



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appletonwi.gov

Meeting Agenda - Final Common Council

Wednesday, February 19, 2025

7:00 PM

Council Chambers

- A. CALL TO ORDER
- B. INVOCATION
- C. PLEDGE OF ALLEGIANCE TO THE FLAG
- D. ROLL CALL OF ALDERPERSONS
- E. ROLL CALL OF OFFICERS AND DEPARTMENT HEADS
- F. APPROVAL OF PREVIOUS COUNCIL MEETING MINUTES
 - [25-0086](#) Common Council Meeting Minutes of February 5, 2025
 - Attachments:** [CC Minutes 2-5-25.pdf](#)
- G. BUSINESS PRESENTED BY THE MAYOR
 - [25-0107](#) I-41 Project Update Presentation
 - Attachments:** [I-41 PROJECT UPDATES Feb 2025.pdf](#)
 - [25-0108](#) Appleton Public Arts Committee Reappointment
 - Attachments:** [APA Reappointment 2-19-25.pdf](#)
- H. PUBLIC PARTICIPATION
- I. PUBLIC HEARINGS
- J. SPECIAL RESOLUTIONS
- K. ESTABLISH ORDER OF THE DAY
- L. COMMITTEE REPORTS

1. MINUTES OF THE MUNICIPAL SERVICES COMMITTEE

[25-0089](#) Approve Contract Amendment #1 for the Real Estate Services contract with Right of Way Professionals, Inc. by an increase of \$3,300 for a total contact amount not to exceed \$25,560

Attachments: [Olde Oneida Bridge Memo ROW Professionals Amend1 .pdf](#)

Legislative History

2/10/25 Municipal Services recommended for approval
Committee

[25-0090](#) Approve ordinance changes related to designated Prevea stalls on 100 W Washington St.

Attachments: [Prevea 100 W Washington Ordinance Changes .pdf](#)

Legislative History

2/10/25 Municipal Services recommended for approval
Committee

[25-0091](#) Approve Ordinance changes related to the A-25 Cherryvale Av Reconstruction Project

Attachments: [Cherryvale Av A-25 Ordinance Changes.pdf](#)

Legislative History

2/10/25 Municipal Services recommended for approval
Committee

[25-0092](#) Approve ordinance change related to new traffic signal at the Edgewood/French intersection

Attachments: [Edgewood-French Traffic Signal Ordinance Change.pdf](#)

Legislative History

2/10/25 Municipal Services recommended for approval
Committee

[25-0093](#) Approve traffic ordinance changes for Lumbini Estates Subdivision

Attachments: [Lumbini Estates Ordinance Changes.pdf](#)

Legislative History

2/10/25 Municipal Services recommended for approval
Committee

[25-0094](#) Approve ordinance changes related to the B-25 Morrison St Reconstruction Project

Attachments: [Morrison St B-25 Ordinance Changes.pdf](#)

Legislative History

2/10/25 Municipal Services recommended for approval
Committee

[25-0095](#) Approve ordinance changes related to the A-25 Perkins St Reconstruction Project

Attachments: [Perkins St A-25 Ordinance Changes.pdf](#)

Legislative History

2/10/25 Municipal Services recommended for approval
Committee

[25-0096](#) Approve traffic & parking ordinance changes for Trailview Estates South 3 Subdivision

Attachments: [Trailview Estates South 3 Subdivision Ordinance Changes.pdf](#)

Legislative History

2/10/25 Municipal Services recommended for approval
Committee

[25-0097](#) Approve Sole Source Purchase of Decorative Streetlight Poles for College Avenue Bridge

Attachments: [College Ave Bridge - Purchase Decorative Streetlight Pole Replacements.pdf](#)

Legislative History

2/10/25 Municipal Services recommended for approval
Committee

[25-0098](#) Award Unit T-25 2025 Bridge Underwater Inspections Contract to Ayres Associates, Inc., in an amount not to exceed \$28,000

Attachments: [2025 Bridge Underwater Inspections Award Memo - Ayres.pdf](#)

Legislative History

2/10/25 Municipal Services recommended for approval
Committee

[25-0099](#) Approve Contract Amendment #1 for 2025 Repair and Maintenance Program for the Red, Green and Yellow Parking Garages contract with Desman Inc. by an increase of \$8,500 for a total contact amount not to exceed \$104,870

Attachments: [Desman 2025 Ramp Repairs Consultant Services Amendment Memo.pdf](#)

Legislative History

2/10/25 Municipal Services recommended for approval
Committee

[25-0100](#) Approve 2025 DPW Fee Schedule

Attachments: [2025 DPW Fee Schedule - redlined.pdf](#)

Legislative History

2/10/25 Municipal Services recommended for approval
Committee

2. MINUTES OF THE SAFETY AND LICENSING COMMITTEE

[24-0420](#)

Class "B" Beer and Reserve "Class B" Liquor License application for Delaires LLC d/b/a Delaire's, David Boulanger, Agent, located at 823 W. College Ave.

