



# City of Appleton

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

## Meeting Agenda - Final Common Council

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Wednesday, September 3, 2025

7:00 PM

Council Chambers

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- 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

[25-1022](#) Common Council Meeting Minutes of August 20, 2025.

**Attachments:** [CC Minutes 8-20-25.pdf](#)

- G. BUSINESS PRESENTED BY THE MAYOR
- 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**

[25-1011](#) Approve Long Term Temporary Occupancy Permit for Construction Dumpster in Superior Street through 12/31/2025

**Attachments:** [Occupancy Permit Superior Street.pdf](#)

**Legislative History**

8/25/25	Municipal Services Committee	recommended for approval
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[25-1012](#) Approve Long Term Temporary Street Occupancy Permit for Vault 202 Brewery & Taphouse (202 W College Avenue) Tables and Chairs in College Avenue Amenity Strip

**Attachments:** [Occupancy Permit Vault 202 Brewery&Taphouse.pdf](#)

**Legislative History**

8/25/25 Municipal Services recommended for approval  
Committee

[25-1013](#) Approve Permanent Occupancy Permit for basement of building (200 W. College Ave) within Johnston Street alley right-of-way

**Attachments:** [Permanent Occupancy Permit Johnston St alley.pdf](#)

**Legislative History**

8/25/25 Municipal Services recommended for approval  
Committee

## 2. MINUTES OF THE SAFETY AND LICENSING COMMITTEE

[25-0988](#) World Peace Festival Special Event Application

**Attachments:** [World Peace Festival Application.pdf](#)

[Memo - World Peace Festival Event.pdf](#)

**Legislative History**

8/27/25 Safety and Licensing recommended for approval  
Committee  
*Recommended for approval contingent on approval recommendations from all necessary City Departments.*

[25-0994](#) Class "B" Beer and Reserve "Class B" Liquor License Revocation Hearing for Rivera Restaurants LLC - Vanessa Alvarado, Agent

**Attachments:** [Mr. Frogs Complaint 8-18-25.pdf](#)

[Mr. Frogs Summons 8-18-25.pdf](#)

[Mr. Frogs Affidavit of Service 8-19-25.pdf](#)

[Mr Frogs Supporting Documentation With Cover Memo.pdf](#)

[Mr. Frogs Hearing Exhibit 1.pdf](#)

[Mr. Frogs Revocation Hearing - Report to the Common Council.pdf](#)

**Legislative History**

8/27/25 Safety and Licensing approved  
Committee

8/27/25 Safety and Licensing recommended for approval  
Committee

*The Report to the Common Council, including the Findings of Fact, Conclusions of Law and Recommendation to Revoke Rivera Restaurants LLC's alcohol licenses was approved.*

[25-0996](#) Temporary Premises Amendment application for Henry Grishaber LLC d/b/a Hank & Karen's, Magdalene Kresal, Agent, located at 1937 E John St, on September 28, 2025 from 10:00 a.m. to 6:00 p.m. for annual car show event, contingent upon approval from the Inspections department

**Attachments:** [Hank & Karen's.Alcohol.PA Temp.9.28.25.REDACTED.pdf](#)

**Legislative History**

8/27/25 Safety and Licensing recommended for approval  
Committee

[25-0997](#) Class "B" Beer and "Class C" Wine License application for Ototo WI LLC d/b/a Ototo, Yia Thao, Agent, located at 205 N Richmond St, contingent upon approval from the Inspections and Public Works departments

**Attachments:** [Ototo.WI LLC.Alcohol.Class B Beer Class C Wine.8.7.25.REDACTED.pdf](#)

**Legislative History**

8/27/25 Safety and Licensing recommended for approval  
Committee

### 3. MINUTES OF THE CITY PLAN COMMISSION

[25-0556](#) Request to approve the acceptance of the proposed dedication of a portion of 200 West College Avenue (Tax Id #31-2-0263-00) for public right-of-way for West Johnston Street per Wis. State Statute §62.23(5), as shown on the attached map and subject to Common Council approval of the permanent street occupancy permit

**Attachments:** [StaffMemo Johnston Street ROW Dedication For08-27-25.pdf](#)

**Legislative History**

8/27/25 City Plan Commission recommended for approval

[25-0984](#) Annual review and request to approve the Downtown Appleton Business Improvement District (BID) 2026 Operating Plan

**Attachments:** [StaffMemo\\_2026BIDOperatingPlan\\_For08-27-25.pdf](#)

[2026 BID Operating Plan.pdf](#)

[2024 BID Annual Report.pdf](#)

[2024 BID Audit - Financial Statements.pdf](#)

**Legislative History**

8/27/25 City Plan Commission recommended for approval

### 4. MINUTES OF THE PARKS AND RECREATION COMMITTEE

[25-0979](#) Approve Veterans Park renaming process

**Attachments:** [2025 Veterans Park Renaming Process Memo.pdf](#)  
[City of Appleton Public Park Renaming Process for Veterans Park.pdf](#)  
[Naming of Public Parklands Policy.pdf](#)

**Legislative History**

8/25/25 Parks and Recreation Committee recommended for approval

*Amendment to the Veterans Park renaming process to also consider ideas and concepts that don't technically fall within the Naming of Public Parklands policy. Schultz moved, seconded by Smith. Approved 4-0.*

**5. MINUTES OF THE FINANCE COMMITTEE**

[25-1008](#) Request to approve Change Order #1 to contract 106-25 Unit DD-25 Mackville Quarry Grading & Capping Project with MCC totaling \$13,600 increase for a new contract total of \$144,726.25 resulting in a decrease in contingency from \$19,668.94 to \$6,068.94

**Attachments:** [DD-25 Change Order 1.pdf](#)

**Legislative History**

8/25/25 Finance Committee recommended for approval

[25-1009](#) Request to award the 2025 Parks Hardscape Replacement Project contract to Northeast Asphalt, Inc. in the amount of \$139,094.60 with a 10% contingency of \$13,909.46 for a project total not to exceed \$153,004.06 along with the following budget amendment (2/3 vote of Council required):

**Reid Golf Course Fund**

Fund Balance Applied + \$41,782.49  
 Land Improvements + \$41,782.49

**Attachments:** [2025 Parks Hardscapes Project with Budget Transfer.pdf](#)

**Legislative History**

8/25/25 Finance Committee recommended for approval

**6. MINUTES OF THE COMMUNITY DEVELOPMENT COMMITTEE****7. MINUTES OF THE UTILITIES COMMITTEE**

[25-1004](#) Award compost screening contractor services to Vandenberg Transportation, LLC for an extended one (1) year term ending December 31, 2025.

**Attachments:** [250820 UCM Vandenberg 2025 screening extension.pdf](#)

**Legislative History**

8/26/25 Utilities Committee recommended for approval

## 8. MINUTES OF THE HUMAN RESOURCES & INFORMATION TECHNOLOGY COMMITTEE

[25-1000](#) Request the Approval of Table of Organization Police Department.

**Attachments:** [Police revised 8-20-25.pdf](#)

### Legislative History

8/27/25	Human Resources & Information Technology Committee	recommended for approval
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## 9. MINUTES OF THE FOX CITIES TRANSIT COMMISSION

## 10. MINUTES OF THE BOARD OF HEALTH

M. CONSOLIDATED ACTION ITEMS

N. ITEMS HELD

O. ORDINANCES

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. CLOSED SESSION

[25-1021](#) The Common Council may go into closed session pursuant to State Statute §19.85(1)(a) for the purpose of deliberating the revocation of an alcohol license and the reconvene into open session.

