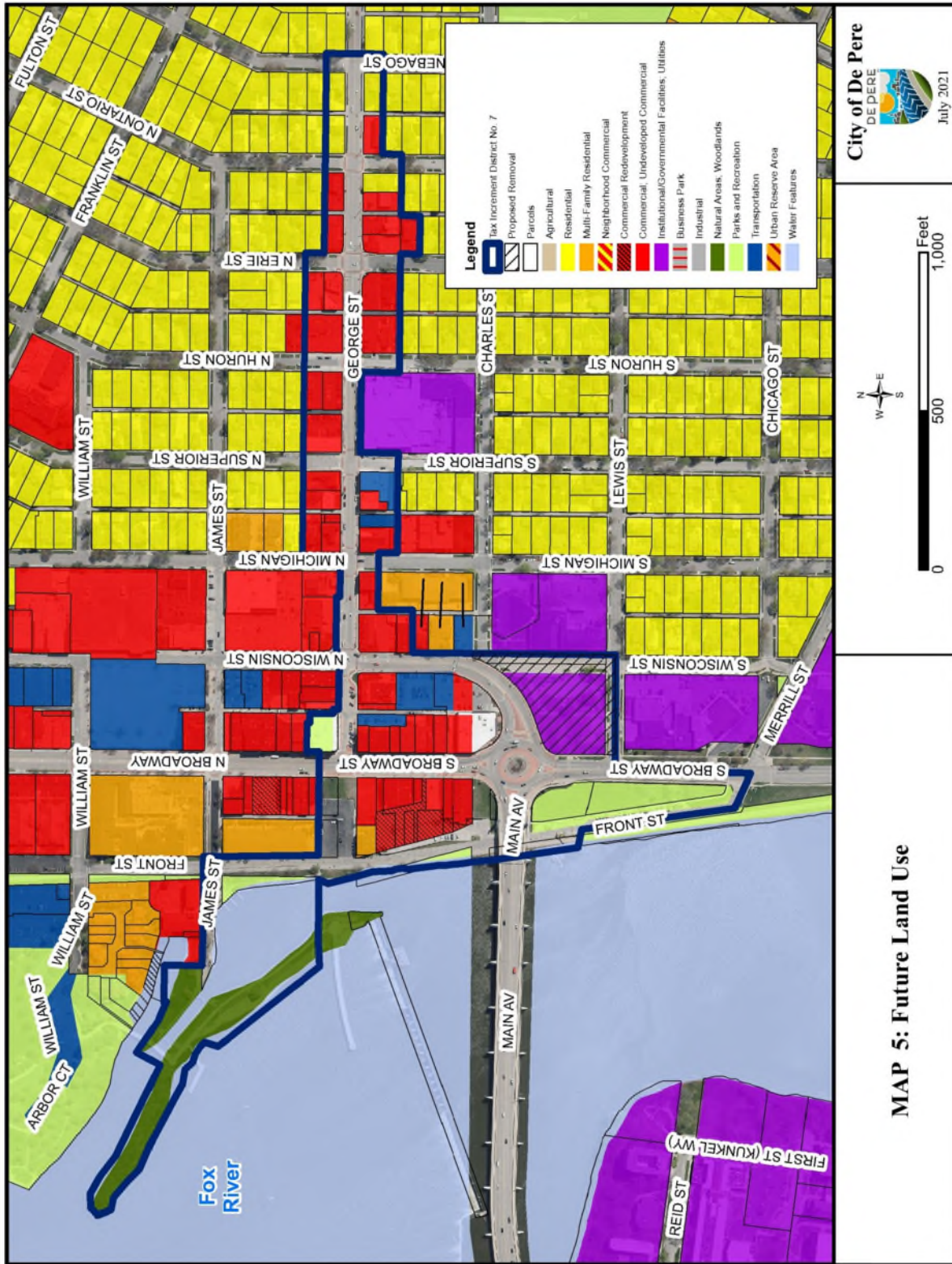


**MAP 1: Proposed Amended  
 Boundary to Tax Increment District #7**









## **Appendix B: Resolutions, Notices, Minutes & Other Attachments**

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- 1: Opinion Letter from City Attorney Regarding Compliance with Statutes
- 2: Letter Chief Official of Overlying Taxing Entities and Notice
- 3: JRB Meeting Notices – Affidavit of Publication
- 4: JRB Meeting No. 1 Agenda and Minutes
- 5: JRB Meeting No. 2 Agenda and Minutes
- 6: JRB Resolution Approving TID No. 7
- 7: Public Hearing Notice – Affidavit of Publication
- 8: Plan Commission/Public Hearing Meeting Agendas
- 9: Plan Commission/Public Hearing and Meeting Minutes
- 10: Plan Commission Resolution Approving TID No. 7
- 11: Common Council Meeting Agenda
- 12: Common Council Meeting Minutes
- 13: Common Council Resolution Creating TID No. 7



# CITY OF DE PERE

City Attorney's Office

335 South Broadway Street, De Pere, WI 54115 | 920-339-4042 | [www.de-pere.org](http://www.de-pere.org)



August 17, 2021

The Honorable James G. Boyd  
Members of the De Pere Common Council

RE: City of De Pere Boundary Amendment for TID #7

Dear Mayor and Common Council Members:

Pursuant to Wis. Stats. §66.1105(4)(f), any tax incremental financing district project plan must include an opinion of the City Attorney or of an attorney retained by the City advising whether the plan is complete and complies with that statutory section. As the duly appointed City Attorney of the City of De Pere and upon a review of the Project Plan Amendment to Modify the Boundaries of Tax Increment Financing District #7 (TID #7) to which this opinion is to be appended, it is my opinion that such plan contains and adequately addresses the prerequisites set forth at Wis. Stats. §66.1105. This opinion is based on my review of said plan, my review of Wis. Stats. §66.1105 and my experience as a municipal attorney.

It is my further opinion that inasmuch as the project plan is complete and in compliance with the above referenced section, it is in proper form for adoption by the Common Council.

Respectfully submitted,

A handwritten signature in blue ink that reads "Judith Schmidt-Lehman".

Judith Schmidt-Lehman  
City Attorney

JSL:amz

# CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | [www.de-pere.org](http://www.de-pere.org)



July 6, 2021

Mayor James Boyd  
City of De Pere  
335 S. Broadway  
De Pere, WI 54115

Re: City of De Pere – Boundary Amendment of Tax Increment District No. 7  
City of De Pere – Boundary Amendment of Tax Increment District No. 11  
City of De Pere – Boundary Amendment of Tax Increment District No. 12

Dear Mayor Boyd;

The City of De Pere is considering Amending Tax Increment Districts (TID) No. 7, No. 11 and No. 12 in the City of De Pere. State of Wisconsin TID laws require districts must contain only whole parcels; therefore, the City of De Pere proposes the following:

**No. 7 Amendment:**

*Remove* Parcel ED-812 from the TID No. 7 Boundary. Parcel ED-812 was recently transferred to De Pere Cultural Foundation for the Mulva Cultural Center. (East Side Joint Review Board)

**TID No. 11 Amendment:**

*Include* Parcel WD-1042 to allow Robinson Metal to expand and combine parcels at their 2107 AMERICAN BLVD facility. The base value of the existing building will remain unchanged and therefore the inclusion of additional lands will not impact current tax revenues paid to the overlapping jurisdictions. (West Side Joint Review Board)

**TID No. 12 Amendment:**

*Include* Parcel WD-L492-B-2 to allow Green Bay Packaging to expand and combine parcels at their 2275 AMERICAN BLVD facility. The base value of the existing building will remain unchanged and therefore the inclusion of additional lands will not impact current tax revenues paid to the overlapping jurisdictions. (West Side Joint Review Board).

As you are aware, each individual TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation is made from the chief executive officer. The standing board must remain in existence throughout the TID's lifespan. We assume that Mark Higgins will continue to represent the City; please let us know if you intend to recommend a new representative. The first meeting of the JRB will be held virtually

between July 22 and July 26th. The initial meeting is intended to review the proposed boundary amendments. Throughout the coming weeks, the City will work to develop the boundary amendments. The City anticipates the Plan Commission will also hold the Public Hearing on July 26th to inform interested parties and to review the TID amendments. Attached for your review is a copy of the Public Hearing notice that will be published this month. All interested parties will be invited to attend the Public Hearing.

If you have any questions regarding the TID creation, you may reach me directly by phone at 920-339-2370 or by email at [dlindstrom@deperewi.gov](mailto:dlindstrom@deperewi.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Lindstrom", with a long horizontal flourish extending to the right.

Daniel J Lindstrom, AICP  
Development Services Director

CC: Larry Delo, City Administrator  
Mark Higgins

# CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | [www.de-pere.org](http://www.de-pere.org)



July 6, 2021

H. Jeffrey Rafn, President  
Northeast Wisconsin Technical College  
P.O. Box 19042  
Green Bay, WI 54307-9042

Re: City of De Pere – Boundary Amendment of Tax Increment District No. 7  
City of De Pere – Boundary Amendment of Tax Increment District No. 11  
City of De Pere – Boundary Amendment of Tax Increment District No. 12

Dear Dr. Rafn;

The City of De Pere is considering Amending Tax Increment Districts (TID) No. 7, No. 11 and No. 12 in the City of De Pere. State of Wisconsin TID laws require districts must contain only whole parcels; therefore, the City of De Pere proposes the following:

**No. 7 Amendment:**

*Remove* Parcel ED-812 from the TID No. 7 Boundary. Parcel ED-812 was recently transferred to De Pere Cultural Foundation for the Mulva Cultural Center. (East Side Joint Review Board)

**TID No. 11 Amendment:**

*Include* Parcel WD-1042 to allow Robinson Metal to expand and combine parcels at their 2107 AMERICAN BLVD facility. The base value of the existing building will remain unchanged and therefore the inclusion of additional lands will not impact current tax revenues paid to the overlapping jurisdictions. (West Side Joint Review Board)

**TID No. 12 Amendment:**

*Include* Parcel WD-L492-B-2 to allow Green Bay Packaging to expand and combine parcels at their 2275 AMERICAN BLVD facility. The base value of the existing building will remain unchanged and therefore the inclusion of additional lands will not impact current tax revenues paid to the overlapping jurisdictions. (West Side Joint Review Board).

