

Public Information Meeting
Alley Reconstruction –
Between Main & Fox River
From Fourth to Third

February 11, 2026
5:00 PM



Meeting Overview – Project 26-14

- Introductions
 - Eric Rakers - City Engineer
 - Chase Kuffel – Assistant City Engineer
 - Adam Baeten – Engineer Senior Technician
 - Scott Thoresen – Direct of Public Works
 - Quasan Shaw – Community and Economic Development Specialist
- Project Improvements and Assessments
- Project Timing and Impacts
- City Assistance and Façade Grants
- Open Discussion and Questions



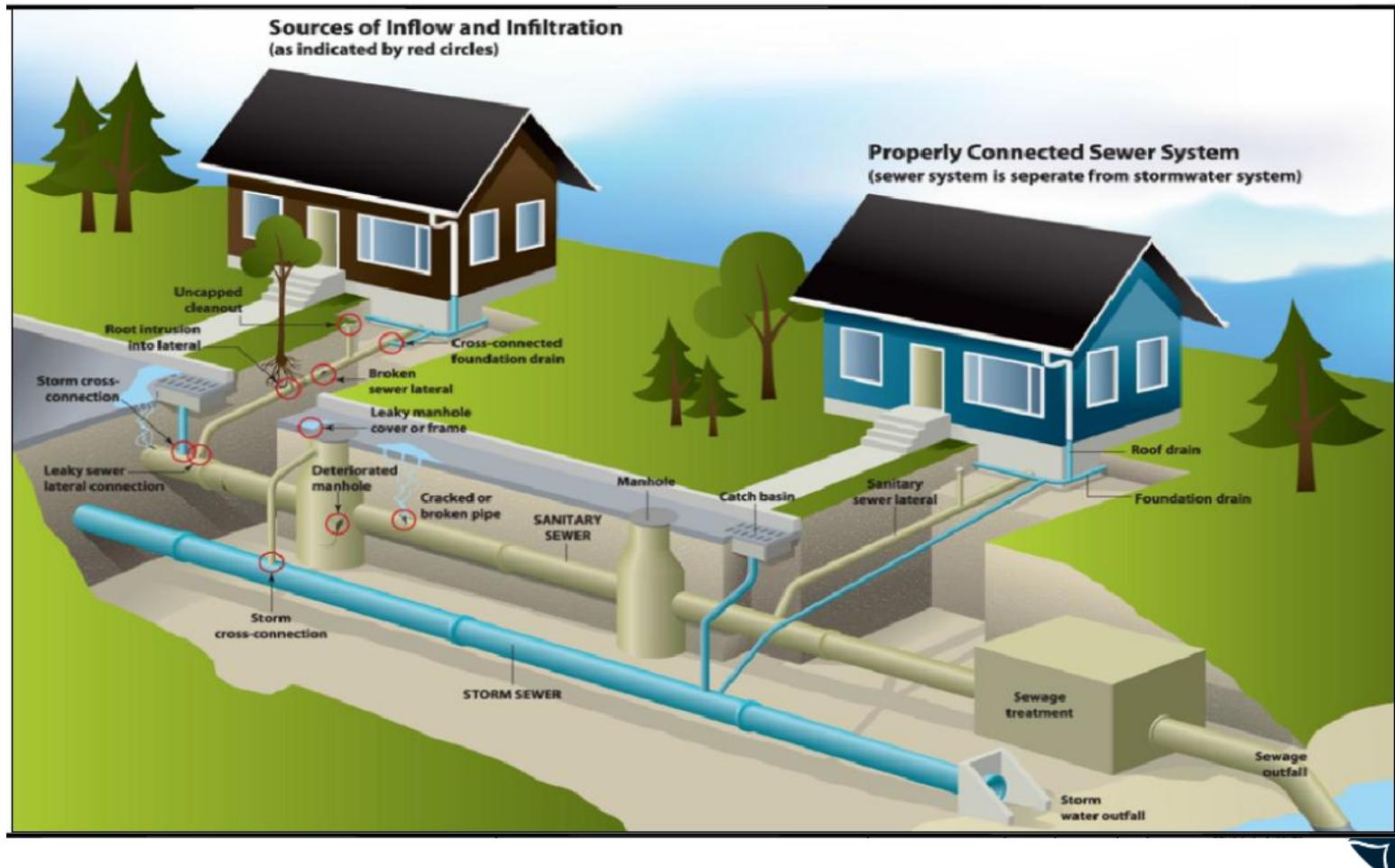
Project Terminology

- Sanitary Main, Storm Main, and Water Main
- Sewer Laterals and Water Services