Attachments: [Delaire's Alcohol Class B Beer Reserve Liquor 4.10.24 REDACTED.pdf](#)
[Delaire's Attachment.pdf](#)
[Documents distributed by Alder Van Zeeland 10.23.24.pdf](#)
[APD Delaire's letter to S&L 11.27.24.docx](#)
[OEO to Appleton City Clerk re Holding Licensing Hearing - Delaire's LLC.pdf](#)
[2025 Delaire's Business Plan.pdf](#)
[Delaire's 2025 Alcohol License Questionnaire \(Updated\) - signed.pdf](#)
[MEMO - Retail Alcohol Licensing Discretion.pdf](#)
[Delaire's follow up gambling machine letter 1.27.25 REDACTED.pdf](#)
[Ald. Van Zeeland Email - Delaire's NBC news story video.pdf](#)

Legislative History

10/9/24	Safety and Licensing Committee	recommended for approval
10/16/24	Common Council	referred to the Safety and Licensing Committee
10/23/24	Safety and Licensing Committee	held
12/11/24	Safety and Licensing Committee	held
1/8/25	Safety and Licensing Committee	recommended for approval <i>David Boulanger was present and addressed the committee. Emil Ovbiagele, OVB Law & Consulting, 826 N Plankinton Ave, Milwaukee, WI, was present and addressed the committee.</i>
1/15/25	Common Council	referred to the Safety and Licensing Committee
1/22/25	Safety and Licensing Committee	recommended for approval <i>David Boulanger was present and addressed the committee. Emil Ovbiagele, OVB Law & Consulting, 826 N. Plankinton Ave, Milwaukee WI, addressed the committee via phone.</i>
1/22/25	Safety and Licensing Committee	amended <i>The Motion to approve was withdrawn by Alderpersons Schultz and Croatt</i>
1/22/25	Safety and Licensing Committee	held <i>With stipulation that no gambling machines be on premises</i>
2/12/25	Safety and Licensing Committee	recommended for denial

[25-0062](#) Resolution #1-R-25 Fire Department Paramedic Service Level

Attachments: [#1-R-25 Fire Dept. Paramedic Service Level.pdf](#)

Legislative History

2/12/25 Safety and Licensing recommended for approval
Committee

[25-0050](#) Pet Store/Kennel License application for Forty Three Skulls Oddities Shoppe, Scott Watzlawick, Agent, located at 133 E. Wisconsin Ave, contingent upon approval from the Police, Fire, and Inspections departments.

Attachments: [Forty Three Skulls.PK.1.27.25.REDACTED.pdf](#)

Legislative History

2/12/25 Safety and Licensing recommended for approval
Committee

[25-0051](#) Secondhand Jewelry License renewal application for Fox Valley Jewelers, Khristopher Fischer, Agent, located at 636 W. College Ave, contingent upon approval from the Health department.

Attachments: [Fox Valley Jewelers.Secondhand Article Renewal.1.31.25.pdf](#)

Legislative History

2/12/25 Safety and Licensing recommended for approval
Committee

3. MINUTES OF THE CITY PLAN COMMISSION**4. MINUTES OF THE PARKS AND RECREATION COMMITTEE**[25-0063](#) Approve Revised Park Pavilions and Special Areas Rental and Fee Policy

Attachments: [Memo Pavilions and Special Areas Policy.doc](#)

[P&R - 2025 - Pavilion and Special Areas Policy - Clean.pdf](#)

[P&R - 2025 - Pavilion and Special Areas Policy - Redlined.pdf](#)

Legislative History

2/10/25 Parks and Recreation recommended for approval
Committee

[25-0065](#) Approve Memorandum of Understanding between the City of Appleton and Wisconsin Entertainment Group LLC to manage the City of Appleton Independence Day Celebration

Attachments: [2025 Independence Day Celebration.pdf](#)

Legislative History

2/10/25 Parks and Recreation recommended for approval
Committee

5. MINUTES OF THE FINANCE COMMITTEE

[25-0020](#)

Request to approve the following 2025 Budget amendment:

CEA Capital Projects

Federal Grants	+\$134,180
Vehicles	+\$134,180

To record EECGB grant award and associated expense (2/3 vote of council required).