As you are aware, each TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation is made from the chief executive officer. The standing board must remain in existence throughout the TID's lifespan. We assume that Robert (Bob) Mathews will continue to represent NWTC; please let us know if you intend to recommend a new representative. The first meeting of the JRB will be held virtually between

July 22 and July 26th. The initial meeting is intended to review the proposed boundary amendments. Throughout the coming weeks, the City will work to develop the boundary amendments. The City anticipates the Plan Commission will also hold the Public Hearing on July 26th to inform interested parties and to review the TID amendments. Attached for your review is a copy of the Public Hearing notice that will be published this month. All interested parties will be invited to attend the Public Hearing.

If you have any questions regarding the TID creation, you may reach me directly by phone at 920-339-2370 or by email at [dlindstrom@deperewi.gov](mailto:dlindstrom@deperewi.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Lindstrom", with a long horizontal flourish extending to the right.

Daniel J Lindstrom, AICP  
Development Services Director

CC: Robert (Bob) Mathews (via email)

# CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | [www.de-pere.org](http://www.de-pere.org)



July 6, 2021

Troy Streckenbach, Brown County Executive  
305 East Walnut Street, Room 680  
Green Bay, WI 54305-3600

Re: City of De Pere – Boundary Amendment of Tax Increment District No. 7  
City of De Pere – Boundary Amendment of Tax Increment District No. 11  
City of De Pere – Boundary Amendment of Tax Increment District No. 12

Dear Mr. Streckenbach;

The City of De Pere is considering Amending Tax Increment Districts (TID) No. 7, No. 11 and No. 12 in the City of De Pere. State of Wisconsin TID laws require districts must contain only whole parcels; therefore, the City of De Pere proposes the following:

No. 7 Amendment:

*Remove* Parcel ED-812 from the TID No. 7 Boundary. Parcel ED-812 was recently transferred to De Pere Cultural Foundation for the Mulva Cultural Center. (East Side Joint Review Board)

TID No. 11 Amendment:

*Include* Parcel WD-1042 to allow Robinson Metal to expand and combine parcels at their 2107 AMERICAN BLVD facility. The base value of the existing building will remain unchanged and therefore the inclusion of additional lands will not impact current tax revenues paid to the overlapping jurisdictions. (West Side Joint Review Board)

TID No. 12 Amendment:

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As you are aware, each TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation is made from the chief executive officer. The standing board must remain in existence throughout the TID's lifespan. We assume that Chad Weininger will continue to represent the County; please let us know if you intend to recommend a new representative. The first meeting of the JRB will be held virtually between

July 22 and July 26th. The initial meeting is intended to review the proposed boundary amendments. Throughout the coming weeks, the City will work to develop the boundary amendments. The City anticipates the Plan Commission will also hold the Public Hearing on July 26th to inform interested parties and to review the TID amendments. Attached for your review is a copy of the Public Hearing notice that will be published this month. All interested parties will be invited to attend the Public Hearing.

If you have any questions regarding the TID creation, you may reach me directly by phone at 920-339-2370 or by email at [dlindstrom@deperewi.gov](mailto:dlindstrom@deperewi.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Lindstrom", with a long horizontal flourish extending to the right.

Daniel J Lindstrom, AICP  
Development Services Director

CC: Chad Weininger (via email)

# CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | [www.de-pere.org](http://www.de-pere.org)



July 6, 2021

Benjamin Villarruel, School Superintendent  
Unified School District of De Pere  
1700 Chicago St.  
De Pere, WI 54115

Re: City of De Pere – Boundary Amendment of Tax Increment District No. 07

Dear Dr. Villarruel;

The City of De Pere is considering an amendment to Tax Increment District (TID) No. 7. State of Wisconsin TID laws require districts must contain only whole parcels; therefore, the City of De Pere proposes to remove Parcel ED-812 from the TID No. 7 Boundary. Parcel ED-812 was recently transferred to De Pere Cultural Foundation for the Mulva Cultural Center. As you are aware, a Joint Review Board (JRB) composed of representatives from the overlying property taxing jurisdictions must be convened to consider the request. As you are also aware, each TID is comprised of a standing board and includes members who serve indefinite terms until a replacement recommendation is made from the chief executive officer. The standing board must remain in existence throughout the TID's lifespan. We assume that Dawn Foeller will continue to represent the School District; please let us know if you intend to recommend a new representative.

The first meeting of the JRB will be held virtually between July 22 and July 26, 2021. The initial meeting is intended to review the proposed boundary amendment. Throughout the coming weeks, the City will work to develop the boundary amendment. The City anticipates the Plan Commission will also hold the Public Hearing on July 26th to inform interested parties and to review the TID amendment. Attached for your review is a copy of the Public Hearing notice that will be published this month. All interested parties will be invited to attend the Public Hearing.

If you have any questions regarding the TID creation, you may reach me directly by phone at 920-339-2370 or by email at [dlindstrom@deperewi.gov](mailto:dlindstrom@deperewi.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Lindstrom", with a long horizontal line extending to the right.

Daniel J Lindstrom, AICP, Development Services Director

CC: Dawn Foeller (via email)



Publication Date: July 16, 2021 (Class 1 Notice – 5 Day Minimum)

**NOTICE OF JOINT REVIEW BOARD MEETING CONCERNING  
THE PROPOSED AMENDMENT TO TID NO. 7  
BOUNDARY IN THE CITY OF DE PERE, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the City of De Pere Joint Review Board for TID No. 7 will meet at 9:00 a.m. on Friday, July 23, 2021. The meeting will be held virtually and the public may attend this meeting electronically or telephonically by accessing either: Computer/smartphone accessing <https://www.gotomeet.me/DePere> OR dial by phone: United States (Toll Free): 1-866-899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.

The purpose of this initial meeting is for the Joint Review Board to consider the proposed District Boundary Amendment. Copies of the proposed TID No. 7 Boundary Amendment are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plans may be made by contacting Daniel Lindstrom, AICP, Development Services Director, 335 S Broadway, De Pere, WI 54115; Phone 920-339-2370.

Dated this 12th day of July 2021.

BY ORDER OF THE COMMON COUNCIL

James Boyd  
Mayor

Carey Danen  
City Clerk

Publication Dates: July 16, 2021

Publication Dates: July 16, 2021

**NOTICE OF PUBLIC HEARING  
REGARDING THE AMENDMENT OF THE DISTRICT BOUNDARY  
FOR TAX INCREMENTAL DISTRICT (TID) NO. 7  
IN THE CITY OF DE PERE, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of De Pere, will hold a public hearing on July 26, 2021, at 7:00 p.m., The public may attend this meeting either in person in the Council Chambers or electronically or telephonically by accessing either: Computer/smartphone accessing <https://www.gotomeet.me/DePere> OR dial by phone: United States (Toll Free): 1-866 899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.

The purpose of the public hearing is to review and take action regarding the proposed amendment to the District Boundary for Tax Incremental District No. 7 in the east side of Downtown De Pere. The City is proposing to amend the district boundary to remove lands currently located in the TID to redevelop and not cross a TID boundary line. The proposed public project improvements still include public improvements ancillary to the development, professional and organizational services, administrative costs, and finance costs. The City still anticipates that the proposed project plan's project cost may include cash grants, land price discounts and other incentives by the city to owners, lessees, or developers of land that is located within the tax increment district.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed amendment to the established TID No. 7 Boundary. Copies of the proposed Amendment to the TID No. 7 Boundary are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plans may be made by contacting Daniel Lindstrom, AICP, Development Services Director, 335 S Broadway, De Pere, WI 54115; Phone 920-339-2370.

Dated this 12th day of July, 2021

BY ORDER OF THE COMMON COUNCIL

James Boyd  
Mayor

Carey Danen  
City Clerk

# AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

City of De Pere  
335 S Broadway  
De Pere, WI 54115

STATE OF WISCONSIN }  
COUNTY OF BROWN }

Dave Wood, being duly sworn, says:

That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

July 16, 2021

That said newspaper was regularly issued and circulated on those dates.

Dave Wood  
Publisher

Subscribed to and sworn to me this 16th day of July, 2021.

Casie L Mallien  
Casie L Mallien, Brown County, Wisconsin

My commission expires: September 03, 2022

Publication Cost: \$27.24

An affidavit cost of \$1 is included in the Publication Fees listed above.

Ad No: 53157

Customer No: 114834

De Pere WNAJLP  
NOTICE OF JOINT REVIEW BOARD MEETING CONCERNING THE PROPOSED AMENDMENT TO TID NO. 7 BOUNDARY IN THE CITY OF DE PERE, WISCONSIN  
NOTICE IS HEREBY GIVEN, that the City of De Pere Joint Review Board for TID No. 7 will meet at 9:00 a.m. on Friday, July 23, 2021. The meeting will be held virtually and the public may attend this meeting electronically or telephonically by accessing either: Computer/smartphone accessing <https://www.gotomeet.me/DeP> OR dial by phone: United States (Toll Free): 1-866 899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.  
The purpose of this initial meeting is for the Joint Review Board to consider the proposed District Boundary Amendment. Copies of the proposed TID No. 7 Boundary Amendment are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plans may be made by contacting Daniel Lindstrom, AICP, Development Services Director, 335 S Broadway, De Pere, WI 54115; Phone 920-339-2370. Dated this 12th day of July 2021.  
BY ORDER OF THE COMMON COUNCIL  
James Boyd Mayor  
Carey Danen City Clerk  
Publication Date: July 16, 2021 WNAJLP

# AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

City of De Pere  
335 S Broadway  
De Pere, WI 54115

STATE OF WISCONSIN }  
COUNTY OF BROWN }

Dave Wood, being duly sworn, says:

That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy which is attached hereto, was published in the said newspaper on the following dates:

August 20, 2021

That said newspaper was regularly issued and circulated on those dates.