Project Terminology

- Sanitary vs Storm
- Main vs Laterals



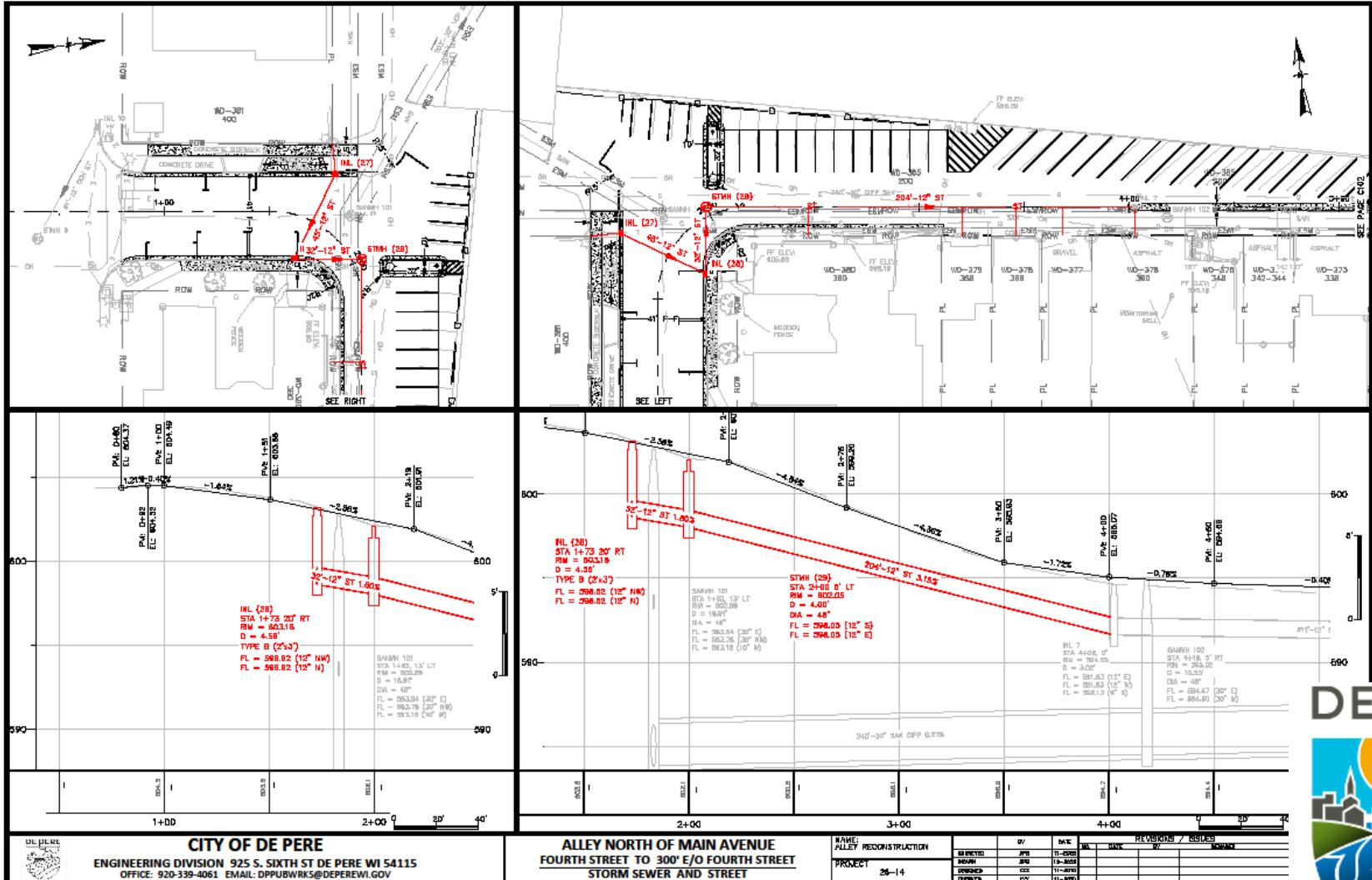
Project Improvements

- **Project 26-14 – Main Alley Reconstruction**
 - Pavement Reconstruction
 - Fourth Street – Main Avenue to alley
 - Main Alley – Fourth to Third Street
 - Third Street/Hicks Square – Main Avenue to alley
 - Sanitary Sewer – No work planned. Sanitary main has been lined.
 - Storm Sewer – Storm sewer main and/or laterals being added.
 - Water Main – Water main is located on Main Avenue. Main and services to be replaced in 2027.
 - Dumpster Construction
- **Assessments**
 - Storm sewer main and/or laterals
 - Dumpster construction