Attachments: [2025 Grant Budget Transfer.pdf](#)

Legislative History

1/20/25	Finance Committee	recommended for approval
2/5/25	Common Council	referred to the Finance Committee
2/10/25	Finance Committee	recommended for approval

[25-0072](#)

Request to approve Relocation Order for the Parcel of Land with Tax Key No.31-3-0316-03

Attachments: [24-0476 - Pierce - Relocation Order.pdf](#)

Legislative History

2/10/25	Finance Committee	recommended for approval
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[25-0073](#)

Request to approve contract to Conventions, Sports & Leisure International (CSL) for consulting services for a contract not-to-exceed \$79,500.

Attachments: [2025 Exhibition Center Consultant.pdf](#)

Legislative History

2/10/25	Finance Committee	recommended for approval
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[25-0074](#)

Request to approve authorization to open dedicated bank account for Cryptocurrency seizure returns.

Attachments: [Cryptocurrencymemo.pdf](#)

Legislative History

2/10/25	Finance Committee	recommended for approval
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[25-0075](#)

Request to award Unit DE-25 Miscellaneous Sidewalk & Concrete Street Excavation Repairs to Al Dix Inc in an amount not to exceed \$1,008,850.

Attachments: [DE-25 Award-Funding-Bid Tab.pdf](#)

Legislative History

2/10/25	Finance Committee	recommended for approval
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[25-0076](#) Request to award Unit W-25 Sewer & Water Reconstruction-Bell, Brewster, Alexander, Melrose to Kruczek Construction Inc. in the amount of \$2,312,222.22 with a 3% contingency of \$70,000 for a project total not to exceed \$2,382,222.22.

Attachments: [W-25 Award-Funding-Bid Tab.pdf](#)

Legislative History

2/10/25 Finance Committee recommended for approval

[25-0077](#) Request to award Unit U-25 Sewer & Water Reconstruction-Lawe, Durkee, Bellaire to Kruczek Construction Inc. in the amount of \$2,525,555.55 with a 2.8% contingency of \$70,000 for a project total not to exceed \$2,595,555.55.

Attachments: [U-25 Award-Funding-Bid Tab.pdf](#)

Legislative History

2/10/25 Finance Committee recommended for approval

[25-0079](#) Request to award Unit X-25 Water Reconstruction-Calumet St to Calnin & Goss LLC in the amount of \$1,138,754.30 with a 3% contingency of \$35,000 for a project total not to exceed \$1,173,754.30.

Attachments: [X-25 Award-Funding-Bid Tab.pdf](#)

Legislative History

2/10/25 Finance Committee recommended for approval

[25-0080](#) Request to award Unit A-25 Concrete Paving to Vinton Construction Company in the amount of \$4,187,819.61 with a 1.5% contingency of \$65,000 for a project total not to exceed \$4,252,819.61.

Attachments: [A-25 Award-Funding-Bid Tab.pdf](#)

Legislative History

2/10/25 Finance Committee recommended for approval

[25-0087](#) Request to approve the following 2025 Budget amendment:

CD - New & Redevelopment Projects

Miscellaneous Revenue	+\$100,000
Consulting Services	+\$100,000

To record cost reimbursement agreement with Thrivent Financial (2/3 vote council required).

Attachments: [Thrivent Budget Amendment Finance 02062024 Final.pdf](#)

Legislative History

2/10/25 Finance Committee recommended for approval

6. MINUTES OF THE COMMUNITY DEVELOPMENT COMMITTEE

[25-0013](#) Request to approve an extension of the completion date and minimum assessed value date to January 1, 2026 under the Development Agreement with Oshkosh Investment LLC and Lofgren Properties 6 LLC for improvements to the property located at 200 W. College Avenue (Tax Id #31-2-0263-00) (Chase Bank building) in Tax Increment Financing District No. 11 contingent on the dedication of a portion of parcel #31-2-0263-00 to the public

Attachments: [Chase Bank DA Extend Completion Date Memo to CDC 02-12-25.pdf](#)
[Extension Request From Oshkosh Investment LLC 01-06-25.pdf](#)
[Chase Bank DA Map.pdf](#)
[200 W. College Avenue_Chase Bank Bldg_Dev Agreement Recorded.pdf](#)