Dave Wood

Publisher

Subscribed to and sworn to me this 20<sup>th</sup> day of August, 2021.

Casie L Mallen  
Casie L Mallen, Brown County, Wisconsin

My commission expires: September 03, 2022

Publication Cost: \$ 32.39

An affidavit cost of \$1 is included in the Publication Fees listed above.

Ad No: 05985

Customer No: 114834

De Pere WNAJLP  
NOTICE OF JOINT REVIEW BOARD MEETING REGARDING APPROVAL OF THE PROPOSED DISTRICT BOUNDARY AMENDMENT NO. 7 FOR TAX INCREMENTAL DISTRICT (TID) NO. 7 AND FOR THE ANNUAL MEETING OF THE EAST JOINT REVIEW BOARD IN THE CITY OF DE PERE, WISCONSIN  
NOTICE IS HEREBY GIVEN, that the City of De Pere East Joint Review Board will hold a meeting to review TID No. 7 Boundary Amendment No. 1. This meeting will also be the annual meeting of the East Joint Review Board to review the annual tax increment district reports per Wisconsin Statutes 66.1105(4m)(f). The Joint Review Board will meet at 9:00 a.m. on Friday, August 27, 2021. The meeting will be held virtually and the public may attend this meeting electronically or telephonically by accessing either: Computer/smartphone accessing <https://www.gotomeet.me/DePere> OR dial by phone: United States (Toll Free): 1-866-899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285. Persons desiring information on the proposed TID No. 7 Boundary Amendment or the annual tax increment district reports may contact the City Clerk at (920) 339-4050. A copy of the proposed Boundary Amendments and the annual report is available for review in the Clerk's Office located at the De Pere City Hall, 335 S Broadway, and will be provided upon request. Dated this 18th day of August, 2021  
BY ORDER OF THE COMMON COUNCIL  
James Boyd Mayor  
Carey E. Danen City Clerk  
Publication Date: August 20, 2021 WNAJLP



# Joint Review Board

Regular Untelevised

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

## Agenda

Friday, July 23, 2021

9:00 AM

GoToMeeting

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Joint Review Board** of the City of De Pere will be held on **July 23, 2021** at **9:00 AM**.

**This meeting will be held electronically and the public may attend this meeting electronically or telephonically by accessing either:**

**Please join my meeting from your computer, tablet or smartphone.**

<https://www.gotomeet.me/DePere>

**You can also dial in using your phone.**

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(312\) 757-3117](tel:+13127573117)

**Access Code:** 154-883-285

**\*\*\*THIS MEETING WILL NOT BE HELD IN PERSON.\*\*\***

### Call to Order

1. Roll Call
2. Approval of the minutes of the February 21, 2020 Joint Review Board Meeting.
3. Approval of the minutes of the March 23, 2021 Joint Review Board meeting.
4. Public comments about matters not on the agenda.
5. **Review Proposed Boundary Amendment No. 1 for Tax Increment District No. 7.**
6. Next Meeting Date.

### Adjournment

Any person wishing to attend this meeting, who, because of disability, requires special accommodations should contact the Development Services Department at 339-4043 by noon the previous day so that arrangements can be made.

#### Agenda Sent To:

Alderspersons  
City Administrator  
Mayor  
Department Heads  
TV, Newspapers & Radio Stations  
Kress Family Library  
De Pere Chamber of Commerce  
Kress Family Library  
De Pere Chamber of Commerce



# Joint Review Board

Regular Untelevised

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

## Final Minutes

Friday, July 23, 2021

9:00 AM

GoToMeeting

### Call to Order

The meeting was called to order at 9:00 AM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Mark Higgins	Commissioner	Present	
Bob Mathews	Board Member	Present	
Dawn Foeller	Board Member	Present	
Cole Runge	Board Member	Present	

Also present: Development Services Director Daniel Lindstrom and Finance Director Joe Zegers. Board Member Chad Weinger was unable to attend; Cole Runge attended as the representative for Brown County in place of Chad.

- Approval of the minutes of the February 21, 2020 Joint Review Board Meeting.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Mathews, Board Member
<b>SECONDER:</b>	James Boyd, Mayor
<b>AYES:</b>	Boyd, Higgins, Mathews, Foeller, Runge

- Approval of the minutes of the March 23, 2021 Joint Review Board meeting.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Mathews, Board Member
<b>SECONDER:</b>	Dawn Foeller, Board Member
<b>AYES:</b>	Boyd, Higgins, Mathews, Foeller, Runge

- Public comments about matters not on the agenda.

There were no public comments.

<b>RESULT:</b>	<b>DISCUSSED</b>
----------------	------------------

- Review Proposed Boundary Amendment No. 1 for Tax Increment District No. 7.**

Development Services Director Daniel Lindstrom reviewed the proposed boundary amendment No.1 for TID No. 7 and provided a brief overview of TID No. 7. The TID was created in 2006 with small nominal growth in the past few years. The purpose of the amendment is to remove parcel ED-812 which was recently acquired by the De Pere Cultural Foundation for the Mulva Cultural Center. He explained that State of Wisconsin Tax Increment Financing laws require districts must contain only whole parcels; therefore, the City of De Pere proposes to remove the parcel for the Mulva Cultural Center to combine Parcel ED-812 with ED-920-1. The City retained the most recently amended project plan and retained the sections of the previous plan but updated maps, references and boundary descriptions. Dawn Foeller asked when the Mulva project is expected to start. Daniel responded that the projected start date is this fall. Mayor Boyd added that the groundbreaking is scheduled for the very near future. No action is needed at this time.

**RESULT: NO ACTION**

6. Next Meeting Date.

Development Services Director Daniel Lindstrom confirmed the next meeting date as Friday, August 20, 2021 at 9 am. He asked if the members wanted to meet virtually again or if they preferred to meet in person. Everyone agreed to meet virtually for the August meeting.

**RESULT: DISCUSSED**

Adjournment

Mayor Boyd moved, seconded by Dawn Foeller, to adjourn the meeting at 9:16 AM. Upon vote, motion carried unanimously.

Respectfully submitted,  
Kelly Barker



# Joint Review Board

Regular Untelevised

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

## Agenda

Friday, August 27, 2021

9:00 AM

GoToMeeting

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Joint Review Board** of the City of De Pere will be held on **August 27, 2021** at **9:00 AM**.

**This meeting will be held electronically and the public may attend this meeting electronically or telephonically by accessing either:**

**Please join my meeting from your computer, tablet or smartphone.**

<https://www.gotomeet.me/DePere>

**You can also dial in using your phone.**

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(312\) 757-3117](tel:+13127573117)

**Access Code:** 154-883-285

**\*\*\*THIS MEETING WILL NOT BE HELD IN PERSON.\*\*\***

### Call to Order

1. Roll Call
2. Approval of the minutes of the July 23, 2021 Joint Review Board meeting.
3. Public comments upon matters not on the agenda.
4. **TID No. 7**
  - A.** Review Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 7.
  - B.** Review and Approval of Common Council Resolution #21-91, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 7, City of De Pere, Wisconsin.
  - C.** TID No. 7 Joint Review Board Resolution #JRB 21-02, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 7. (Boundary Amendment #1)
5. Annual Review of Financial Reports for Tax Increment Financing Districts No. 7, No. 10, No. 14, and No. 16.
6. Next Meeting Date.

### Adjournment

Any person wishing to attend this meeting, who, because of disability, requires special accommodations should contact the Development Services Department at 339-4043 by noon the previous day so that arrangements can be made.

Agenda Sent To:



Alderspersons  
City Administrator  
Mayor  
Department Heads  
TV, Newspapers & Radio Stations  
Kress Family Library  
De Pere Chamber of Commerce



# Joint Review Board

Regular Untelevised

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

## Draft Minutes

Friday, August 27, 2021

9:00 AM

GoToMeeting

### Call to Order

The meeting was called to order at 9:00 AM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Mark Higgins	Board Member	Present	
Bob Mathews	Board Member	Present	
Dawn Foeller	Board Member	Present	
Chad Weininger	Board Member	Present	

Also present: Development Services Director Daniel Lindstrom, City Administrator Larry Delo, City Attorney Judy Schmidt-Lehman, and Finance Director Joe Zegers.

2. Approval of the minutes of the July 23, 2021 Joint Review Board meeting.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dawn Foeller, Board Member
<b>SECONDER:</b>	James Boyd, Mayor
<b>AYES:</b>	Boyd, Higgins, Mathews, Foeller, Weininger

3. Public comments upon matters not on the agenda.

There were no public comments.

4. **TID No. 7**

A. Review Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 7.

Development Services Director Daniel Lindstrom reviewed the proposed project plan amendment to modify the district boundaries of TID No. 7 to remove Parcel ED-812 which was recently acquired by the De Pere Cultural Foundation for the Mulva Cultural Center. The City retained the most recently amended project plan and retained the sections of the previous plan but updated maps, references and boundary descriptions. There were no questions from the Joint Review Board.

<b>RESULT:</b>	<b>DISCUSSED</b>
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B. Review and Approval of Common Council Resolution #21-91, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 7, City of De Pere, Wisconsin.

Mayor Boyd moved, seconded by Dawn Foeller, to approve the resolution. Upon vote, motion carried unanimously.