Project Improvements

- **Proposed Street Improvements – Plan Review**



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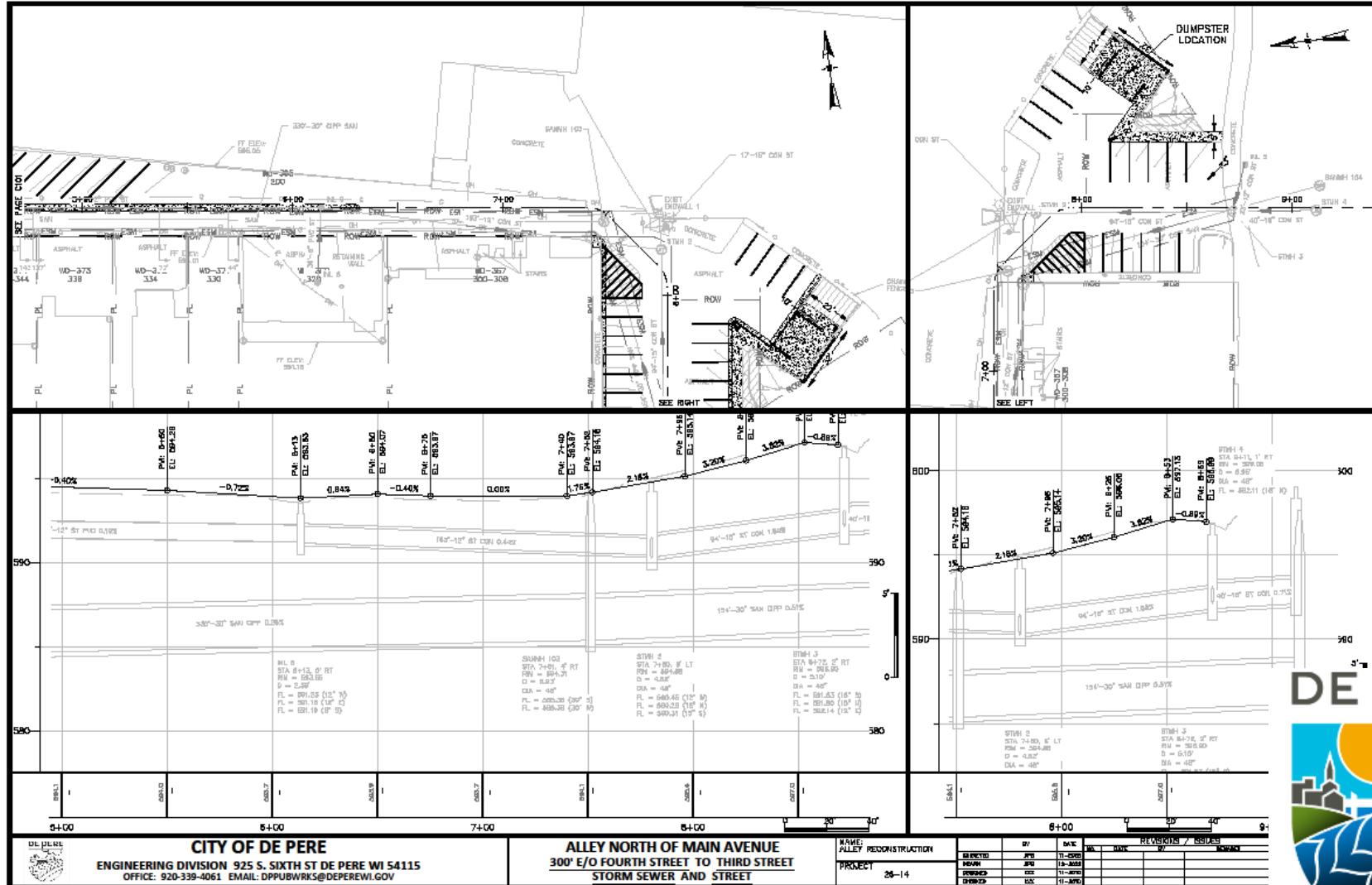
ENGINEERING DIVISION 925 S. SIXTH ST DE PERE WI 54115
OFFICE: 920-339-4061 EMAIL: DPPUBWRKS@DEPEREWI.GOV