T. ADJOURN

Amy Molitor, 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.*



# City of Appleton

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

## Meeting Minutes - Final Common Council

---

Wednesday, August 20, 2025

7:00 PM

Council Chambers

---

A. CALL TO ORDER

*The meeting was called to order by Mayor Woodford at 7:00 p.m.*

B. INVOCATION

*The Invocation was offered by Alderperson Jones.*

C. PLEDGE OF ALLEGIANCE TO THE FLAG

D. ROLL CALL OF ALDERPERSONS

*Alderperson Hartzheim joined virtually at 7:02 p.m.*

**Present:** 13 - Alderperson Josh Lambrecht, Alderperson Vered Meltzer, Alderperson Martyn Smith, Alderperson Denise Fenton, Alderperson Patrick Hayden, Alderperson Patti Heffernan, Alderperson Alex Schultz, Alderperson Vaya Jones, Alderperson Adrian Stancil-Martin, Alderperson Nate Wolff, Alderperson Sheri Hartzheim, Alderperson Denis Dougherty and Mayor Jake Woodford

**Excused:** 3 - Alderperson Brad Firkus, Alderperson Katie Van Zeeland and Alderperson Christopher Croatt

E. ROLL CALL OF OFFICERS AND DEPARTMENT HEADS

*All departments were represented.*

F. APPROVAL OF PREVIOUS COUNCIL MEETING MINUTES

[25-0960](#)

Common Council Meeting Minutes of August 6, 2025

**Attachments:** [CC Minutes 8-6-25 REV.pdf](#)

**Alderperson Fenton moved, seconded by Alderperson Meltzer, that the Minutes be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 12 - Alderperson Josh Lambrecht, Alderperson Vered Meltzer, Alderperson Martyn Smith, Alderperson Denise Fenton, Alderperson Patrick Hayden, Alderperson Patti Heffernan, Alderperson Alex Schultz, Alderperson Vaya Jones, Alderperson Adrian Stancil-Martin, Alderperson Nate Wolff, Alderperson Sheri Hartzheim and Alderperson Denis Dougherty

**Excused:** 3 - Alderperson Brad Firkus, Alderperson Katie Van Zeeland and Alderperson Christopher Croatt

**Abstained:** 1 - Mayor Jake Woodford

G. BUSINESS PRESENTED BY THE MAYOR

H. PUBLIC PARTICIPATION

*The following spoke on Item 25-0919 Oklahoma Street Reconstruction Design:*

- Sarah Leet, 1027 W. Oklahoma St.*
- Maureen Wallenfang, 1136 W. Oklahoma St.*
- Mark Wallenfang, 1136 W. Oklahoma St.*
- Royalene Trader, via proxy Sarah Leet, 1123 W. Oklahoma St.*
- Ruth Foss, 1032 W. Oklahoma St.*
- Christine Williams, 1037 W. Oklahoma St.*
- Julie Filapek, 1003 W. Oklahoma St.*
- Daniel Ferdon, 1011 W. Oklahoma St.*
- Reive Pullen, 705 1/2 N. Richmond St.*

I. PUBLIC HEARINGS

J. SPECIAL RESOLUTIONS

K. ESTABLISH ORDER OF THE DAY

[25-0919](#)

Approve Oklahoma Street Asphalt Reconstruction Design.

**Attachments:** [Oklahoma Street Design Memo.pdf](#)  
[Oklahoma Street Petition August 2025.pdf](#)

**Alderperson Meltzer moved, seconded by Alderperson Fenton, that the Oklahoma Street Reconstruction Design be amended by substitution back to its original form as reflected in the attached memo. Roll Call. Motion carried by the following vote:**

**Aye:** 9 - Alderperson Josh Lambrecht, Alderperson Vered Meltzer, Alderperson Martyn Smith, Alderperson Denise Fenton, Alderperson Patrick Hayden, Alderperson Patti Heffernan, Alderperson Alex Schultz, Alderperson Adrian Stancil-Martin and Alderperson Sheri Hartzheim

**Nay:** 3 - Alderperson Vaya Jones, Alderperson Nate Wolff and Alderperson Denis Dougherty

**Excused:** 3 - Alderperson Brad Firkus, Alderperson Katie Van Zeeland and Alderperson Christopher Croatt

**Abstained:** 1 - Mayor Jake Woodford

**A notwithstanding vote was requested. Alderperson Meltzer moved, seconded by Alderperson Fenton, that the Oklahoma Street Reconstruction Design be approved as amended. Roll Call. Motion carried by the following vote:**

**Aye:** 8 - Alderperson Josh Lambrecht, Alderperson Vered Meltzer, Alderperson Martyn Smith, Alderperson Denise Fenton, Alderperson Patrick Hayden, Alderperson Patti Heffernan, Alderperson Adrian Stancil-Martin and Alderperson Sheri Hartzheim

**Nay:** 4 - Alderperson Alex Schultz, Alderperson Vaya Jones, Alderperson Nate Wolff and Alderperson Denis Dougherty

**Excused:** 3 - Alderperson Brad Firkus, Alderperson Katie Van Zeeland and Alderperson Christopher Croatt

**Abstained:** 1 - Mayor Jake Woodford

[25-0930](#)

Request the Approval of Successor Labor Agreement with IAFF Local 257 (2026-2028).

**Attachments:** [Memo to Committee and Council.pdf](#)  
[Fire Fighter Contract 2026 Strike and Bold.pdf](#)

**Alderperson Fenton moved, seconded by Alderperson Smith, that the Labor Agreement be approved. Roll Call. Motion carried by the following vote:**

**Aye:** 12 - Alderperson Josh Lambrecht, Alderperson Vered Meltzer, Alderperson Martyn Smith, Alderperson Denise Fenton, Alderperson Patrick Hayden, Alderperson Patti Heffernan, Alderperson Alex Schultz, Alderperson Vaya Jones, Alderperson Adrian Stancil-Martin, Alderperson Nate Wolff, Alderperson Sheri Hartzheim and Alderperson Denis Dougherty

**Excused:** 3 - Alderperson Brad Firkus, Alderperson Katie Van Zeeland and Alderperson Christopher Croatt

**Abstained:** 1 - Mayor Jake Woodford

L. COMMITTEE REPORTS

**Balance of the action items on the agenda.**

**Alderperson Fenton moved, Alderperson Meltzer seconded, to approve the balance of the agenda. The motion carried by the following vote:**

**Aye:** 12 - Alderperson Josh Lambrecht, Alderperson Vered Meltzer, Alderperson Martyn Smith, Alderperson Denise Fenton, Alderperson Patrick Hayden, Alderperson Patti Heffernan, Alderperson Alex Schultz, Alderperson Vaya Jones, Alderperson Adrian Stancil-Martin, Alderperson Nate Wolff, Alderperson Sheri Hartzheim and Alderperson Denis Dougherty

**Excused:** 3 - Alderperson Brad Firkus, Alderperson Katie Van Zeeland and Alderperson Christopher Croatt

**Abstained:** 1 - Mayor Jake Woodford

1. MINUTES OF THE MUNICIPAL SERVICES COMMITTEE

[25-0920](#)

Approve Long Term Temporary Occupancy Permit 25-104-T for a construction dumpster in Public Right-of-Way at 100 W Lawrence Street through November 1, 2025.

**Attachments:** [Occupancy Permit 25-104-T Lawrence St.pdf](#)

This Report Action Item was approved

## 2. MINUTES OF THE SAFETY AND LICENSING COMMITTEE

[25-0939](#)

Class "A" Beer & "Class A" Liquor License application for Top Dogz Vape Shop LLC d/b/a Top Dogz Vape Shop, Jennifer Peters, Agent, located at 208 E Wisconsin Ave, contingent upon approval from the Health, Inspections, and Public Works departments

**Attachments:** [Top Dogz Vape Shop LLC.Alcohol.Class A Beer Liquor.7.9.25.REDACTED.pdf](#)

This Report Action Item was approved.

[25-0940](#)

Pet Store License renewal application for Lucky Fish & Aquarium LLC, Keeteekune Thao, Applicant, located at 337 W Wisconsin Ave, contingent upon approval from the Fire and Inspections departments

**Attachments:** [Lucky Fish & Aquarium.PK.7.16.25.REDACTED.pdf](#)

This Report Action Item was approved.

[25-0961](#)

Food Truck Fire Inspection MOU

**Attachments:** [Grand Chute MOU - Combined Doc 07-30-2025 - GCFD signed.pdf](#)

This Report Action Item was approved.

## 3. MINUTES OF THE CITY PLAN COMMISSION

[25-0916](#)

Request to approve Certified Survey Map #13-25 for the combination of City-owned parcels and vacated right-of-way [row] (a portion of N. Oneida Street row and all of an unnamed alley row) located north of Washington Street and south of Franklin Street for the Transit Center development in accordance with Wis. Stat. §62.23(5) pertaining to the alteration of land (changing the parcel lot lines) for public grounds, as shown on the attached map and subject to Common Council adoption of S. Oneida Street and unnamed alley discontinuance

**Attachments:** [Memo\\_PlanCommission\\_Transit Center CSM\\_For08-13-25.pdf](#)

This Report Action Item was approved.