<b>RESULT:</b>	<b>DISCUSSED</b>
----------------	------------------

C. TID No. 7 Joint Review Board Resolution #JRB 21-02, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 7. (Boundary Amendment #1)

Mayor Boyd moved, seconded by Bob Mathews, to approve JRB Resolution #21-02. Upon vote, motion carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	James Boyd, Mayor
<b>SECONDER:</b>	Bob Mathews, Board Member
<b>AYES:</b>	Boyd, Higgins, Mathews, Foeller, Weininger

5. Annual Review of Financial Reports for Tax Increment Financing Districts No. 7, No. 10, No. 14, and No. 16.

Development Services Director Daniel Lindstrom provided an overview of the 2020 year end annual report for the east side TIDS: 7, 10, 15, and 16.

TID No. 7 has an expiration date of 2033, with two potential extensions. The TID is expected to end with a \$785,000 deficit. Contributing factors associated with the deficit are a decrease in the mill rate and removal of the Front Street block. Chad Weininger asked about the technical college extension and what is the purpose of it. Daniel explained that in 2013, the state changed how technical colleges are funded. The state passed a law that the TID could be extended an additional three years, but only TIDs created before 2014 are eligible. Chad asked if there is still the same amount of interest in this TID and Daniel stated that there is greater interest now because of the Mulva Center and also renewed interest in George Street.

TID No. 10 is an industrial TID to help aid additional development in the east business park that is set to expire in 2032. It is also eligible for the three year extension. Daniel explained that there is a negative \$3.4 million reduction in growth due to changes in manufacturing assessments and recent sales of private property at a reduced rate. Daniel added that the City is not anticipating any remaining projects for this TID. Mark Higgins asked for an update on the southern bridge. Chad Weininger stated that the southern bridge project still remains a top priority for the County.

TID No. 14 is a single use TID that was created to redevelop the old Irwin School property at 428 N Superior Street. Daniel noted that it has been a slow-moving project which has been impacted by COVID and the increase in construction costs. The first phase (6 condos) was completed in 2020 and there are two remaining phases, which are anticipated in 2022 or 2023. Based on projected revenues and additional borrowings, the TID is projected to end with an approximate surplus of \$515,000.

TID No. 16 was created in 2020 to redevelop 123 N Broadway Street, a City-owned downtown public parking lot into a four-story mixed use residential/commercial building. The development has been delayed due to construction costs, and is expected to start in 2022. Daniel explained that the City is considering closing the TID and recreating the TID.

<b>RESULT:</b>	<b>DISCUSSED</b>
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6. Next Meeting Date.

Development Services Director Daniel Lindstrom stated that he would like to schedule a meeting with the Joint Review Board to discuss the Shopko redevelopment project, potentially in December. Discussion followed and it was decided that the first half of December works better for most of the JRB members. A definite date was not set at the meeting but Daniel will reach out to the members with some potential dates in the near future.

**RESULT: DISCUSSED**

Adjournment

Mayor Boyd moved, seconded by Dawn Foeller, to adjourn the meeting at 9:31 AM. Upon vote, motion carried unanimously.

Respectfully submitted,  
Kelly Barker

TID NO. 7 JOINT REVIEW BOARD  
RESOLUTION #JRB 21-02

APPROVING THE PROPOSED PROJECT PLAN & BOUNDARY AMENDMENT NO. 1 TO MODIFY THE DISTRICT BOUNDARIES OF TAX INCREMENTAL FINANCING DISTRICT NUMBER 7, CITY OF DE PERE, WISCONSIN

WHEREAS, the City of De Pere East Joint Review Board (“Joint Review Board”) having been convened pursuant to Wis. Stats. §66.1105(4m) for the purpose of Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 7; and

WHEREAS, the Joint Review Board met on August 27, 2021, considered the public record and all documents and planning materials presented, including the Common Council Resolution No. 21-91, Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District No. 7, City of De Pere, Wisconsin; and

NOW THEREFORE BE IT HEREBY RESOLVED by the City of De Pere East Joint Review Board for Tax Incremental Financing District No. 7, that:

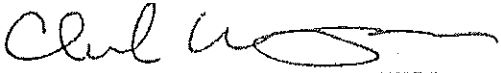
1. The Proposed Project Plan Amendment to Modify the District Boundaries for City of De Pere Tax Incremental District No. 7 (TID No. 7) is approved, it being specifically found that the requirements of Wis. Stats. §66.1105(4m) having been complied with; and further, in the judgment of the Joint Review Board, the development described in the documents reviewed by the Board would not occur without the District Boundary modification or without the use of tax incremental financing.
2. The Joint Review Board also finds that the economic benefits of TID No. 7, as measured by increased employment, business and personal income and property value are insufficient to compensate for the cost of the improvements contemplated.
3. The Joint Review Board further finds that the benefits of the proposed plan and amendment thereto outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

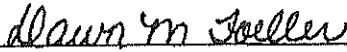
4. The TID No. 7 Joint Review Board approves De Pere Common Council Resolution No. 21-91, approving the Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District Number 7, City of De Pere, Wisconsin.
5. This Resolution shall be forwarded to the De Pere Common Council within 7 days of the date of this Resolution.

Dated this 27th day of August, 2021.


CITY OF DE PERE JOINT REVIEW BOARD

  
\_\_\_\_\_  
James Boyd, Mayor  
City of De Pere, Chair

  
\_\_\_\_\_  
Chad Weininger  
Brown County

  
\_\_\_\_\_  
Dawn Foeller  
Unified School District of De Pere

  
\_\_\_\_\_  
Bob Mathews  
Northeast Wisconsin Technical College

  
\_\_\_\_\_  
Mark Higgins  
Public Member

# AFFIDAVIT OF PUBLICATION

Advertiser Name and Address

City of De Pere  
335 S Broadway  
De Pere, WI 54115

STATE OF WISCONSIN }  
COUNTY OF BROWN }

Dave Wood, being duly sworn, says:

That he is the Publisher of the Press Times, a weekly newspaper of general circulation, printed and published in Howard, Brown County, Wisconsin; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

July 16, 2021

That said newspaper was regularly issued and circulated on those dates.

Dave Wood  
Publisher

Subscribed to and sworn to me this 16th day of July, 2021.

Casie L Mallen  
Casie L Mallen, Brown County, Wisconsin

My commission expires: September 03, 2022

Publication Cost: \$43.20  
An affidavit cost of \$1 is included in the Publication Fees listed above.

Ad No: 53155

Customer No: 114834

De Pere WNAJLP  
NOTICE OF PUBLIC HEARING REGARDING THE AMENDMENT OF THE DISTRICT BOUNDARY FOR TAX INCREMENTAL DISTRICT (TID) NO. 7 IN THE CITY OF DE PERE, WISCONSIN  
NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of De Pere, will hold a public hearing on July 26, 2021, at 7:00 p.m. The public may attend this meeting either in person in the Council Chambers or electronically or telephonically by accessing either: Computer/smartphone accessing <https://www.gotomeet.me/DeP> OR dial by phone: United States (Toll Free): 1-866-899-4679 United States: +1 (312) 757-3117 Access Code: 154-883-285.  
The purpose of the public hearing is to review and take action regarding the proposed amendment to the District Boundary for Tax Incremental District No. 7 in the east side of Downtown De Pere. The City is proposing to amend the district boundary to remove lands currently located in the TID to redevelop and not cross a TID boundary line. The proposed public project improvements still include public improvements ancillary to the development, professional and organizational services, administrative costs, and finance costs. The City still anticipates that the proposed project plan's project cost may include cash grants, land price discounts and other incentives by the city to owners, lessees, or developers of land that is located within the tax increment district.  
At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed amendment to the established TID No. 7 Boundary. Copies of the proposed Amendment to the TID No. 7 Boundary are available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the project plans may be made by contacting Daniel Lindstrom, AICP, Development Services Director, 335 S Broadway, De Pere, WI 54115; Phone 920-339-2370.  
Dated this 12th day of July, 2021  
BY ORDER OF THE COMMON COUNCIL  
James Boyd Mayor  
Carey Danen City Clerk  
Publish 07.16.21 WNAJLP

*One-time OK*



# Plan Commission

Regular Meeting

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

**Revised Agenda**

Monday, July 26, 2021

7:00 PM

Council Chambers and Virtual

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **July 26, 2021 at 7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET, DE PERE.**

**The public may attend the meeting either in person in the Council Chambers or electronically/telephonically. Electronic or telephonic access to the meeting is provided below:**

Computer/smart phone accessing <https://www.gotomeet.me/DePere>

OR

You can also dial in using your phone.  
United States (Toll Free): [1 866 899 4679](tel:18668994679)  
United States: [+1 \(312\) 757-3117](tel:+13127573117)  
Access Code: 154-883-285

*This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at <http://deperecitywi.iqm2.com/>.*

## Call to Order

1. Roll Call
2. Approval of the minutes of the June 28, 2021 Plan Commission meeting.
3. Approval of the minutes of the July 7, 2021 Special Plan Commission meeting.
4. Public comments upon matters not on the agenda.
5. **A Public Hearing on the proposed boundary amendment for Tax Increment Financing District No. 7 is scheduled for 7:00 PM, or as soon thereafter as can be heard.**
  - A.** Notice of Public Hearing.
  - B.** Review Proposed Boundary Amendment No. 1 for Tax Increment Financing District No. 7. \*
  - C.** Resolution PC21-03, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Increment Financing District No. 7.
6. A Public Hearing on the proposed boundary amendment for Tax Increment Financing District No. 11 is scheduled for 7:00 PM, or as soon thereafter as can be heard.
  - A. Notice of Public Hearing.
  - B. Review Proposed Boundary Amendment No. 1 for Tax Increment Financing District No. 11. \*
  - C. Resolution PC21-04, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Incremental Financing District No. 11.