Legislative History

2/12/25	Community Development Committee	recommended for approval
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[25-0044](#) Request to approve the Preliminary 2025-2026PY (Program Year) Community Development Block Grant (CDBG) Community Partner Allocations as specified in the attached documents

Attachments: [CDBG External Allocations Advisory Board Prelim Rec Memo to CDC 2-12-25.p](#)
[2025 CDBG Advisory Board Preliminary Award Allocation Recs From 1-28-25 N](#)
[PY2025 CDBG Staff Evaluation Matrix.pdf](#)
[Approved CDBG Policy 11-17-2021.pdf](#)
[CDBG Funding History Last 10 Years.pdf](#)

Legislative History

2/12/25	Community Development Committee	recommended for approval
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[25-0045](#) Request to approve the creation and recordation of deed restrictions and covenants for Southpoint Commerce Park Plat No. 4 as described in the attached documents

Attachments: [Southpoint Plat No 4 Deed Restrictions Memo to CDC 2-12-25.pdf](#)
[Deed Restrictions Southpoint Plat No 4 Marked Up Version 2-6-25.pdf](#)
[Deed Restrictions Southpoint Plat No 4 Clean Version 2-6-25.pdf](#)

Legislative History

2/12/25	Community Development Committee	recommended for approval
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[25-0046](#) Request to award a contract to Ehlers in an amount of \$14,000 for Tax Incremental District (TID) creation services and further fiscal analysis services to be billed at \$325/hour, conditioned on approval of the cost reimbursement agreement with Thrivent Financial for Lutherans (Associated with File #25-0064)

Attachments: [Thrivent TID Consultant Memo to CDC 2-12-25.pdf](#)
[Ehlers - Appleton TID Creation Cost Proposal.pdf](#)
[Ehlers - Appleton TID Creation Proposal.pdf](#)

Legislative History

2/12/25	Community Development Committee	recommended for approval
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[25-0064](#) Request to approve entering into a cost reimbursement agreement with Thrivent Financial for Lutherans for an initial amount of \$100,000 to fund Tax Incremental District (TID) creation/fiscal consulting, engineering-related consulting and other City consulting services deemed necessary to facilitate the redevelopment of Thrivent's office campus located north of I-41 and west of Ballard Road (Associated with File #25-0046)

Attachments: [Thrivent TID Consultant Memo to CDC 2-12-25.pdf](#)
[Thrivent - City Reimbursement Agreement - FINAL - 02-06-2025.pdf](#)

Legislative History

2/12/25	Community Development Committee	recommended for approval
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7. MINUTES OF THE UTILITIES COMMITTEE

[25-0054](#) Award the 2025 Ash Tree Removal Contract to Foley's Tree Service, LLC in an amount not to exceed \$425,000.

Attachments: [Ash Tree Contract Award Memo 2025.pdf](#)
[Ash Tree 2025 Contract Bid Form - Foleys.pdf](#)

Legislative History

2/11/25	Utilities Committee	recommended for approval
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8. MINUTES OF THE HUMAN RESOURCES & INFORMATION TECHNOLOGY COMMITTEE

9. MINUTES OF THE FOX CITIES TRANSIT COMMISSION

10. MINUTES OF THE BOARD OF HEALTH

[25-0035](#) Approve ordinance changes to Chapter 12, Article IV, Noise, as identified in the attached document.

Attachments: [Memo NoiseOrdinanceProposal.pdf](#)
[Noise Ord - Redlined - 2025-01-30.pdf](#)

Legislative History

2/12/25 Board of Health recommended for approval

[25-0036](#) Approve Schedule of Deposits changes to Chapter 12, Article IV, Noise, as identified in the attached document.

Attachments: [Memo ScheduleofDepositsProposal.pdf](#)

Legislative History

2/12/25 Board of Health recommended for approval

M. CONSOLIDATED ACTION ITEMS

N. ITEMS HELD

O. ORDINANCES

[25-0105](#) Ordinances #1-25 to #5-25

Attachments: [Ordinances to Council 2-19-25.pdf](#)

P. LICENSE APPLICATIONS AND COMMUNICATIONS REFERRED TO COMMITTEES OF JURISDICTION

Q. RESOLUTIONS SUBMITTED BY ALDERPERSONS REFERRED TO COMMITTEES OF JURISDICTION

R. OTHER COUNCIL BUSINESS

S. ADJOURN

Kami Lynch, City Clerk

Reasonable accommodations for persons with disabilities will be made upon request and if feasible.

Remote meeting attendance may be permitted pursuant to Section 2-29 of the Appleton Municipal Code and Rules of Council.