4. MINUTES OF THE PARKS AND RECREATION COMMITTEE

5. MINUTES OF THE FINANCE COMMITTEE

[25-0892](#)

Request to approve Riverside Cemetery Association reimbursement request for maintenance of Veteran graves

- Attachments:** [Grave Reimbursment 2024 to 2025.pdf](#)  
[Military Report 2024 - 2025.pdf](#)  
[VETERANS JULY 2024 - JUNE 2025.docx](#)

**This Report Action Item was approved.**

[25-0911](#)

Request to approve sole source contract to Nordon Business Environments to purchase new workstations in the amount of \$350,113

- Attachments:** [2025 Community Dev. Furniture Upgrades Sole Source.pdf](#)  
[FMD - Nordon.pdf](#)

**This Report Action Item was approved.**

[25-0912](#)

Request to approve the 2026 Special Assessment Policy

- Attachments:** [2026 Assessment Policy - 08-20-2025.pdf](#)

**This Report Action Item was approved.**

[25-0942](#)

Request to award the Mead Pool Coating and ADA Upgrades Project contract to Cardinal Construction Co., Inc. in the amount of \$424,727 with a 7% contingency of \$29,731, for a project total not to exceed \$454,458 along with the following budget amendment (2/3 vote of council required):

**Facilities Capital Projects Fund**

2025 Parks Hardscapes	- \$144,878
Mead Pool Coating & ADA Upgrades	+ \$144,878

- Attachments:** [2025 Mead Pool Coating and ADA Upgrades Project with Budget Transfer.pdf](#)

**This Report Action Item was approved.**

[25-0956](#)

Request to approve the following Budget amendment:

**Wastewater Utility Fund**

2024 Aeration Process Upgrades	- \$19,845
Phosphorus Analyzer	+\$19,845

To fund the purchase of a Chemscan miniOP phosphorus analyzer (2/3 vote of Council required)

**Attachments:** [250808\\_Finance\\_Budget\\_Transfer\\_P\\_Analyzer.pdf](#)

This Report Action Item was approved.

**6. MINUTES OF THE COMMUNITY DEVELOPMENT COMMITTEE**

**7. MINUTES OF THE UTILITIES COMMITTEE**

[25-0937](#)

Award R-25 Root Control Contract to Duke's Root Control, Inc., in an amount not to exceed \$35,000.

**Attachments:** [R-25 Contract Award Combined Forms.pdf](#)

This Report Action Item was approved.

**8. MINUTES OF THE HUMAN RESOURCES & INFORMATION TECHNOLOGY COMMITTEE**

[25-0931](#)

Request the Approval of changes to the City Fringe Benefits Policy - May 2025

**Attachments:** [Fringe Benefit Policy - May 2025.pdf](#)

This Report Action Item was approved.

**9. MINUTES OF THE FOX CITIES TRANSIT COMMISSION**

**10. MINUTES OF THE BOARD OF HEALTH**

[25-0904](#)

Approve changes to Child Passenger Safety Program Policy

**Attachments:** [N\\_200\\_0\\_Child Passenger Safety Program\\_7.10.2025.pdf](#)

This Report Action Item was approved.

[25-0905](#)

Approve changes to Child Passenger Safety Program Procedure

**Attachments:** [N 200 1 PRO ChildPassengerSafetyProgram 07.10.2025.pdf](#)

This Report Action Item was approved.

[25-0906](#)

Approve changes to Tuberculosis Screening Policy

**Attachments:** [N 204 0 TuberculosisScreening 07.23.2025.pdf](#)

This Report Action Item was approved.

[25-0907](#)

Approve changes to Tuberculin Skin Test Procedure

**Attachments:** [N 204 1 PRO TurberculinSkinTesting 07 23 2025 .pdf](#)

This Report Action Item was approved.

[25-0908](#)

Archive Child Passenger Seat Appointment Scheduling Procedure

**Attachments:** [N 200 2 PRO ChildPassengerSeatAppointmentScheduling 8.21.2024.pdf](#)

This Report Action Item was approved.

[25-0909](#)

Archive Child Passenger Fitting Station Procedure

**Attachments:** [N 200 3 PRO ChildPassengerFittingStation 8.21.2024.pdf](#)

This Report Action Item was approved.

M. CONSOLIDATED ACTION ITEMS

N. ITEMS HELD

O. ORDINANCES

[25-0959](#)

Ordinances #102-25 to #110-25

**Attachments:** [Ordinances to Council 8-20-25.pdf](#)**Alderson Meltzer moved, seconded by Alderson Fenton, that the Ordinances be approved. Roll Call. Motion carried by the following vote:****Aye:** 12 - Alderson Josh Lambrecht, Alderson Vered Meltzer, Alderson Martyn Smith, Alderson Denise Fenton, Alderson Patrick Hayden, Alderson Patti Heffernan, Alderson Alex Schultz, Alderson Vaya Jones, Alderson Adrian Stancil-Martin, Alderson Nate Wolff, Alderson Sheri Hartzheim and Alderson Denis Dougherty

**Excused:** 3 - Alderperson Brad Firkus, Alderperson Katie Van Zeeland and Alderperson Christopher Croatt

**Abstained:** 1 - Mayor Jake Woodford

- P. LICENSE APPLICATIONS AND COMMUNICATIONS REFERRED TO COMMITTEES OF JURISDICTION
- Q. RESOLUTIONS SUBMITTED BY ALDERPERSONS REFERRED TO COMMITTEES OF JURISDICTION
- R. OTHER COUNCIL BUSINESS
- T. ADJOURN

**Alderperson Fenton moved, seconded by Alderperson Wolff, that the meeting be adjourned at 8:18 p.m. Roll Call. Motion carried by the following vote:**

**Aye:** 12 - Alderperson Josh Lambrecht, Alderperson Vered Meltzer, Alderperson Martyn Smith, Alderperson Denise Fenton, Alderperson Patrick Hayden, Alderperson Patti Heffernan, Alderperson Alex Schultz, Alderperson Vaya Jones, Alderperson Adrian Stancil-Martin, Alderperson Nate Wolff, Alderperson Sheri Hartzheim and Alderperson Denis Dougherty

**Excused:** 3 - Alderperson Brad Firkus, Alderperson Katie Van Zeeland and Alderperson Christopher Croatt

**Abstained:** 1 - Mayor Jake Woodford

Amy Molitor, City Clerk



# PERMIT TO OCCUPY THE PUBLIC RIGHT-OF-WAY

Permit # : 25-161-T  
 Effective Date: 10-1-25  
 Expiration Date: 12-31-25  
 Non-Refundable Fee: 180591830  
 Paid (yes or no): 40.00

Rev. 05-2024

### Applicant Information

Name (print): Peter Rank Company: CopperLeaf Hotel  
 Address: 300 West College Avenue Telephone: 920-749-0303  
Appleton, WI 54911 E-mail: peterr@copperleafhotel.com  
 Applicant Signature: Peter Rank Digitally signed by Peter Rank Date: 2025.08.07 08:22:24 -05'00' Date: 07 August 2025

### Occupancy Information

General Description/Reason: Dumpster request for CopperLeaf Hotel to assist with debris from our guestrooms bathroom refurbishment project.  
Placement on North Superior Street near W. Johnson Street (in bus loading zone).  
 Street Address: 300 West College Avenue Sidewalk/roadway obstruction requested  Y or  N  
 - or -  
 Multiple Streets: \_\_\_\_\_  
 Date(s) From: 10/1/25 To: 12/31/25 35 days or <  35 days or >   
 (Requires Committee and Council Approval)

(Department use only)

#### Occupancy Type

- Permanent - Obstruction (\$40)
- Temporary - Obstruction (\$40)
- Amenity/Annual (\$40)
- Blanket/Annual (\$250)
- Block Party (\$15)

#### Sub-Type

- Awning
- Dumpster
- Sign
- Obstruction / Other
- POD / Container

#### Location

- Sidewalk
- Terrace
- Roadway

### Additional Requirements

Plan/Sketch  Certificate of Insurance  Bond Committee and Council Approval  
 Other : \_\_\_\_\_ Date: \_\_\_\_\_

### Traffic Control Requirements

N/A

Contact Traffic Division (920-832-2379) 1 business day prior to any lane closure, or 2 business days prior to a full road closure.  
 Additional Requirements:

Type of Street:

- Arterial/CBD
- Collector
- Local

Proposed Traffic Control:

- City Manual Page(s) \_\_\_\_\_
- State Manual Page(s) \_\_\_\_\_
- Other (attach plan)

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

#### This permit approval is subject to the following conditions:

1. Permittee is responsible to obtain any further permits that may be required as part of this occupancy.
2. Permittee shall adhere to any plan(s) that were submitted to the City of Appleton as part of this application.
3. This permit is subject to IMMEDIATE REVOCATION and/or issuance of a MUNICIPAL CITATION if conditions of the permit are not met.
4. This permit is subject to IMMEDIATE REVOCATION if unfavorable traffic conditions develop during the period the occupancy is permitted.
5. **Dumpsters/PODs/Containers shall be located within 12" of face of curb.**
- 6.