7. A Public Hearing on the proposed boundary amendment for Tax Increment Financing District No. 12 is scheduled for 7:00 PM, or as soon
  - A. Notice of Public Hearing.
    1. B. Review Proposed Boundary Amendment No. 2 for Tax Increment Financing District No. 12. \*
    - C. Resolution PC21-05, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Incremental Financing District No. 12.
8. A. Consideration and possible action on a variance to permit a non-conforming monument sign to be relocated, but continue to be 11'10" instead of the allowed 8'0" in the R-1 District at 2066 Lawrence DR (Parcel WD-L281-3). B. Consideration and possible action on a variance to permit a non-conforming monument sign to be relocated, but continue to be internally illuminated instead of external or backlit/halo illumination in the R-1 District at 2066 Lawrence DR (Parcel WD-L281-3).
9. Consideration and possible action on a site plan that adds 1,194 SF to the north side, and 1,236 SF to the south side, of an existing building at 939 Lawrence DR (Parcel WD-D0216-2).
10. Consideration and possible action on a site plan that adds 28,727 SF to an existing 6,543 SF building with additional pavement for 17 auto parking stalls, truck parking with 2 loading docks and 1 overhead door, and a truck Y-turn at 1882 Commerce DR (Parcel ED-344-101-3).

### Adjournment

Any person wishing to attend this meeting, who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by noon on the day of the meeting so that arrangements can be made.

\*Items with an asterisk require City Council approval.

#### Agenda Sent To:

Alderspersons

City Administrator

Mayor

Department Heads

TV, Newspapers & Radio Stations

Kress Family Library

De Pere Chamber of Commerce

Scott Bertrand, Elevate 97

Jeff Lanier, St Mark Evangelical Lutheran Church

David O'Brien, Bayland Buildings

Tom Alger, Cummins Inc.

Cole Myhra, Keller Inc.

Russ Freebury, Green Bay LLC



# Plan Commission

## Regular Meeting

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

### Final Minutes

Monday, July 26, 2021

7:00 PM

Council Chambers and Virtual

#### Call to Order

The meeting was called to order at 7:00 PM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Derek Beiderwieden	Commissioner	Present	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Aldersperson	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Aldersperson	Present	
Grant Schilling	Commissioner	Present	

Also present: Development Services Director Daniel Lindstrom, City Planner Peter Schleinzi, and members of the public.

2. Approval of the minutes of the June 28, 2021 Plan Commission meeting.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	James Boyd, Mayor
<b>SECONDER:</b>	Dan Carpenter, Aldersperson
<b>AYES:</b>	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

3. Approval of the minutes of the July 7, 2021 Special Plan Commission meeting.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dean Raasch, Aldersperson
<b>SECONDER:</b>	Derek Beiderwieden, Commissioner
<b>AYES:</b>	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

4. Public comments upon matters not on the agenda.

There were no public comments.

<b>RESULT:</b>	<b>DISCUSSED</b>
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5. **A Public Hearing on the proposed boundary amendment for Tax Increment Financing District No. 7 is scheduled for 7:00 PM, or as soon thereafter as can be heard.**

#### A. Notice of Public Hearing.

Kelly Barker read the notice of public hearing, stating that it was published in the Press Times on July 16, 2021.

<b>RESULT:</b>	<b>DISCUSSED</b>
----------------	------------------

#### B. Review Proposed Boundary Amendment No. 1 for Tax Increment Financing District No. 7. \*

Mayor Boyd declared the public hearing open at 7:06 PM. No one wished to speak and the public hearing was closed at 7:07 PM. Development Services Director Daniel Lindstrom reviewed the proposed boundary amendment for TID

No.7 to remove Parcel ED-812 for the Mulva Cultural Center. Given the fact that this parcel is a non-profit entity, the City has decided to remove it from the TID. All maps have been updated, with no changes to the project costs. Daniel provided a brief annual review of the TID and stated that it is available in full to the Plan Commission members for review. Ald. Raasch moved, seconded by Mark Higgins, to approve the boundary amendment and forward it to the Common Council. Upon vote, motion carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dean Raasch, Alderperson
<b>SECONDER:</b>	Mark Higgins, Commissioner
<b>AYES:</b>	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

**C. Resolution PC21-03, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Increment Financing District No. 7.**

Staff recommended approval of the Resolution recommending adoption of the TID No. 7 Boundary Amendment No. 1 and asked that it be submitted to the Common Council for its approval following the statutory requirements. Ald. Raasch moved, seconded by Mark Higgins, to approve Resolution PC21-03. Upon vote, motion carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dean Raasch, Alderperson
<b>SECONDER:</b>	Mark Higgins, Commissioner
<b>AYES:</b>	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

6. A Public Hearing on the proposed boundary amendment for Tax Increment Financing District No. 11 is scheduled for 7:00 PM, or as soon thereafter as can be heard.

A. Notice of Public Hearing.

Kelly Barker read the notice of public hearing, stating that it was published in the Press Times on July 9, 2021.

<b>RESULT:</b>	<b>DISCUSSED</b>
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B. Review Proposed Boundary Amendment No. 1 for Tax Increment Financing District No. 11. \*

Mayor Boyd declared the public hearing open at 7:08 PM. No one wished to speak and the public hearing was closed at 7:09 PM. Development Services Director Daniel Lindstrom reviewed the proposed boundary amendment for TID No.11 to add Parcel WD-1042 into the TID boundary. All maps have been updated, with no changes to the project costs. Ald. Raasch moved, seconded by Grant Schilling, to approve the boundary amendment and forward it to the Common Council. Upon vote, motion carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dan Carpenter, Dean Raasch
<b>SECONDER:</b>	Grant Schilling, Commissioner
<b>AYES:</b>	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

C. Resolution PC21-04, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Incremental Financing District No. 11.

Staff recommended approval of the Resolution recommending adoption of the TID No. 11 Boundary Amendment No. 1 and asked that it be submitted to the Common Council for its approval following the statutory requirements. Ald. Carpenter moved, seconded by Grant Schilling, to approve Resolution PC21-04. Upon vote, motion carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dan Carpenter, Alderperson
<b>SECONDER:</b>	Grant Schilling, Commissioner
<b>AYES:</b>	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

7. A Public Hearing on the proposed boundary amendment for Tax Increment Financing District No. 12 is scheduled for 7:00 PM, or as soon

A. Notice of Public Hearing.

Kelly Barker read the notice of public hearing, stating that it was published in the Press Times on July 9, 2021.

B. Review Proposed Boundary Amendment No. 2 for Tax Increment Financing District No. 12. \*

Mayor Boyd opened the public hearing at 7:13 PM. No one wished to speak and the public hearing was declared closed at 7:14 PM. Development Services Director Daniel Lindstrom reviewed the boundary amendment for TID No.12 to add three parcels (WD-L492-B-2, WD-L492-B-3, and WD-1753-1) into the boundary for a proposed business expansion for Green Bay Packaging. All maps have been updated, with no changes to the project costs. Ald. Raasch moved, seconded by Brenda Busch, to approve the boundary amendment and forward it to the Common Council. Upon vote, motion carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dean Raasch, Alderperson
<b>SECONDER:</b>	Brenda Busch, Commissioner
<b>AYES:</b>	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

C. Resolution PC21-05, Recommending Adoption of the Proposed Plan Amendment to Modify the Boundary for Tax Incremental Financing District No. 12.

Staff recommended approval of the Resolution recommending adoption of the TID No. 12 Boundary Amendment No. 2 and asked that it be submitted to the Common Council for its approval following the statutory requirements. Derek Beiderwieden moved, seconded by Ald. Raasch, to approve Resolution PC21-05. Upon vote, motion carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Derek Beiderwieden, Commissioner
<b>SECONDER:</b>	Dean Raasch, Alderperson
<b>AYES:</b>	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

8. A. Consideration and possible action on a variance to permit a non-conforming monument sign to be relocated, but continue to be 11'10" instead of the allowed 8'0" in the R-1 District at 2066 Lawrence DR (Parcel WD-L281-3). B. Consideration and possible action on a variance to permit a non-conforming monument sign to be relocated, but continue to be internally illuminated instead of external or backlit/halo illumination in the R-1 District at 2066 Lawrence DR (Parcel WD-L281-3).

City Planner Peter Schleinzi reviewed the sign variance for a non-conforming monument sign at 2066 Lawrence Drive for St Mark Lutheran Church. He explained that there are two different variance requests associated with relocating an existing non-conforming sign: height of the sign proposed to be 11 feet 10 inches instead of 8 feet and illumination proposed to be internal instead of external. Peter noted that there are eight criteria for proving a hardship exists and Plan Commission should specifically identify the hardship if a variance approval is granted. Ald. Raasch moved, seconded by Mayor Boyd, to open the meeting. Upon vote, motion carried unanimously. Scott Bertrand, who is the representative for the sign company and Jeff Lanier, who is the representative for St. Mark Lutheran Church were both in attendance to answer questions. Scott stated that the current sign is in need of refurbishment since the original sign was installed in 2003. The church would like to add more efficient lighting and also an electronic message board to the sign. Derek Beiderwieden asked for clarification on the hardship letter that was submitted. He stated that the documentation did not make sense and does not prove any hardship exists. Discussion followed and it was clarified that financial burden is not a hardship. Mayor Boyd moved, seconded by Ald. Raasch, to close the meeting. Upon vote, motion carried unanimously. Derek Beiderwieden moved, seconded by Ald. Raasch, to deny the variance request. After further discussion, Derek and Dean withdrew their motions to deny and made a new motion to table the item. Ald. Carpenter noted that if the item is tabled, it needs to be brought back to the next Plan Commission meeting. However, if it is referred back to staff, the petitioner can bring it back to a Plan Commission meeting at a later date once they have had enough time to prepare. After discussion, it was decided to rescind the motion to table, and a new motion to refer the item back to staff was made by Derek Beiderwieden and seconded by Ald. Raasch. Upon vote, motion carried unanimously. The same motion was made for Part B of the variance request by Derek Beiderweiden and seconded by Mayor Boyd. Upon vote, motion carried unanimously.