**ALLEY NORTH OF MAIN AVENUE
FOURTH STREET TO 300' E/O FOURTH STREET
STORM SEWER AND STREET**

NAME: ALLEY RECON
PROJECT 26

Project Improvements

- Proposed Street Improvements – Plan Review



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Assessment Information – Storm Sewer

- Special Assessments - New Storm Sewer and /or Lateral Only
- There is no assessment if you are already have a storm lateral.
- The storm lateral assessment will be due in full when one of the following conditions is triggered:
 - When the property connects to the newly installed storm sewer lateral.
 - When the property is transferred (sold).
 - When the property is subdivided.
 - 25 years from when the final assessment resolution is passed.
- No interest will accrue if the assessment is paid in full within 30 days from when the assessment is invoiced. After 30 days, interest will accrue for a period of 10 years.



Sanitary Lateral Replacement Program

- Program Overview

- Work led by the private property owner
- Lateral replacement with pipe bursting or lining
- 50% reimbursement for up to \$3,300 (\$6,600 project)
- Replacement from sewer main into building
- Asphalt restoration by the City

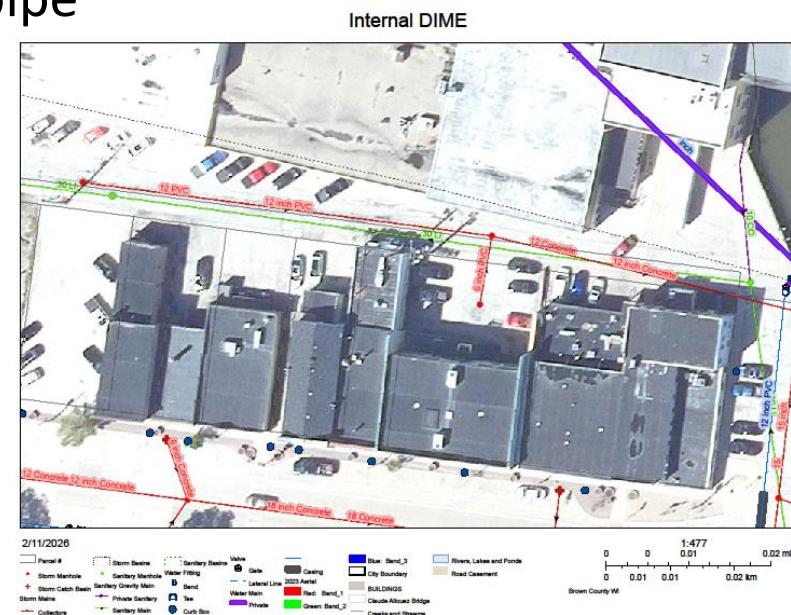
- Eligible Expenses

- Lateral rehabilitation with plastic pipe
- Concrete basement floor repair

- Noneligible Expenses

- Finished basements
- Plumbing conflicts