This permit is issued to the applicant upon payment of the permit fee and is expressly limited to the location and type described herein. The applicant, in exchange for receiving this permit, warrants that all street occupancies will be performed in conformity to City ordinances, standards and policies, be properly barricaded and lighted, and be performed in a safe manner. By applying for and accepting this permit, the applicant assumes full liability and/or any costs incurred by the City for corrective work required to bring the subject area into compliance with said ordinances, standards, policies and permit conditions. No occupancy shall occur prior to approval of this permit by the Department of Public Works.

The Grantee shall guarantee at their expense, the repair or replacement of pavement, sidewalk and any other facilities within the public right-of-way damaged or destroyed by the Grantee or any sub-contractor working for them. The Grantee shall assume complete and full liability and responsibility, in accordance with existing ordinances and policies, in the event of injury or damage to persons or property resulting from their facilities within the public right-of-way.

APPROVED BY: Mark Lahay/ CS DATE: 8/7/25  
 (Department of Public Works)



## HOLD HARMLESS, INDEMNIFICATION, AND DEFENSE AGREEMENT AND STATEMENT OF INSURANCE COVERAGE

The Applicant and/or the Organization agrees to indemnify, defend, and hold harmless the City of Appleton and its officers, officials, employees, and agents from and against any and all liability, loss, damage, expenses, and costs, including attorney fees, arising out of the activities performed as described below. This obligation applies to the extent caused by any negligent act or omission of the applicant/organization, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, except to the extent caused by the sole negligence or willful misconduct of the City.

**Proposed Activities:** Place Dumpster in Public Right of Way

**Insurance Coverage Details (if applicable):**

- Insurance Carrier: Secura Insurance
- Insurance Agent Name and Phone Number: Brian Reimer 920.886.3437
- Policy Number: CP3186651
- Policy Period: 12/31/2024 to 12/31/2025

I confirm that I have the authority to sign and certify the information contained herein as the permittee/licensee or duly authorized representative of the entity obtaining this permit/license.

I have reviewed and understand the insurance requirements of the City of Appleton. I hereby certify that I, or the company I represent, have insurance in the amounts required to obtain this permit/license and have provided the name of my insurance carrier, the policy number, and the policy period above. Further, I agree to:

1. Maintain appropriate insurance coverage for the duration of this permit/license.
2. Indemnify against any and all liability, loss, damage, and expenses, including attorney fees, arising out of the activities performed as described herein, caused in whole or in part by any negligent act or omission of the applicant or anyone directly or indirectly employed by them, which may arise from the use of City right-of-way or property under this permit or license.

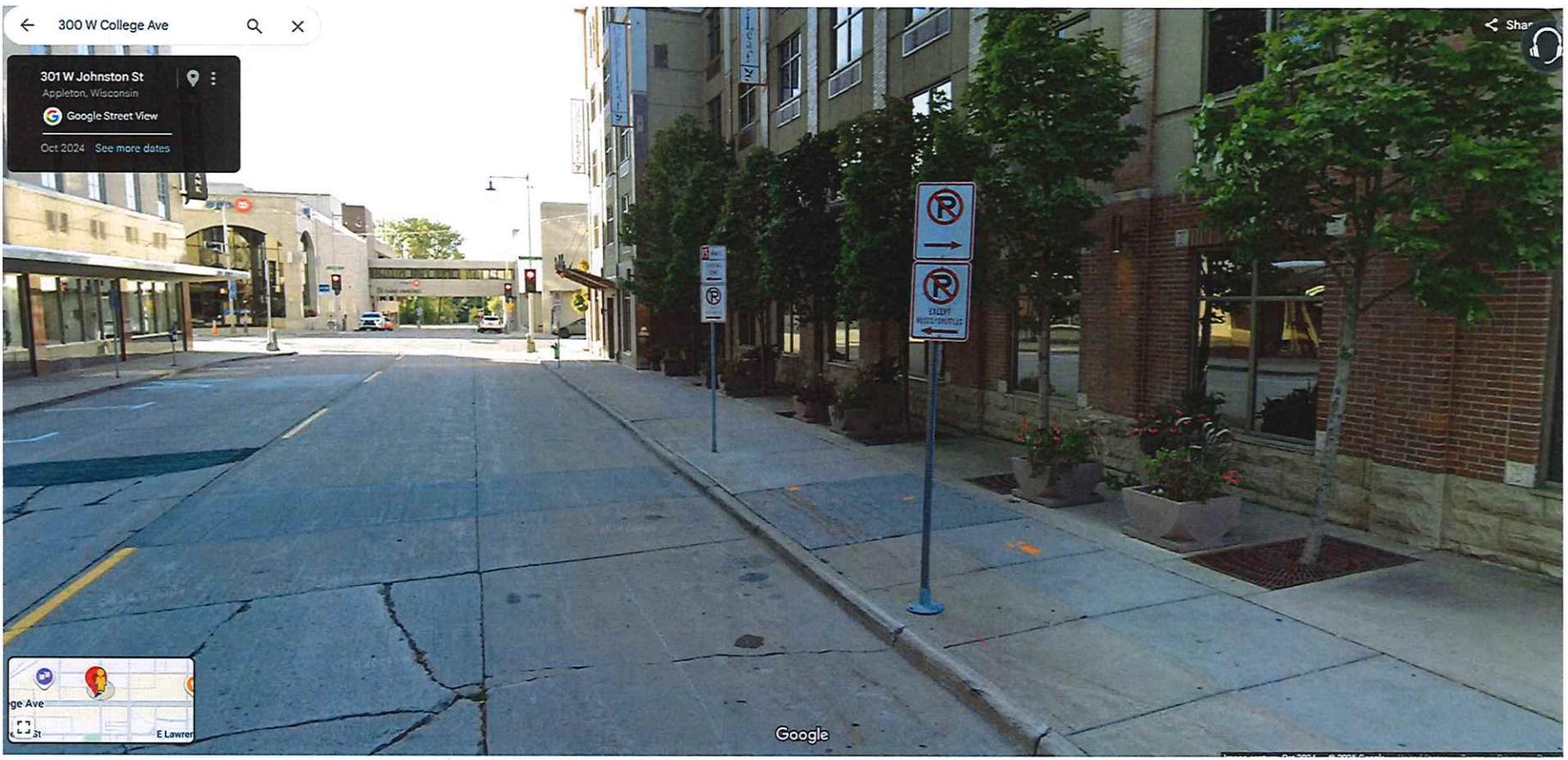
**I certify that this application, and all information and documentation provided therein, is true and accurate.**

	Peter Rank
Name of Applicant/Organization	Print Name
Address	Signature
Email Address	Date

← 300 W College Ave 🔍 ✕

301 W Johnston St  
Appleton, Wisconsin  
Google Street View  
Oct 2024 See more dates

← Share 🎧



Google



# PERMIT TO OCCUPY THE PUBLIC RIGHT-OF-WAY

Permit # : \_\_\_\_\_  
Effective Date: 6/30/25  
Expiration Date: 6/30/26  
Non-Refundable Fee: 9043-0006  
Paid (yes or no): 40.00

Rev. 05-2024

### Applicant Information

Name (print): Frederick Stuedemann Company: Vault 202 Brewery + Taphouse LLC  
Address: 202 W. College Ave Telephone: 515.720.4197  
Appleton, WI 54911 E-mail: fritz@vault202brewery.com  
Applicant Signature: [Signature] Date: 8-15-25

### Occupancy Information

General Description/Reason: We would like to place tables/chairs or picnic tables out front of our space for customers to enjoy outdoor seating. We did include in our liquor license.  
Street Address: \_\_\_\_\_ Sidewalk/roadway obstruction requested  Y or  N  
- or -  
Multiple Streets: \_\_\_\_\_  
Date(s) From: \_\_\_\_\_ To: 6/30/26 35 days or <  35 days or >   
(Requires Committee and Council Approval)

### (Department use only)

Occupancy Type	Sub-Type	Location
<input type="checkbox"/> Permanent - Obstruction (\$40)	<input type="checkbox"/> Awning	<input type="checkbox"/> Sandwich Board
<input type="checkbox"/> Temporary - Obstruction (\$40)	<input type="checkbox"/> Dumpster	<input checked="" type="checkbox"/> Tables/Chairs
<input checked="" type="checkbox"/> Amenity/Annual (\$40)	<input type="checkbox"/> Sign	<input checked="" type="checkbox"/> Sidewalk
<input type="checkbox"/> Blanket/Annual (\$250)	<input type="checkbox"/> Obstruction / Other	<input type="checkbox"/> Terrace
<input type="checkbox"/> Block Party (\$15)	<input type="checkbox"/> POD / Container	<input type="checkbox"/> Roadway