<b>RESULT:</b>	<b>REFERRED BACK TO STAFF [UNANIMOUS]</b>
<b>MOVER:</b>	Derek Beiderwieden, Commissioner
<b>SECONDER:</b>	Dean Raasch, Alderperson
<b>AYES:</b>	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

9. Consideration and possible action on a site plan that adds 1,194 SF to the north side, and 1,236 SF to the south side, of an existing building at 939 Lawrence DR (Parcel WD-D0216-2).

City Planner Peter Schleinzi reviewed the site plan request for 939 Lawrence Drive for a building addition to the north and south sides of an existing building. The north side addition uses a galvanized metal which is not an approvable material, but there is a past

history of the Plan Commission approving this type of material. Peter added that there is a gravel area that is currently used as parking and outdoor storage. Plan Commission may want to include that this area be paved in their recommendation. Mayor Boyd moved, seconded by Ald. Raasch, to open the meeting. David O'Brien with Bayland Building addressed the commission, stating that textured clad panel won't match with the rest of the building. Mayor Boyd moved, seconded by Brenda Busch, to go back to regular order. Upon vote, motion carried unanimously. Staff recommended approval of the site plan, subject to the conditions in the report, as well as the use of masonry textured metal panel. Mayor Boyd moved, seconded by Derek Beiderwieden, to approve the site plan request with the use the masonry textured metal panel, but not require the gravel area be paved at this time. Upon vote, motion carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	James Boyd, Mayor
<b>SECONDER:</b>	Derek Beiderwieden, Commissioner
<b>AYES:</b>	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

10. Consideration and possible action on a site plan that adds 28,727 SF to an existing 6,543 SF building with additional pavement for 17 auto parking stalls, truck parking with 2 loading docks and 1 overhead door, and a truck Y-turn at 1882 Commerce DR (Parcel ED-344-101-3).

City Planner Peter Schleinzi reviewed the site plan for a building and pavement addition at 1882 Commerce Drive. The building addition will more than double the square footage of the building. Staff recommended approval of the site plan, subject to the conditions in the report as well as the use of metal on the sides of the building and the metal panel on the front of the building. Ald. Raasch moved, seconded by Brenda Busch, to approve the site plan. Upon vote, motion carried unanimously.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dean Raasch, Alderperson
<b>SECONDER:</b>	Brenda Busch, Commissioner
<b>AYES:</b>	Boyd, Beiderwieden, Busch, Carpenter, Higgins, Raasch, Schilling

### Adjournment

Mayor Boyd moved, seconded by Derek Beiderwieden, to adjourn the meeting at 8:13 PM. Upon vote, motion carried unanimously.

Respectfully submitted,  
Kelly Barker

PLAN COMMISSION  
RESOLUTION PC 21-03

RECOMMENDING ADOPTION OF THE PROPOSED PLAN AMENDMENT TO MODIFY  
THE BOUNDARY FOR TAX INCREMENTAL FINANCING DISTRICT No.7  
(BOUNDARY AMENDMENT NO. 1)

WHEREAS, the proposed project plan amendment to modify the boundary for Tax Incremental Financing District No. 7 (TID #7) was filed with the City Clerk on July 9, 2021 and made available for inspection on weekdays between the hours of 7:30 a.m. and 5:00 p.m., and to any person requesting a copy thereof; and

WHEREAS, a public hearing scheduled pursuant to Wis. Stats. §66.1105(4)(e), which was held on July 26, 2021 affording interested parties a reasonable opportunity to express their views on the proposed boundary amendment as provided at Wis. Stats. §66.1105(4)(a) and (e); and

WHEREAS, notice of such hearing was published by Class 1 publication in the City's official newspaper on July 16, 2021 pursuant to Wis. Stats. § 66.1105(4)(h)1.; and

WHEREAS, a meeting pursuant to Wis. Stats. §66.1105(4)(m) of the TID #7 Joint Review Board within fourteen (14) days after the publication of the first notice of the above-referenced public hearing was held on July 23, 2021; and

WHEREAS, at the above-referenced public hearing conducted at the De Pere City Hall Council Chambers on July 26, 2021 at 7:00 p.m., the Plan Commission heard all interested parties, their agents and attorneys, regarding the proposed TID #7 boundary amendment and determined that the Project Plan and the District Boundaries as proposed are contiguous, contain only whole parcels, are in conformity with the City's Comprehensive Plan and are in the best interests of the City in order to foster logical and economic development and further that the

private development activities projected would not otherwise occur without tax incremental financing in that part of the City.

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

The Plan Commission recommends the District Boundaries for TID #7, City of De Pere, be amended as those boundaries are set forth in the proposed Project Plan Amendment to modify the boundary for such District, a copy of which is attached hereto and incorporated herein as if fully set forth.

BE IT FURTHER RESOLVED THAT:

The Plan Commission hereby adopts the Project Plan and District Boundary Amendment for Tax Incremental Financing District No. 7, City of De Pere, as prepared and presented by City staff; further, that such project plan is hereby submitted to the Common Council of the City of De Pere in accordance with Wis. Stats. §66.1105(4)(f).

Adopted by the Plan Commission of the City of De Pere, Wisconsin, this 26<sup>th</sup> day of

July, 2021.

APPROVED:



James Boyd, Mayor  
Plan Commission Chair

Ayes: 7

Nays: 0





# Common Council

## Regular Meeting

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

### Agenda

Tuesday, August 17, 2021

7:30 PM

Council Chambers and Virtual

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 **August 17, 2021** at **7:30 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET, DE PERE.**

**The public may attend the meeting either in person in the Council Chambers or electronically/telephonically. Electronic or telephonic access to the meeting is provided below:**

Computer/smart phone accessing <https://www.gotomeet.me/DePere>

OR

You can also dial in using your phone.  
United States (Toll Free): [1 866 899 4679](tel:18668994679)  
United States: [+1 \(312\) 757-3117](tel:+13127573117)  
Access Code: 154-883-285

*This meeting may also be rebroadcast on TV throughout the week and available on demand at <http://depercitywi.igm2.com/>.*

#### I. Call to Order

1. Roll Call
2. Pledge of Allegiance to the Flag.
3. Approval of the minutes of the August 3, 2021 Common Council meeting.
4. Public Hearing on a discontinuance of a public thoroughfare at the 100-200 BLK of Reid St, adjacent to Parcels WD-934, WD-936, WD-941, WD-942, WD-945, WD-945-1, WD-949-1, WD-950, WD-951, WD-952, WD-954,
  - A. Notice of Public Hearing.
  - B. Recommendation from the Plan Commission.
  - C. Resolution #21-72 Regarding a Vacation of a Portion of a Public Thoroughfare (Right-of-Way at the 100-200 Block of Reid Street Adjacent to Parcels WD-934, WD-936, WD-941, WD-942, WD-945, WD-945-1, WD-949-1, WD-950, WD-951, WD-952, WD-954).
5. Public comment upon matters not on the agenda.
6. Municipal Commendation "De Pere Legion Baseball - Class AAA State Tournament Champions."
7. COVID-19 update from the Health Department.
8. Consideration and Possible Action to Provide Employees with Emergency Paid Sick Leave for COVID-19.

9. Recommendation from the Board of Public Works to approve Definitely De Pere's Revised Request to use \$22,815 from the Stadium Tax Streetscape Allocation for Garbage & Recycle Receptacle Replacement Proposal
10. Recommendation from the Board of Public Works to award Contract 21-08 Manhole Repair and Rehabilitation to Northern Pipe, Inc in the amount of \$34,075.00
11. Recommendation from the Board of Public Works Regarding the Acquisition of Property Necessary to Construct Public Parking Facilities in and Adjacent to the Public Alley Located Between Reid Street and Main Avenue and 4th and 5th Streets.
  - A. To approve the preparation of a Relocation Order to acquire the necessary property interests involved in construction of the aforementioned parking facility improvements.
  - B. To approve the Law Department issuing a request for proposals for the necessary property appraisal work for such property acquisition.
  - C. Authorizing the Mayor and City Clerk to execute a standard City Consultant Agreement with the appraisal firm providing the lowest responsive proposal.
12. Recommendation from the License Committee on an application for a Class "B" Fermented Malt Beverage License and "Class C" Wine License for Aurora Rose, LLC (DBA Alpha Delights), 143 N. Wisconsin St. Submitted by Aurora Rose, LLC; Agent Heather Weisspeters, Denmark, WI.
13. Ordinance #21-17 Amending Section 6.1, De Pere Municipal Code, Regarding Meetings.
14. Ordinance #21-18 Amending Section 114-5, De Pere Municipal Code, Regarding Registration Requirements for Peddlers, Solicitors and Transient Merchants.
15. Resolution #21-86 Approving Municipal Project Agreement with Brown County (Southbridge Connector Interchange).
16. Resolution #21-87 Clean Energy Resolution.
17. Resolution #21-88 An Initial Resolution Authorizing the Sale and Issuance of General Obligation Promissory Notes; and Certain Related Details.
18. Resolution #21-89 An Initial Resolution Authorizing the Sale and Issuance of Taxable General Obligation Promissory Notes; and Certain Related Details.
19. Resolution #21-90 Authorizing Agreement for Statutory Assessor, Maintenance and Annual Full Market Revaluation Services with Accurate Appraisal LLC (October 1, 2021-September 30, 2025).
20. Resolution #21-91 Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District Number 7, City of De Pere, Wisconsin (Boundary Amendment #1).
21. Resolution #21-92 Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District Number 11, City of De Pere, Wisconsin (Boundary Amendment #1).
22. Resolution #21-93 Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District Number 12, City of De Pere, Wisconsin (Boundary Amendment #2).
23. Resolution #21-94 Terminating Tax Incremental Financing District No. 6 in the City of De Pere.