- Internal piping rehabilitation

- Coordinate Prior to Construction



Project 26-14 – Main Alley Reconstruction Dumpster Enclosure Discussion



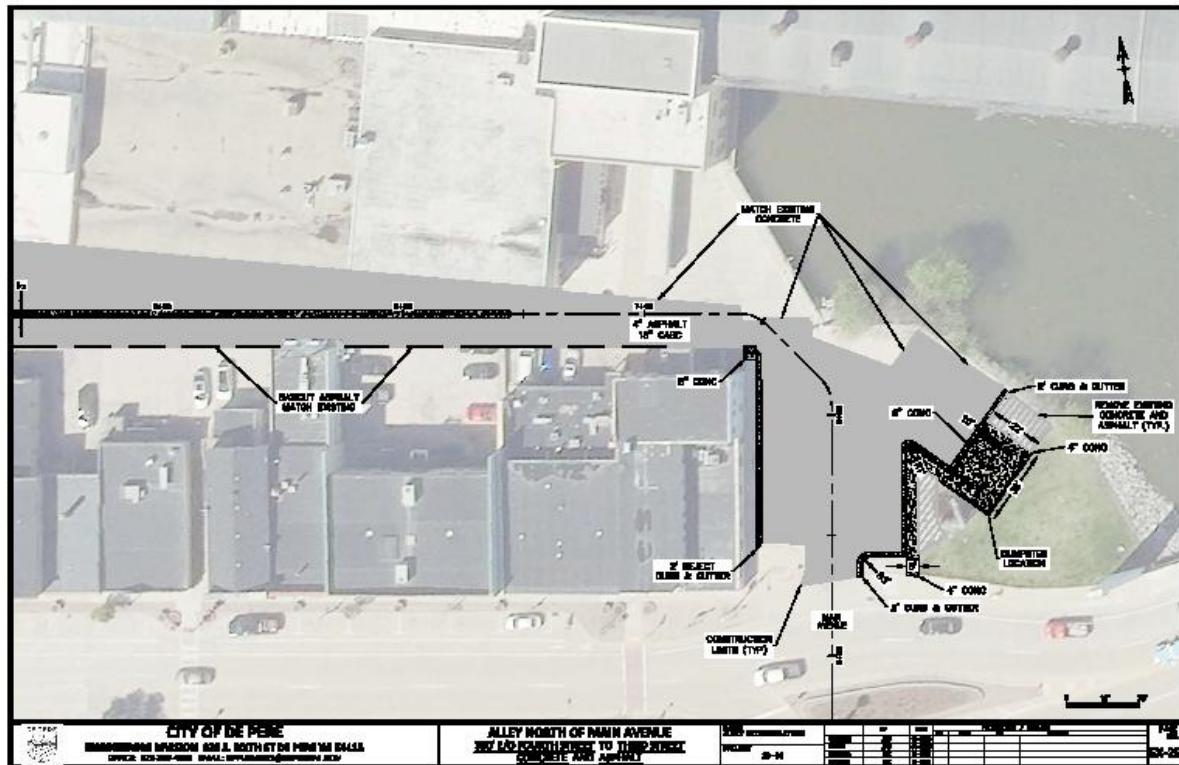
Dumpster Enclosure Discussion

- Dumpster enclosure requirements
- Discuss dumpster enclosure location
- Dumpster enclosure will be similar to Nicolet Square, Marquette Square, 400 Block Main Ave, Mission Square
- Timeline for building enclosure and implementing use of dumpster collection
- Creation of Recyclable and Garbage Common Collection Service District Ordinance
- Annual Assessments

Dumpster Enclosure Requirements

- Similar to Nicolet Square, Marquette Square, 400 Block Main Ave, and Mission Square
- The City will provide dumpster enclosure
- City will administer garbage and recycling collection
- City will provide area for storage of grease containers if necessary
- Property owner may opt out if their property allows for building of enclosures per City ordinance

Enclosure Location



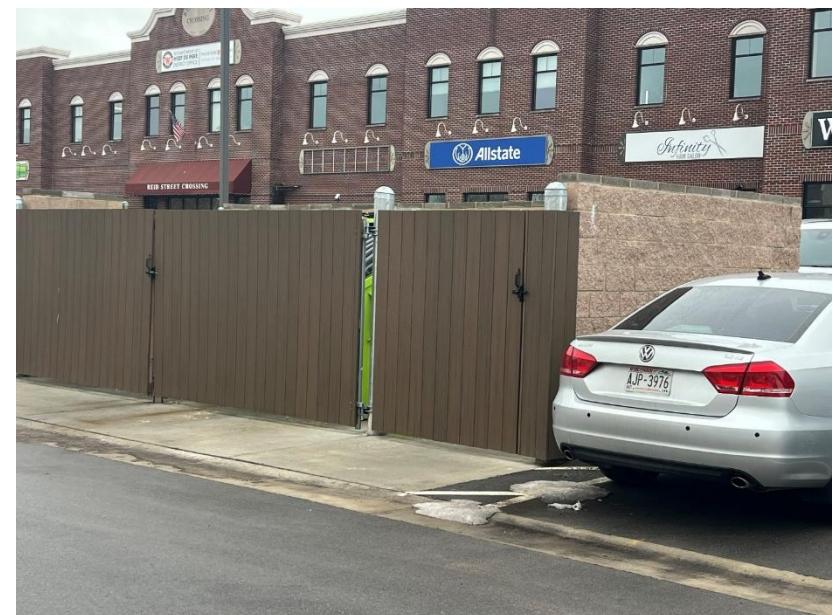
Nicolet Square Enclosure



Marquette Square Enclosure



400 Main Avenue Alley Enclosure



Mission Square Enclosure



Mill Alley

Enclosures Timeline

- Public informational meeting 2/11/2026
- City will bid construction of enclosures in early 2026
- Construct enclosures summer/fall 2026
- Collection services to begin by 12/1/26
- City to collect all polycarts by 12/31/26