### Additional Requirements

Plan/Sketch  Certificate of Insurance  Bond  Committee and Council Approval  
Other: Letter requesting table & chairs Date: \_\_\_\_\_

### Traffic Control Requirements

N/A  Contact Traffic Division (920-832-2379) 1 business day prior to any lane closure, or 2 business days prior to a full road closure.  
Additional Requirements: \_\_\_\_\_  
Type of Street: \_\_\_\_\_ Proposed Traffic Control: \_\_\_\_\_  
 Arterial/CBD  City Manual Page(s) \_\_\_\_\_  
 Collector  State Manual Page(s) \_\_\_\_\_  
 Local  Other (attach plan) \_\_\_\_\_  
Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

### This permit approval is subject to the following conditions:

1. Permittee is responsible to obtain any further permits that may be required as part of this occupancy.
2. Permittee shall adhere to any plan(s) that were submitted to the City of Appleton as part of this application.
3. This permit is subject to IMMEDIATE REVOCATION and/or issuance of a MUNICIPAL CITATION if conditions of the permit are not met.
4. This permit is subject to IMMEDIATE REVOCATION if unfavorable traffic conditions develop during the period the occupancy is permitted.
5. **Dumpsters/PODs/Containers shall be located within 12" of face of curb.**
- 6.

This permit is issued to the applicant upon payment of the permit fee and is expressly limited to the location and type described herein. The applicant, in exchange for receiving this permit, warrants that all street occupancies will be performed in conformity to City ordinances, standards and policies, be properly barricaded and lighted, and be performed in a safe manner. By applying for and accepting this permit, the applicant assumes full liability and/or any costs incurred by the City for corrective work required to bring the subject area into compliance with said ordinances, standards, policies and permit conditions. No occupancy shall occur prior to approval of this permit by the Department of Public Works.

The Grantee shall guarantee at their expense, the repair or replacement of pavement, sidewalk and any other facilities within the public right-of-way damaged or destroyed by the Grantee or any sub-contractor working for them. The Grantee shall assume complete and full liability and responsibility, in accordance with existing ordinances and policies, in the event of injury or damage to persons or property resulting from their facilities within the public right-of-way.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
(Department of Public Works)

August 15, 2025

To Whom It May Concern,

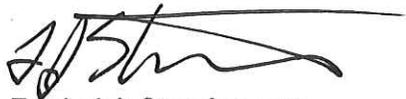
We would like to submit our application for a Permit to Occupy the Public Right-Of-Way for Tables/Chairs.

We are hoping to have tables/chairs outside in front of our space so that our customers can enjoy outdoor seating as weather permits. We did include outdoor space with our beer and liquor license application.

Included with this letter are our application, certificate of insurance and a plan/sketch.

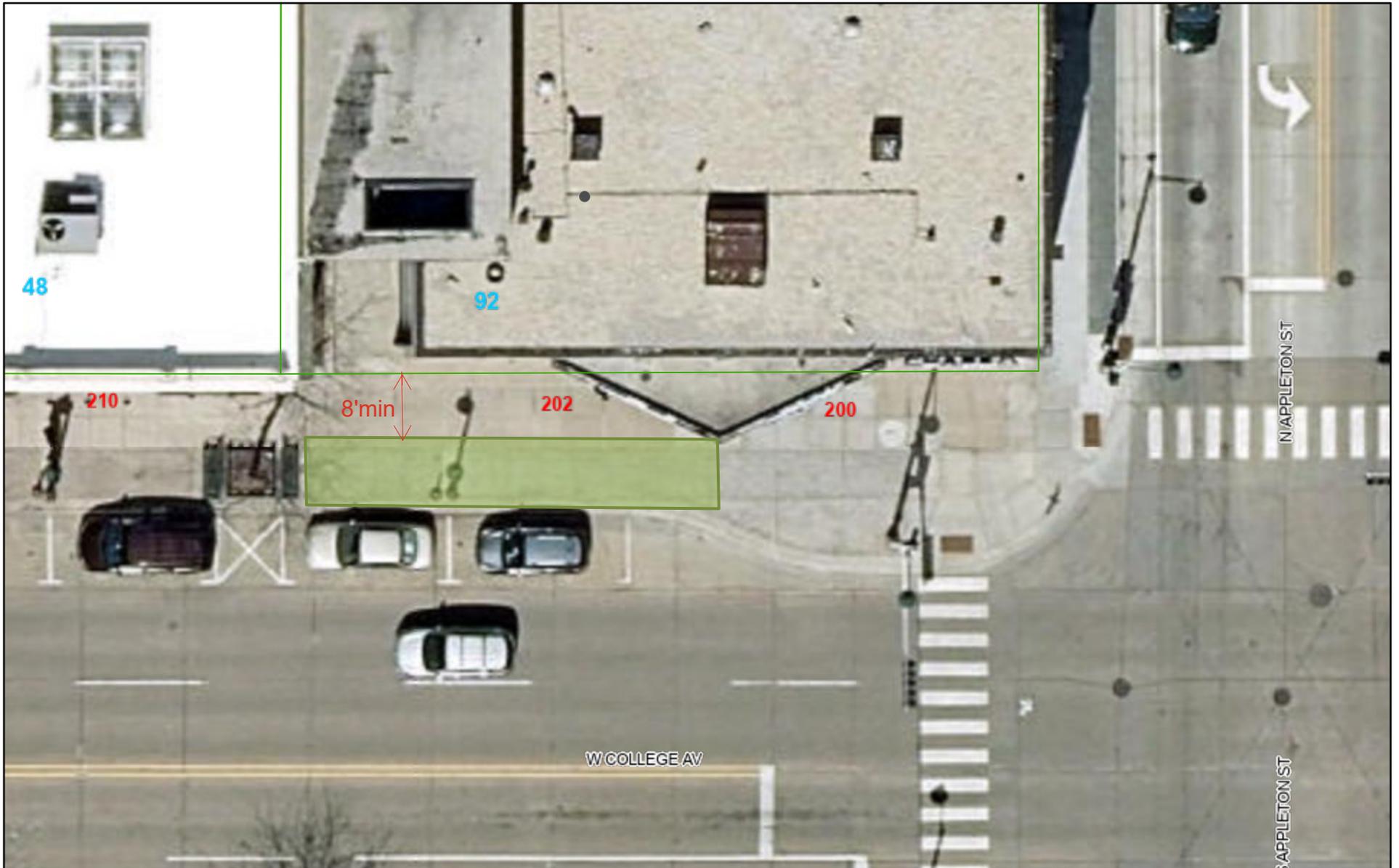
Please let us know if you have any questions or if you need any further information.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'F. Stuedemann', with a long horizontal flourish extending to the right.