24. Appointments to boards and commissions by Mayor Boyd.
25. Voucher approval.
26. Future agenda items.
27. Adjournment.

Carey Danen  
City Clerk

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

Agenda Sent To:

Alderspersons  
City Administrator  
Mayor  
Department Heads  
TV, Newspapers & Radio Stations  
Kress Family Library  
De Pere Chamber of Commerce  
St. Norbert College INC  
David Nalepka, St. Norbert College  
Patricia Dart, St. Norbert College  
Medical College of Wisconsin INC  
Dan Lukes, St. Norbert College  
Heather Weisspeters, Alpha Delights  
Accurate Appraisal



# Common Council

## Regular Meeting

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

### Minutes

Tuesday, August 17, 2021

7:30 PM

Council Chambers and Virtual

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

Attendee Name	Title	Status	Arrived
Dan Carpenter	Aldersperson	Present	
Mike Eserkaln	Aldersperson	Present	
Jonathon Hansen	Aldersperson	Present	
Amy Chandik Kundingger	Aldersperson	Present	
Shana Defnet Ledvina	Aldersperson	Present	
John Quigley	Aldersperson	Present	
Dean Raasch	Aldersperson	Present	
Kelly Ruh	Aldersperson	Present	
James Boyd	Mayor	Present	

2. Pledge of Allegiance to the Flag.

3. Approval of the minutes of the August 3, 2021 Common Council meeting.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Dan Carpenter, Aldersperson
<b>SECONDER:</b>	Kelly Ruh, Aldersperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundingger, Ledvina, Quigley, Raasch, Ruh

4. Public Hearing on a discontinuance of a public thoroughfare at the 100-200 BLK of Reid St, adjacent to Parcels WD-934, WD-936, WD-941, WD-942, WD-945, WD-945-1, WD-949-1, WD-950, WD-951, WD-952, WD-954,

A. Notice of Public Hearing.

City Clerk Carey Danen reported that the notice of public hearing was published in the Green Bay Press Times on July 23, July 30, and August 6, 2021.

B. Recommendation from the Plan Commission.

Mayor Boyd declared the public hearing open; no one wished to speak. Mayor Boyd then declared the hearing closed. Development Services Director Dan Lindstrom reviewed the request and the recommendation from Plan Commission, noting that the resolution on tonight's agenda is for the second reading and final approval.

C. Resolution #21-72 Regarding a Vacation of a Portion of a Public Thoroughfare (Right-of-Way at the 100-200 Block of Reid Street Adjacent to Parcels WD-934, WD-936, WD-941, WD-942, WD-945, WD-945-1, WD-949-1, WD-950, WD-951, WD-952, WD-954).

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dean Raasch, Alderperson
<b>SECONDER:</b>	John Quigley, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

5. Public comment upon matters not on the agenda.

None.

6. Municipal Commendation "De Pere Legion Baseball - Class AAA State Tournament Champions."

Mayor Boyd read the commendation for the De Pere Legion Baseball team in recognition of their achievement. Coach Dan Lukes and senior team members Bennett Spaeth, Kaden Kosobucki, and Myles Jensen were present to receive the commendation.

7. COVID-19 update from the Health Department.

Health Director Debbie Armbruster reported that Brown County is at an 8.6% transmission rate as of August 10th, which is considered high. She provided an update on recent Health Department activities, including vaccine clinics at the Farmers Market, Beer Gardens, and the Brown County Expo, which would not have been possible without the department's short-term nurses. She recognized The Green Room, Seroogys, and The Bar/Graystone Ale House for their contribution of coupons as an incentive. Because of the surge, the upcoming Health and Fire Department open houses have been cancelled. The department's nurses have been assisting at The Brown County Expo; Deb acknowledged that they could not do this without our short term nurses. Finally, Debbie reported that booster vaccines have been approved for immunocompromised people; they are expecting approval soon for all other groups. Staff is planning clinics for both influenza shots and COVID boosters.

8. Consideration and Possible Action to Provide Employees with Emergency Paid Sick Leave for COVID-19.

Alderperson Hansen moved, seconded by Alderperson Ledvina to approve the request. City Administrator Larry Delo asked that the motion be amended to authorize the inclusion of collective bargaining units, based on the successful negotiation of an MOU before they would be able to receive the additional leave time. The mover and seconder confirmed their agreement with this change. Human Resources Director Shannon Metzler requested an amendment to the motion to make it contingent upon staff confirming that it is legally permissible to provide this as an incentive. She explained there is a cap to any incentives the City provides. Staff had initially recommended offering the leave time to vaccinated staff only as an incentive, but if it exceeds the threshold, it would be offered to all employees. She needs to run the numbers, because the incentive amount can only be so large before it is no longer considered voluntary, but

rather coercive and basically a mandate to get the vaccine. It is calculated based on a percentage of the family medical premium, and she is waiting to hear back what that threshold is. Discussion followed about referring back to staff rather than approving with a contingency. Alderperson Carpenter moved, seconded by Alderperson Raasch to amend the motion to refer it back to staff. Upon vote, the motion to refer back to staff carried with Alderperson Hansen voting nay.

City Attorney Judy Schmidt-Lehman indicated that her understanding of Alderperson Carpenter's motion is that it would be referred back to staff only if the HR director found out that the cap would be exceeded. If it was intended to refer the item back to staff regardless, then it was not in order with the motion already on the floor. She asked the Mayor to make a ruling if the amendment was out of order; Mayor Boyd found that the motion to refer back to staff was out of order and therefore invalidated.

Judy suggested two alternatives that would comply with Roberts Rules: 1) vote on the original motion. If it fails, then a new motion can be made; or 2) make a motion to amend the motion currently on the floor to table rather than refer back to staff.

Alderperson Hansen moved, seconded by Alderperson Raasch to table the request. Upon vote, motion carried unanimously.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b> <b>Next: 9/7/2021 7:30 PM</b>
<b>MOVER:</b>	Jonathon Hansen, Alderperson
<b>SECONDER:</b>	Shana Defnet Ledvina, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

9. Recommendation from the Board of Public Works to approve Definitely De Pere's Revised Request to use \$22,815 from the Stadium Tax Streetscape Allocation for Garbage & Recycle Receptacle Replacement Proposal

Alderperson Quigley stated that while he intends to support this request, he is a little concerned that the cost for the City logo is \$110 per receptacle. He asked if there would be a more cost effective option. Alderperson Hansen pointed out that having the City logo on the receptacles is part of the rebranding initiative to create a cohesive identity for the City. Alderperson Raasch said he prefers to have the garbage can upgrade as part of the City budget, and direct Definitely De Pere to use the streetscape allocation for something else.

Alderperson Hansen moved, seconded by Alderperson Carpenter to open the meeting. Upon vote, motion carried unanimously. Tina Quigley, Executive Director of Definitely De Pere was asked her opinion on the City picking up the tab for the garbage cans. She said this project has been discussed for several years; it is a very important amenity now that De Pere is striving to be more pedestrian friendly. She would be happy to turn this project over to the City if the funds can be allocated. Alderperson Raasch moved, seconded by Alderperson Carpenter to close the meeting. Upon vote, motion carried unanimously.

Alderperson Kundinger asked how the project would be funded if it shifts to the City. Discussion followed regarding alternative funding sources and the pros and cons of using stadium tax funds for this purpose. Mayor Boyd clarified there will still be funds left in the streetscape budget, even after this expenditure.

<b>RESULT:</b>	<b>APPROVED [7 TO 1]</b>
<b>MOVER:</b>	Dan Carpenter, Alderperson
<b>SECONDER:</b>	Jonathon Hansen, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Ruh
<b>NAYS:</b>	Raasch

10. Recommendation from the Board of Public Works to award Contract 21-08 Manhole Repair and Rehabilitation to Northern Pipe, Inc in the amount of \$34,075.00

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	John Quigley, Alderperson
<b>SECONDER:</b>	Shana Defnet Ledvina, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

11. Recommendation from the Board of Public Works Regarding the Acquisition of Property Necessary to Construct Public Parking Facilities in and Adjacent to the Public Alley Located Between Reid Street and Main Avenue and 4th and 5th Streets.

A. To approve the preparation of a Relocation Order to acquire the necessary property interests involved in construction of the aforementioned parking facility improvements.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Dean Raasch, Alderperson
<b>SECONDER:</b>	Kelly Ruh, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

B. To approve the Law Department issuing a request for proposals for the necessary property appraisal work for such property acquisition.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Dean Raasch, Alderperson
<b>SECONDER:</b>	Dan Carpenter, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

C. Authorizing the Mayor and City Clerk to execute a standard City Consultant Agreement with the appraisal firm providing the lowest responsive proposal.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Dean Raasch, Alderperson
<b>SECONDER:</b>	Shana Defnet Ledvina, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

12. Recommendation from the License Committee on an application for a Class "B" Fermented Malt Beverage License and "Class C" Wine License for Aurora Rose, LLC (DBA Alpha Delights), 143 N. Wisconsin St. Submitted by Aurora Rose, LLC; Agent Heather Weisspeters, Denmark, WI.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Dan Carpenter, Alderperson
<b>SECONDER:</b>	Mike Eserkaln, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

13. Ordinance #21-17 Amending Section 6.1, De Pere Municipal Code, Regarding Meetings.

Alderperson Raasch inquired about the impetus for the change. City Attorney Judy Schmidt-Lehman explained that the request was presented to Finance-Personnel Committee last month, because there are some local civic events that have traditionally conflicted with Council meeting nights (i.e., the National Night Out event). Judy noted that this amendment would be for Council meetings only. Alderperson Hansen asked if an e-mail communication would qualify as written notice; Judy confirmed that it would.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jonathon Hansen, Alderperson
<b>SECONDER:</b>	John Quigley, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

14. Ordinance #21-18 Amending Section 114-5, De Pere Municipal Code, Regarding Registration Requirements for Peddlers, Solicitors and Transient Merchants.