Creation of Ordinance

- Similar to Sec. 82-12. Nicolet Square, Marquette Square, 400 Block Main Av, and Mission Square Recyclable and Garbage Common Collection Service District

Annual Assessment

- Calculated annually
- 1st assessment will be on 2027 tax bill

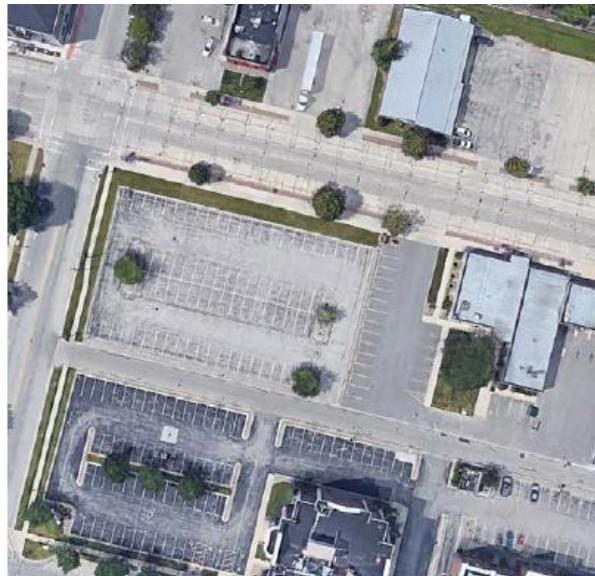
2026 Assessment For Dumpster Collection Services

2026 ASSESSMENTS FOR DUMPSTER COLLECTION SERVICES

PARCEL ID	OWNER	COMMERCIAL COLLECTION RATE	FIXED MONTHLY COSTS	COMMERCIAL COLLECTION RATE MONTHLY COSTS	FIXED & COMMERCIAL COLLECTION RATE MONTHLY COSTS	2026 TOTAL ANNUAL ASSESSMENT
WD-906	PHE WI LLC	1.115	\$ 11.97	\$ 1.38	\$ 13.34	\$ 160.12
WD-907	GAVIC HOLDINGS LLC	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
WD-908	313 MAIN IN DE PERE LLC	1.115	\$ 11.97	\$ 1.38	\$ 13.34	\$ 160.12
WD-909	LIFE CHURCH GREEN BAY INC	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
WD-910	LIFE CHURCH GREEN BAY INC	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
WD-911	TILKENS HOLDING LLC	1.115	\$ 11.97	\$ 1.38	\$ 13.34	\$ 160.12
WD-912	NICK BROTHERS PARTNERSHIP	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
WD-913	MIRHASHEMI INC	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
WD-915	MANNING RONALD & MARY PPUTZENREUTER JT REV	1.115	\$ 11.97	\$ 1.38	\$ 13.34	\$ 160.12
WD-917	SAKS HOLDINGS LLC	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
WD-918	CONNECTIVE PROPERTIES LLC	1.115	\$ 11.97	\$ 1.38	\$ 13.34	\$ 160.12
WD-920	SAKS HOLDINGS LLC	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
WD-921	ABTS INVESTMENTS LLC	1.115	\$ 11.97	\$ 1.38	\$ 13.34	\$ 160.12
WD-922	DENNIS M & CLAUDIA D LARSON	1.115	\$ 11.97	\$ 1.38	\$ 13.34	\$ 160.12
WD-923	SAKS HOLDINGS LLC	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
WD-925	BLACK PUCK REALTY LLC	1.115	\$ 11.97	\$ 1.38	\$ 13.34	\$ 160.12
WD-931	AIANGO PROPERTIES LLC	1.115	\$ 11.97	\$ 1.38	\$ 13.34	\$ 160.12
ED-857	UNION HOTEL CORP	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
ED-850	THE LEE BUILDING CORP C/O MICHAEL L SAVOLT	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
ED-848	SERA K PROPERTIES LLC	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
ED-847	STARRY DEVELOPMENT LLC	1.115	\$ 11.97	\$ 1.38	\$ 13.34	\$ 160.12
ED-842	WADE CONARD	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
ED-840	THE LEE BUILDING CORP	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
ED-837	FIT FAMILY LLC	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
ED-836	FIT FAMILY LLC	1.115	\$ 11.97	\$ 1.38	\$ 13.34	\$ 160.12
WD-884	SCHLEIS PROPERTIES LLC	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
WD-885	LANCE & SHANNA KOLTZ	1.115	\$ 11.97	\$ 1.38	\$ 13.34	\$ 160.12
WD-886	LANCE & SHANNA KOLTZ	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
WD-887	FORMULATE INFINITY HOMES LLC	1.115	\$ 11.97	\$ 1.38	\$ 13.34	\$ 160.12
WD-888	417 MAIN LLC	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
WD-889	JAMES KROPP	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
WD-288	CHEDDAR HOUSE LLC	1.115	\$ 11.97	\$ 1.38	\$ 13.34	\$ 160.12
ED-816	416 GEORGE ST LLC	1.115	\$ 11.97	\$ 1.38	\$ 13.34	\$ 160.12
ED-824	BEILKE LLC	1.115	\$ 11.97	\$ 1.38	\$ 13.34	\$ 160.12
ED-826	BIRDER STUDIO OF PERFORMING ARTS INC	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
ED-828	HZ PROPERTIES LLC	1.115	\$ 11.97	\$ 1.38	\$ 13.34	\$ 160.12
ED-829	ZOELLER THOMAS G REVOCABLE TRUST	1.115	\$ 11.97	\$ 1.38	\$ 13.34	\$ 160.12
ED-831	SAKS HOLDINGS LLC	6.770	\$ 11.97	\$ 69.05	\$ 81.02	\$ 972.22
ED-833	SAKS HOLDINGS LLC	1.115	\$ 11.97	\$ 1.38	\$ 13.34	\$ 160.12