Frederick Stuedemann  
Vault 202 Brewery & Taphouse LLC

# 202 W College Tables/Chairs



8/18/2025, 3:21:02 PM

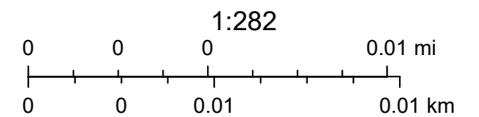
Override 1  Zoning

Lot Dim Text

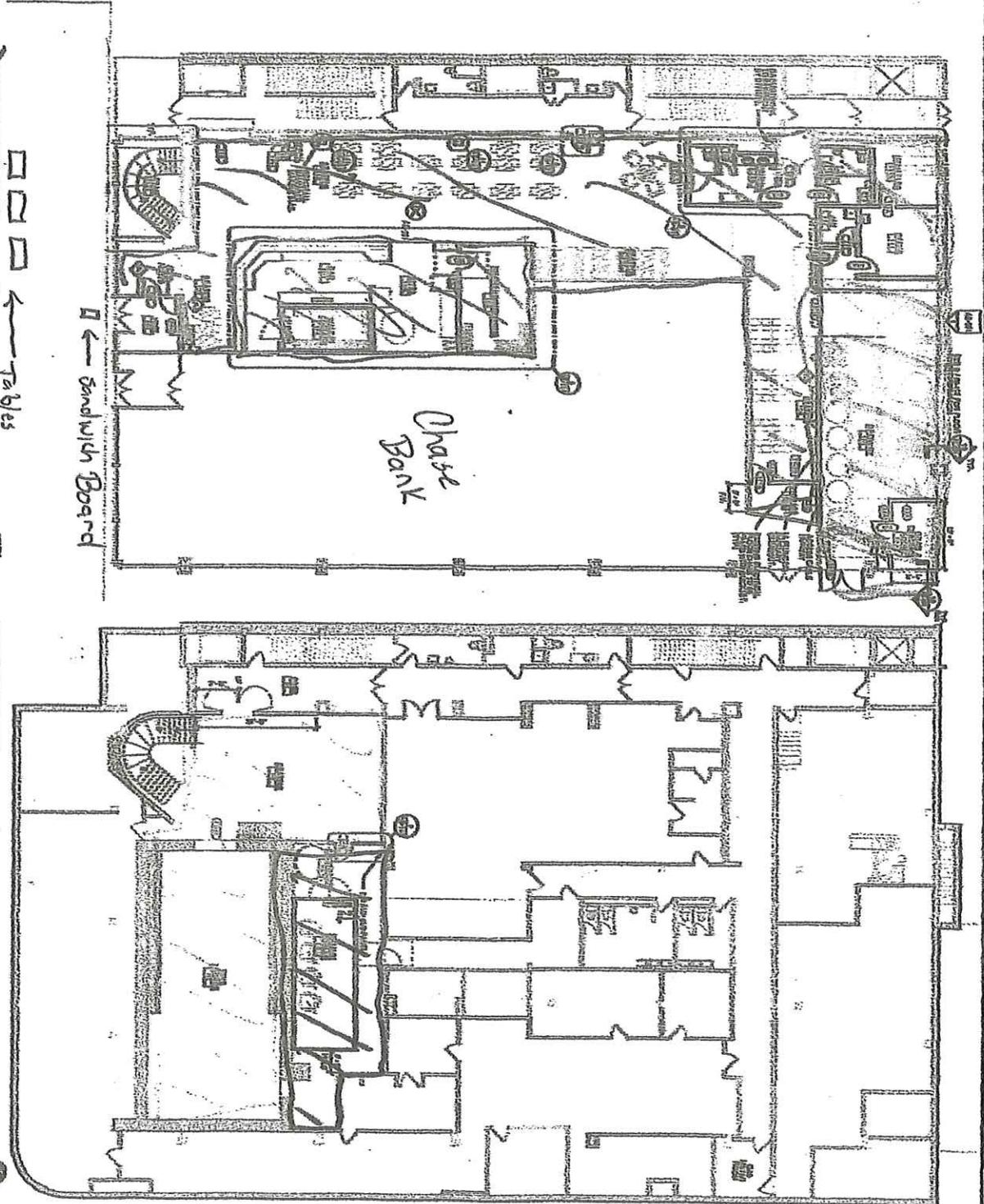
City Parcels

Address Text

Parcels



2



FIRST FLOOR PLAN

BASEMENT PLAN

Tables

Sandwich Board

Dance Bank

← College Ave →

PRELIMINARY  
NOT FOR CONSTRUCTION

REFER FOR  
OWNER

Appleton  
St.



FLOOR PLAN	DATE	SCALE	PROJECT
AE-101			

VANITY, BATH, BREAK ROOM AND TAPROOM  
**FRITZ STUEDEMANN**  
 200 WEST COLLEGE AVE  
 APPLETON, WI 54911

**WALL CONNECTIONS**

FRITZ STUEDEMANN ARCHITECTURE

PLANNING

DESIGN

CONSTRUCTION

**Hoffman**  
 Flooring, Design & Construction, Inc.  
 608.234.2270 | hoffman.net





# PERMIT TO OCCUPY THE PUBLIC RIGHT-OF-WAY

Permit # : \_\_\_\_\_  
Effective Date: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_  
Non-Refundable Fee: \_\_\_\_\_  
Paid (yes or no): \_\_\_\_\_

Rev. 05-2024

### Applicant Information

Name (print): David Baehr Company: Oshkosh Investment, LLC & Lofgren Properties 6, LLC  
Address: 202 W. Main Street, Sun Prairie, WI 53590 Telephone: (608) 834-2613  
E-mail: david@baehrinc.com  
Applicant Signature: \_\_\_\_\_ Date: 08-08-2025

### Occupancy Information

General Description/Reason: Permanent street occupancy for basement of building at 200 W. College Ave which is located under portion of W. Johnston Street  
Street Address: W. Johnston Street (Alley) Sidewalk/roadway obstruction requested  Y or  N  
Multiple Streets: \_\_\_\_\_  
Date(s) From: \_\_\_\_\_ To: \_\_\_\_\_ 35 days or <  35 days or >   
(Requires Committee and Council Approval)

### (Department use only)

#### Occupancy Type

- Permanent - Obstruction (\$40)
- Temporary - Obstruction (\$40)
- Amenity/Annual (\$40)
- Blanket/Annual (\$250)
- Block Party (\$15)

#### Sub-Type

- Awning
- Dumpster
- Sign
- Obstruction / Other
- POD / Container

#### Location

- Sidewalk
- Terrace
- Roadway

### Additional Requirements

Plan/Sketch  Certificate of Insurance  Bond  Committee and Council Approval  
 Other : \_\_\_\_\_ Date: \_\_\_\_\_

### Traffic Control Requirements

N/A

Type of Street: \_\_\_\_\_ Proposed Traffic Control: \_\_\_\_\_  
 Arterial/CBD  City Manual Page(s) \_\_\_\_\_  
 Collector  State Manual Page(s) \_\_\_\_\_  
 Local  Other (attach plan) \_\_\_\_\_

Contact Traffic Division (920-832-2379) 1 business day prior to any lane closure, or 2 business days prior to a full road closure.  
Additional Requirements: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

### This permit approval is subject to the following conditions:

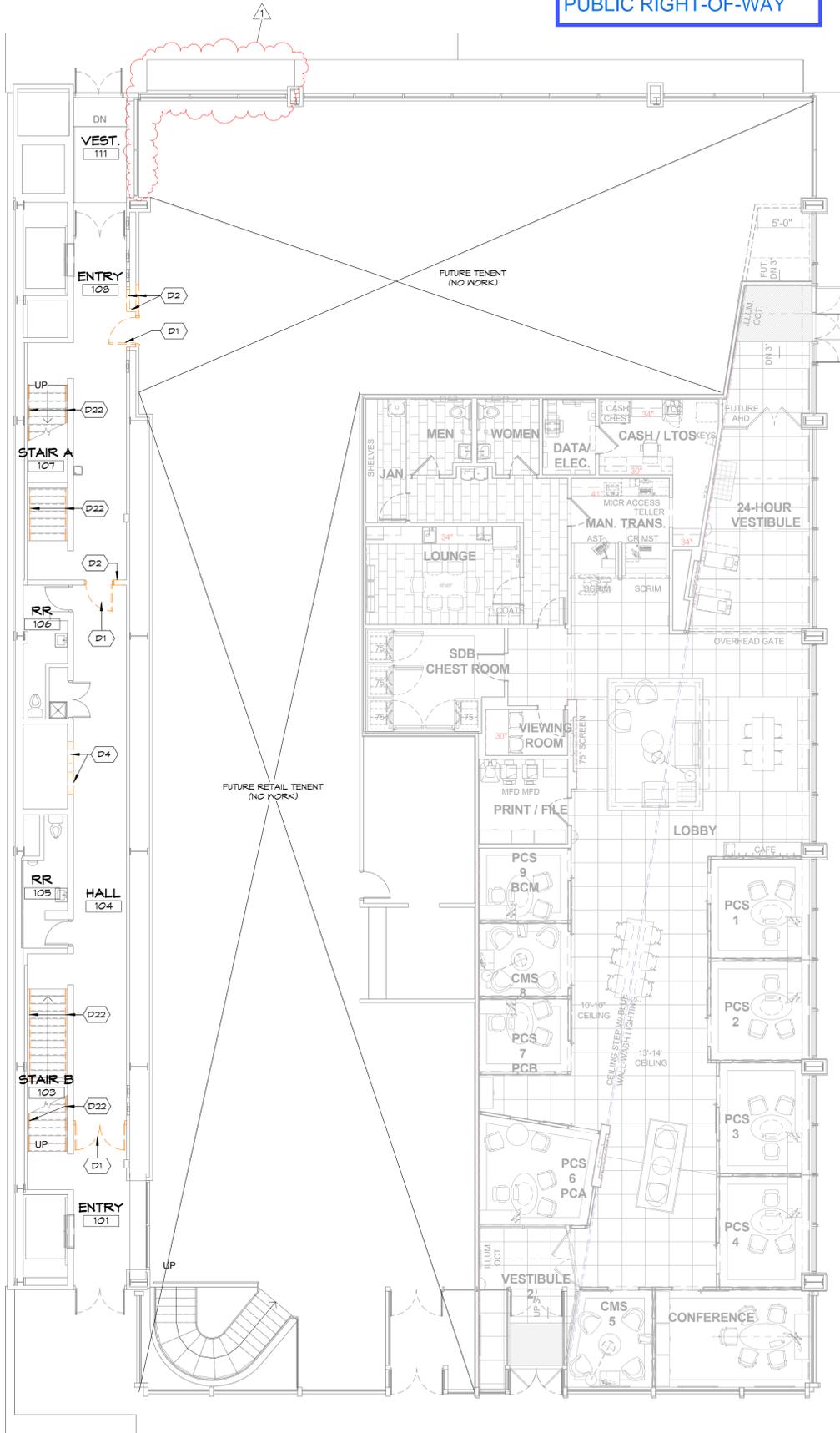
1. Permittee is responsible to obtain any further permits that may be required as part of this occupancy.
2. Permittee shall adhere to any plan(s) that were submitted to the City of Appleton as part of this application.
3. This permit is subject to IMMEDIATE REVOCATION and/or issuance of a MUNICIPAL CITATION if conditions of the permit are not met.
4. This permit is subject to IMMEDIATE REVOCATION if unfavorable traffic conditions develop during the period the occupancy is permitted.
5. **Dumpsters/PODs/Containers shall be located within 12" of face of curb.**
- 6.