Alderperson Hansen asked how this requirement would apply to out-of-state companies with no physical presence in Wisconsin. City Clerk Carey Danen replied that staff will research the Department of Revenue's requirements for out-of-state sellers.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jonathon Hansen, Alderperson
<b>SECONDER:</b>	Shana Defnet Ledvina, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

15. Resolution #21-86 Approving Municipal Project Agreement with Brown County (Southbridge Connector Interchange).

Alderperson Hansen asked if the County's agreement with the town of Lawrence is expected to be a 50/50 split as well; Public Works Director Scott Thoresen confirmed that it is. Alderperson Hansen reminded residents that the Southern Bridge project will need state and federal funding, and encouraged viewers to contact their representatives.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dean Raasch, Alderperson
<b>SECONDER:</b>	Dan Carpenter, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

16. Resolution #21-87 Clean Energy Resolution.

Alderperson Kundinger moved, seconded by Alderperson Ledvina to open the meeting. Upon vote, motion carried unanimously. Renee Gasch, De Pere resident and



Sustainability Commission member, stated that she is very proud to have co-authored this resolution with her fellow commissioners. She asked for the Council's blessing on the clean energy resolution. De Pere resident Bobbie Webster spoke in favor of the resolution. She asked Council members to consider striking the statement in paragraph three about natural gas vehicles, and to include firm benchmarks in the resolution. Casey Hicks, Northeast region organizer with Wisconsin Conservation Voters, asked Council members to set target dates to reach the goal of 100% clean energy. De Pere business owner Alex Galt stated that climate change is already affecting his business, and urged Council to vote in favor of this resolution. Alderperson Raasch moved, seconded by Alderperson Hansen to close the meeting. Upon vote, motion carried unanimously. Discussion followed regarding the development of a work plan to accompany the resolution and establishing benchmarks, as well as steps the City has already taken to meet clean energy goals.

<b>RESULT:</b>	<b>ADOPTED [6 TO 2]</b>
<b>MOVER:</b>	John Quigley, Alderperson
<b>SECONDER:</b>	Shana Defnet Ledvina, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley
<b>NAYS:</b>	Raasch, Ruh

17. Resolution #21-88 An Initial Resolution Authorizing the Sale and Issuance of General Obligation Promissory Notes; and Certain Related Details.

Justin Fisher, Investment Advisor from Baird, provided a brief review of the City's financial status and borrowing plan.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Shana Defnet Ledvina, Alderperson
<b>SECONDER:</b>	Dan Carpenter, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

18. Resolution #21-89 An Initial Resolution Authorizing the Sale and Issuance of Taxable General Obligation Promissory Notes; and Certain Related Details.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dean Raasch, Alderperson
<b>SECONDER:</b>	Amy Chandik Kundinger, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

19. Resolution #21-90 Authorizing Agreement for Statutory Assessor, Maintenance and Annual Full Market Revaluation Services with Accurate Appraisal LLC (October 1, 2021-September 30, 2025).

Mayor Boyd stated that due to some recent information received, staff is requesting that this item be referred back for further evaluation.

<b>RESULT:</b>	<b>REFERRED BACK TO STAFF [UNANIMOUS]</b>
<b>MOVER:</b>	Dean Raasch, Alderperson
<b>SECONDER:</b>	Amy Chandik Kunding, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh

20. Resolution #21-91 Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District Number 7, City of De Pere, Wisconsin (Boundary Amendment #1).

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dan Carpenter, Alderperson
<b>SECONDER:</b>	Amy Chandik Kunding, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh

21. Resolution #21-92 Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District Number 11, City of De Pere, Wisconsin (Boundary Amendment #1).

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jonathon Hansen, Alderperson
<b>SECONDER:</b>	Dean Raasch, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh

22. Resolution #21-93 Approving the Proposed Project Plan Amendment to Modify the District Boundaries of Tax Incremental Financing District Number 12, City of De Pere, Wisconsin (Boundary Amendment #2).

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dean Raasch, Alderperson
<b>SECONDER:</b>	John Quigley, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh

23. Resolution #21-94 Terminating Tax Incremental Financing District No. 6 in the City of De Pere.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Dan Carpenter, Alderperson
<b>SECONDER:</b>	Dean Raasch, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kunding, Ledvina, Quigley, Raasch, Ruh

24. Appointments to boards and commissions by Mayor Boyd.

City Attorney Judy Schmidt-Lehman indicated that while Alderperson Quigley is on the appointments list, there is no requirement for him to abstain from voting.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Shana Defnet Ledvina, Alderperson
<b>SECONDER:</b>	John Quigley, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

25. Voucher approval.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Dean Raasch, Alderperson
<b>SECONDER:</b>	Kelly Ruh, Alderperson
<b>AYES:</b>	Carpenter, Eserkaln, Hansen, Kundinger, Ledvina, Quigley, Raasch, Ruh

26. Future agenda items.

None.

27. Adjournment.

Alderperson Raasch moved, seconded by Alderperson Ledvina to adjourn the meeting at 9:05 PM. Upon vote, motion carried unanimously.

Respectfully submitted,  
Carey Danen, City Clerk

## RESOLUTION #21-91

## APPROVING THE PROPOSED PROJECT PLAN AMENDMENT TO MODIFY THE DISTRICT BOUNDARIES OF TAX INCREMENTAL FINANCING DISTRICT NUMBER 7, CITY OF DE PERE, WISCONSIN (Boundary Amendment #1)

WHEREAS, pursuant to the direction of the Common Council and with its advice and consent, the Plan Commission of the City of De Pere has taken all steps required by Wis. Stats. §66.1105 to Amend the Project Plan for Tax Incremental Financing District No. 7 (TID #7) as provided in Resolution #PC 21-03 of the Plan Commission of the City of De Pere Recommending Adoption of the Proposed Project Plan Amendment to Modify the Boundaries of Tax Incremental Financing District No. 7, attached hereto and incorporated herein as Exhibit A; and

WHEREAS, in accordance with all the recitations and findings in the above-referenced Resolution of the Plan Commission and the Common Council being aware of all proceedings of the Plan Commission in regard to the Boundary Modification of Tax Incremental Financing District No. 7, including the public hearing held thereon before the Plan Commission on July 26, 2021 at 7:00 p.m., the Common Council wishes to adopt this Resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

1. The boundaries of Tax Incremental District Number 7, City of De Pere (TID #7) are hereby modified by subtracting the following whole unit of property therefrom:

Tax Parcel ED-812, described as follows:

*That Part of Lot 1 Of CSM 9325 In 2964036 lying within TID # 7 being all of Lots 5-8 & Part of Lots 1-4, 9 & 10 Block 17 of Original Plat of De Pere & Being Part Of Dickinson's Addition to Original Plat Of De Pere*

as specified in the Project Plan Amendment to Modify the Boundary for Tax Incremental District No. 7, in the City of De Pere, Wisconsin, attached and incorporated herein as Exhibit B. The District contains only whole units of property as are assessed for general property tax purposes.

2. The Property within the District does not include any annexed territory that was not within the boundaries of the City on January 4, 2004, and contains only whole units of property.

3. The District was created on October 17, 2006 as amended September 2014 (Base Value Recalculation) and amended August 2016 (Project Plan Amendment). The Common Council modifies the District boundaries as of this date (August 17, 2021), with an effective base value date of January 1, 2021 reflecting the lands subtracted from the district.
4. The Common Council finds and declares that:
  - A. Not less than 50% of the real property within TID #7 is a blighted area as defined in Wis. Stats. §66.1105(4) (c) and (gm) 4.a.
  - B. Based upon such findings and the identification and classification of the property in the district, TID #7 is a Blighted Area District.
  - C. The improvement of such area is likely to enhance significantly the value of the District.
  - D. The private development activities projected in the Project Plan would not occur without tax incremental financing.
  - E. The equalized value of the taxable property in TID #7 plus the value increment of all other existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
  - F. The Project Plan costs directly relate to the elimination of blight within TID #7 consistent with the purpose for which TID #7 was created.
  - G. The Project Plan is feasible and in conformity with the Master Plan of the City of De Pere (the City of De Pere Comprehensive Plan of 2010).
5. The Common Council, pursuant to Wis. Stats. §66.1105(4)(gm), hereby adopts and approves the Project Plan Amendment to Modify the District Boundaries for TID #7, a copy of which is attached to Resolution #PC 21-03 and is incorporated herein as is fully set forth.

BE IT FURTHER RESOLVED THAT:

The Development Services Director is authorized and directed to take all actions reasonably necessary to transmit to the Joint Review Board the public records, planning documents, and this Resolution with all deliberate speed.

BE IT FURTHER RESOLVED THAT:

The Development Services Director is authorized and directed to schedule a meeting of the Joint Review Board for the purpose of considering approval of this Resolution and the modification of the District Boundaries of TID #7, City of De Pere.

BE IT FURTHER RESOLVED THAT:

Upon approval of Project Plan Amendment for the Modification of the District Boundaries for TID #7, City of De Pere and pursuant to Wis. Stats. §66.1105(5)(a), the City Clerk is authorized and directed to submit as necessary all applications and other


materials required or determined necessary by the Wisconsin Department of Revenue for re-determination and certification of the tax incremental base of TID #7.

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 17<sup>th</sup> day of August, 2021.

APPROVED:

  
\_\_\_\_\_  
James G. Boyd, Mayor

ATTEST:

  
\_\_\_\_\_  
Carey E. Danen, City Clerk

Ayes: 8

Nays: 0