City of De Pere Assistance

- Brownfield Program
- Contracted with Stantec
- Provide assistance with Phase 1 and Phase 2 environmental assessments



Façade Grants

- Support the rehabilitation and renovation of exterior building facades in the downtown.
- Grant provides \$1 of City funds for \$1 of private funds for eligible expenses (100 % match)
- Grant is determined by the length of the building, measured along the total linear frontage of adjacent public right of way, up to \$30,000 per property.

Building Width	Maximum Grant Amount
1' to 60'	\$10,000
61'-120'	\$20,000
121'+	\$30,000



Façade Grants



Eligible & Ineligible Expenses

Eligible Expenses

1. New Windows and Doors
2. Window and Door Repair
3. Exterior Demolition
4. Exterior Construction including, electric, materials, labor.
5. Exterior Lighting
6. Pressure Washing
7. Painting
8. Roof upgrade/replacement that improves the overall building appearance.
9. Gutters/Downspouts
10. Waste Disposal
11. Decorative Awnings (no business specific graphics)
12. Contractor's Fees – Profit – Overhead directly related to exterior work

13. Permanent Exterior Site Work – Landscape, hardscape, pedestrian amenities, pergolas, etc.
14. Signage (if included as part of a more extensive façade renovation project)
15. Restoration or renovation of historical identifying features that may not be relevant to the current building use (reviewed on a case-by-case basis)
16. Other expenses as approved by the Redevelopment Authority

Ineligible Expenses

1. Signage as a standalone request
2. Any improvement that could be removed from the building as personal property.
3. Security Cameras
4. Interior Improvements
5. Design/Engineering/Professional Fees
6. Roof repair/replacement that does not alter the appearance of the building.



Project Schedules

- Alley Reconstruction – City of De Pere – 2026
 - Access during construction
- Main Avenue Utility Relay – City of De Pere – 2027
- Main Avenue Reconstruction – WisDOT - 2028

Project Vicinity



Project ID 4190-17-00/71/72
Main Ave. & Reid St., City of De Pere
3rd Street - 8th Street
WIS, Brown County

Project Location



June 2022

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City Project Impacts

- **2027 Utility Construction – City of De Pere**
 - Water Main and Services
 - Building Access