This permit is issued to the applicant upon payment of the permit fee and is expressly limited to the location and type described herein. The applicant, in exchange for receiving this permit, warrants that all street occupancies will be performed in conformity to City ordinances, standards and policies, be properly barricaded and lighted, and be performed in a safe manner. By applying for and accepting this permit, the applicant assumes full liability and/or any costs incurred by the City for corrective work required to bring the subject area into compliance with said ordinances, standards, policies and permit conditions. No occupancy shall occur prior to approval of this permit by the Department of Public Works.

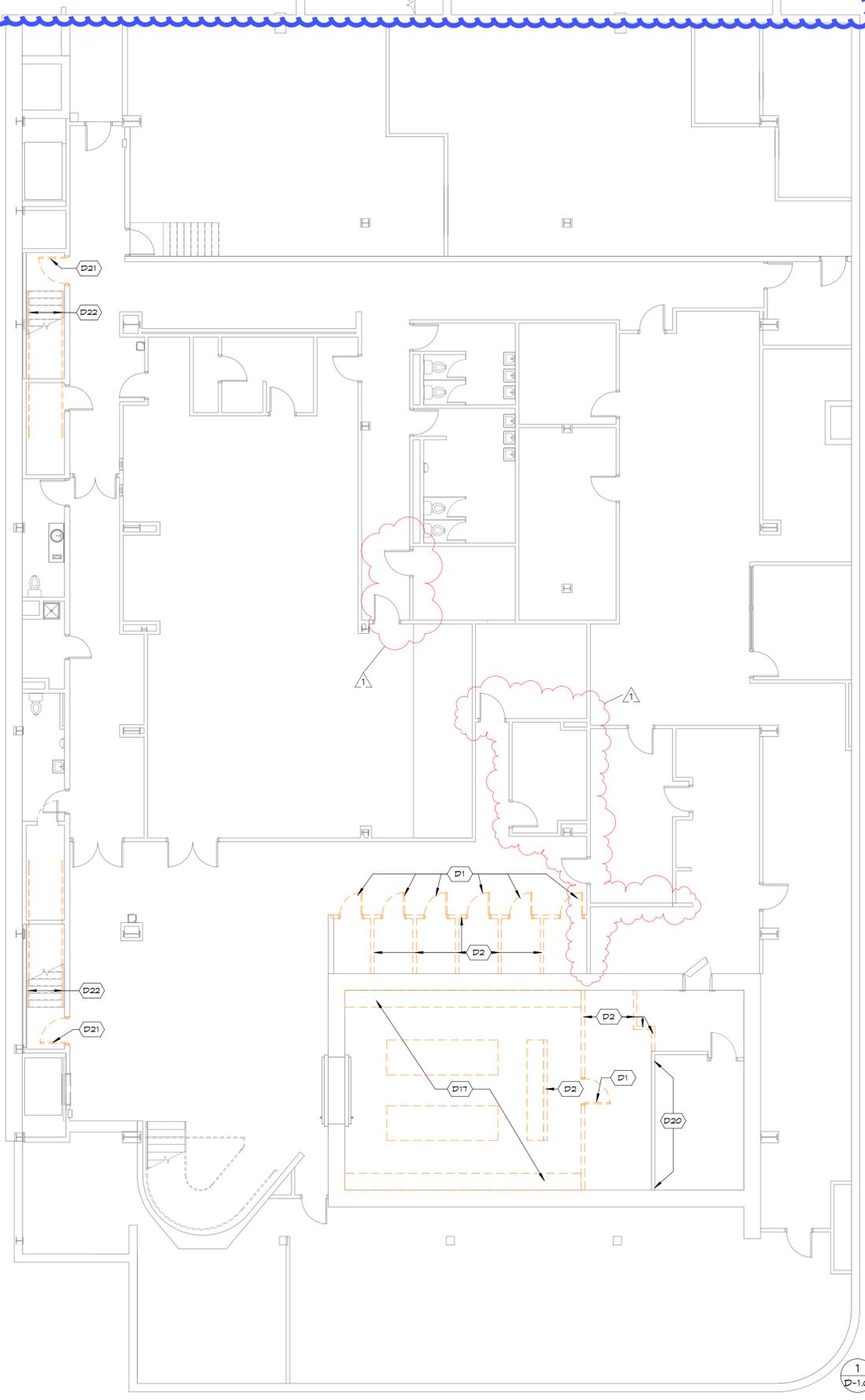
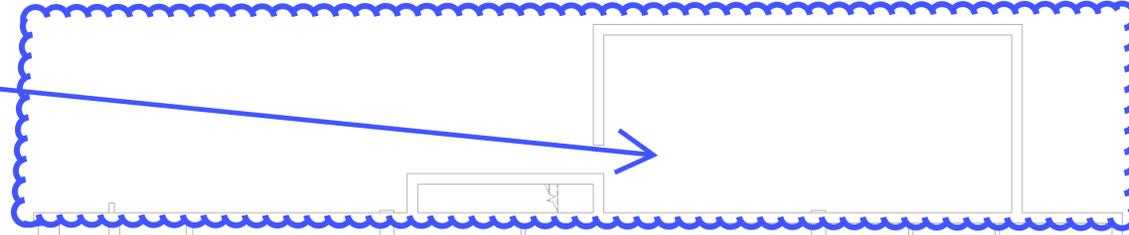
The Grantee shall guarantee at their expense, the repair or replacement of pavement, sidewalk and any other facilities within the public right-of-way damaged or destroyed by the Grantee or any sub-contractor working for them. The Grantee shall assume complete and full liability and responsibility, in accordance with existing ordinances and policies, in the event of injury or damage to persons or property resulting from their facilities within the public right-of-way.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
(Department of Public Works)

APPROXIMATE AREA OF ENCROACHMENT INTO PUBLIC RIGHT-OF-WAY



2 FIRST FLOOR PLAN DEMO  
1/8" = 1'-0"



1 BASEMENT PLAN DEMO  
1/8" = 1'-0"

GENERAL PLAN DEMOLITION NOTES:

- ALL CONTRACTORS SHALL VISIT THE SITE AND FIELD VERIFY THE LOCATION OF ALL WALLS, DOORS, LIGHTS, DUCTS, PLUMBING FIXTURES, ETC. TO BE REMOVED.
- ALL MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST BE REMOVED FROM THE SITE IN A TIMELY MANNER UNLESS NOTED OTHERWISE.
- REMOVE ALL EXISTING ROOM FINISHES AS REQUIRED TO ALLOW FOR APPLICATION OF NEW MATERIALS WHERE INDICATED ON THE ROOM FINISH SCHEDULE.
- PATCH OPENINGS IN FLOORS, WALLS, AND ROOF WHERE MECHANICAL EQUIPMENT, PLUMBING DUCTS, PIPES, CONDUITS, ETC. ARE REMOVED. MATCH ALL EXISTING FINISHES.
- ALL SITE UTILITIES MUST BE FIELD VERIFIED PRIOR TO DEMOLITION WORK.
- PROVIDE PROTECTION FOR ANY EXISTING CONSTRUCTION OPEN TO THE ELEMENTS DUE TO DEMOLITION.
- PATCHING OF MASONRY TO BE TOOTHED IN WHEN PATCHING NEW AND EXISTING.
- PRIOR TO DEMOLITION, VERIFY THAT ALL OWNER ITEMS HAVE BEEN REMOVED.