ArcGIS - Internal DIME

<https://depere.maps.arcgis.com/home/webmap/print.html>

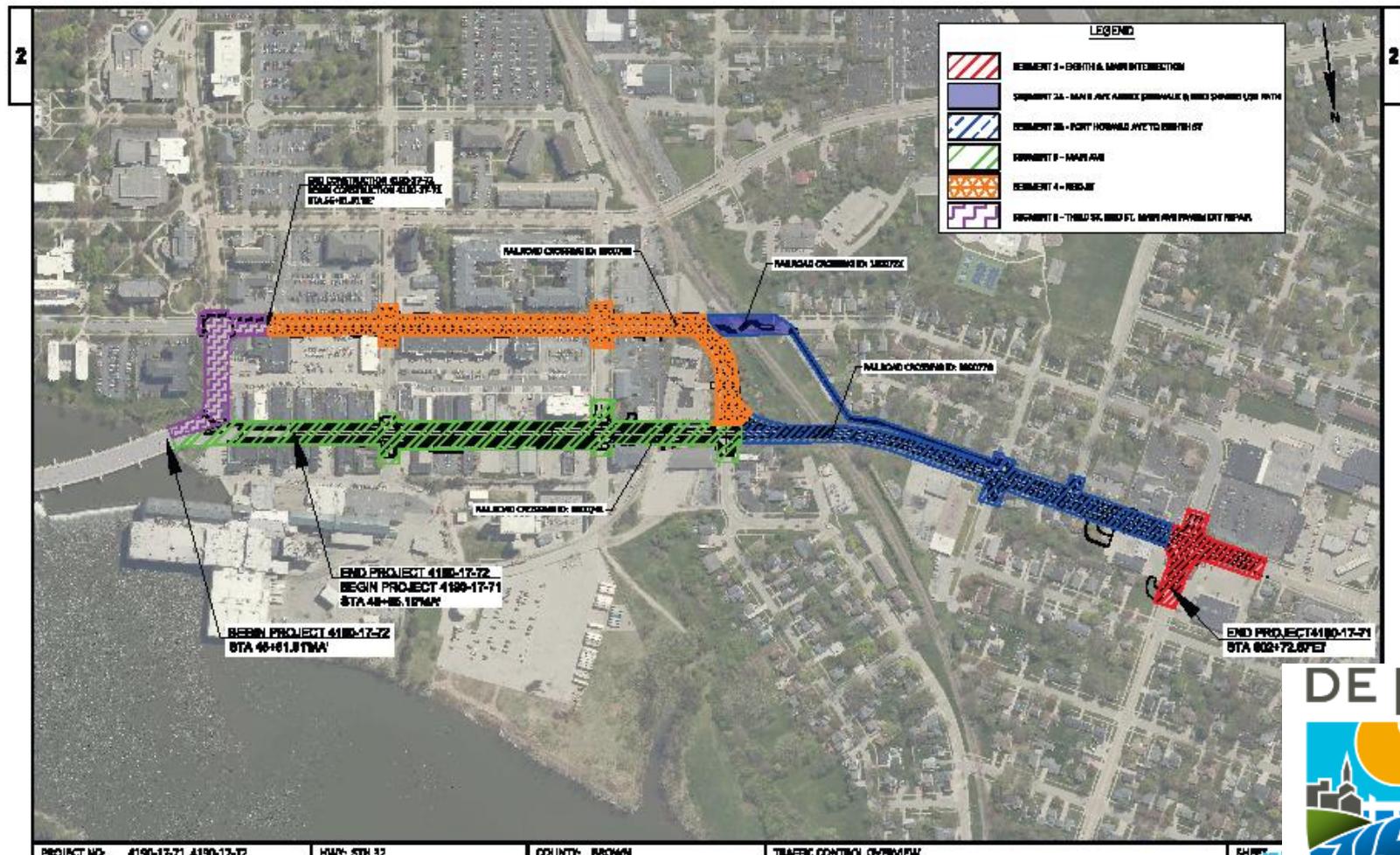


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WisDOT Project Impacts

- Main Avenue Reconstruction – WisDOT – 2028
- Proposed Staging



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Closing

- City Contacts for Projects
 - Engineering Questions - Eric Rakers or Chase Kuffel
 - Eric Rakers 920-339-4061 (erakers@deperewi.gov)
 - Chase Kuffel 920-339-4061 (ckuffel@deperewi.gov)
 - Adam Baeten 920-639-1147 (abaeten@deperewi.gov)
 - Façade Grant Questions – Quasan Shaw
 - 920-339-2372 (qshaw@deperewi.gov)
 - Dumpster Enclosure Questions – Scott Thoresen
 - 920-339-4061 (sthoresen@deperewi.gov)