KEYED DEMO PLAN NOTES

- D1 REMOVE EXISTING DOOR, HARDWARE & FRAME
- D2 REMOVE EXISTING GYP. BD, PARTITION WALL, FULL HT., TO EXTENTS SHOWN ON DEMO/ NEW WORK PLANS.
- D4 REMOVE PORTION OF EXISTING MASONRY WALL AS REQUIRED FOR INSTALLATION OF NEW MAILBOXES.
- D17 REMOVE EXISTING LOCK BOXES THROUGHOUT VAULT.
- D20 REMOVE EXISTING FLOOR/ROOF AS REQD FOR INSTALLATION OF MECHANICAL EQUIPMENT/ DUCTWORK. COORD. IN FIELD.
- D21 REMOVE EXISTING DOOR AND HARDWARE. FRAME TO REMAIN IF RATED. VERIFY IN FIELD.
- D22 REMOVE EXISTING WALL-MOUNTED HANDRAIL.

**PLAN CONDITIONALLY APPROVED**  
 No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.  
 Review Type: Building & Structure Review Only.  
 Approved By: *David Ullrich* Date: 05/14/24

**Gries** Architectural Group Inc.  
 HUDSON OFFICE: 400 South 2nd Street, Suite #150, Appleton, WI 54912  
 NEENAH OFFICE: 900 North Commercial Street, Neenah, WI 54956  
 Phone: 920-722-2445  
 www.gries.design

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A REDEVELOPMENT PROJECT AT:  
**200 W. COLLEGE AVE. APARTMENTS**  
 APPLETON, WISCONSIN

date: FEB. 7, 2024  
 job: 23-021  
 d. by: JLN  
 REV.: #1- CITY REV: 4/10/24

**D-1.0**



## **HOLD HARMLESS, INDEMNIFICATION, AND DEFENSE AGREEMENT AND STATEMENT OF INSURANCE COVERAGE**

The Applicant and/or the Organization agrees to indemnify, defend, and hold harmless the City of Appleton and its officers, officials, employees, and agents from and against any and all liability, loss, damage, expenses, and costs, including attorney fees, arising out of the activities performed as described below. This obligation applies to the extent caused by any negligent act or omission of the applicant/organization, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, except to the extent caused by the sole negligence or willful misconduct of the City.

**Proposed Activities:** Permanent street occupancy for basement of building at 200 W College Ave, which is located under a portion of W Johnston Street.

**Insurance Coverage Details (if applicable):**

- Insurance Carrier: Mesa Underwriters Specialty Insurance Company
- Insurance Agent Name and Phone Number: J3 Insurance - 218-728-3600
- Policy Number: MP012200110009000
- Policy Period: 06/30/2025-06/30/2026

I confirm that I have the authority to sign and certify the information contained herein as the permittee/licensee or duly authorized representative of the entity obtaining this permit/license.

I have reviewed and understand the insurance requirements of the City of Appleton. I hereby certify that I, or the company I represent, have insurance in the amounts required to obtain this permit/license and have provided the name of my insurance carrier, the policy number, and the policy period above. Further, I agree to:

1. Maintain appropriate insurance coverage for the duration of this permit/license.
2. Indemnify against any and all liability, loss, damage, and expenses, including attorney fees, arising out of the activities performed as described herein, caused in whole or in part by any negligent act or omission of the applicant or anyone directly or indirectly employed by them, which may arise from the use of City right-of-way or property under this permit or license.

**I certify that this application, and all information and documentation provided therein, is true and accurate.**

<u>Oshkosh Investment LLC</u>	<u>David Baehr</u>
Name of Applicant/Organization	Print Name
<u>202 W Main Street, Sun Prairie, WI 53590</u>	<u>David Baehr</u> <small>Digitally signed by David Baehr Date: 2025.08.08 09:34:42-05'00'</small>
Address	Signature
<u>david@baehrinc.com</u>	<u>08-08-2025</u>
Email Address	Date



**APPLICATION FOR LAND DEDICATION TO THE PUBLIC**

Community Development Department  
 100 N. Appleton St. PH: 920-832-6468  
 Appleton, WI 54911 FAX: 920-832-5994

Stamp date received

PROPERTY OWNER		APPLICANT (owner's agent)	
Name	Oshkosh Investment LLC and Lofgren Properties 6 LLC	Name	c/o David Baehr
Mailing Address	202 W Main Street Sun Prairie, WI 53590	Mailing Address	SAME
Phone	608-213-6686	Phone	
E-mail	david@baehrinc.com	E-mail	

**PUBLIC DEDICATION INFORMATION**

If applicable, Property Tax # (31-0-0000-00) **Part of 31-2-0263-00**

Description of Dedication:  
 Street Right-of-Way     Other Public Uses (specify type) \_\_\_\_\_

Location **North of College Avenue and west of Appleton Street**

Legal Description of Land (may be attached as separate sheet)  
**\*Please submit an electronic copy of the legal description in Microsoft Word format.**  
 See attached legal description

Current Zoning: <b>CBD</b>	Proposed Zoning: <b>CBD</b>
Current Uses: <b>Access that functions like alley</b>	Proposed Uses: <b>Formally dedicated alley right-of-way</b>

**PLEASE STATE REASON(S) FOR DEDICATION TO THE PUBLIC**

**\*Please attach a location map of the property or portion of the property in question and facts to support the request.**

To fully connect public alley right-of-way between Superior Street and Appleton Street.

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08-08-2025	
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Date \_\_\_\_\_ Owner/Agent Signature (Agents must provide written proof of authorization)

**OFFICE USE ONLY**

Application Complete \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_ Date Filed \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Fee: \$0





# CITY OF APPLETON

## MEMORANDUM

**Date:** August 27, 2025  
**To:** City Plan Commission  
**From:** Colin Kafka, Principal Planner  
**Subject:** Dedication of Public Right-of-Way for West Johnston Street

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### GENERAL INFORMATION

**Owner/Applicant:** David Baehr / Oshkosh Investment LLC and Lofgren Properties 6 LLC

**Address/Parcel Number:** 200 West College Avenue (Tax Id #31-2-0263-00)

**Applicant's Request:** The applicant is requesting a dedication of land for public right-of-way for West Johnston Street

**Plan Commission Public Hearing Meeting Date:** August 27, 2025

**Common Council Meeting Date:** September 3, 2025

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### BACKGROUND

The public right-of-way dedication is proposed to provide complete public right-of-way access through the 200 block of West College Avenue. The basement of 200 W. College Ave will encroach under the proposed dedication; therefore, the owner/applicant has submitted a permanent street occupancy permit for review and approval by the Municipal Services Committee and Common Council.

Wis. State Statute 62.23(5) states that the location, acceptance and/or acquisition of land to be used as a public way, (i.e. public alley) or public grounds shall be referred to the Plan Commission for its consideration and report before final action is taken by the Common Council.

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### STAFF ANALYSIS

**Public Right-of-Way Dedication:** The owner/applicant has submitted an application to dedicate a portion of parcel #31-2-0263-00 for right-of-way. The limits and dimensions of the proposed dedication are identified in Exhibit A.

**Surrounding Zoning and Land Uses:** The surrounding zoning and uses (north, south, east, and west) are generally commercial in nature.

**North:** CBD Central Business District. The adjacent land use to the north is commercial (parking lot).

- South: CBD Central Business District. The adjacent land use to the south is mixed use (apartments and ground floor commercial).
- East: CBD Central Business District. The adjacent land use to the east is N. Appleton Street right-of-way.
- West: CBD Central Business District. The adjacent land use to the west is W. Johnston Street right-of-way.

**Appleton Comprehensive Plan 2010-2030:** The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future Central Business District. The proposed public right-of-way dedication is consistent with the following goals and objectives of the *Comprehensive Plan 2010-2030*.

*Goal 4 – Transportation*

*Appleton will support a comprehensive transportation network that provides viable options for pedestrian, bicycle, highway, rail, and air transportation, both locally and within the region.*

**OBJECTIVE 6.1 Transportation:**

*Plan for the safe and efficient movement of vehicles on local and regional roads.*

**OBJECTIVE 6.8 Transportation:**

*Implement transportation improvements which also support the City's desired land use, housing and neighborhood goals, objectives, and policies.*

**Development Review Team (DRT) Report:** This item appeared on the April 22, 2025 DRT agenda. No negative comments were received from participating departments. Staff did note that a permanent street occupancy permit would be required due to basement portions of the building located at 200 W. College Ave. encroaching under the proposed dedication. A permanent street occupancy permit would be required to be submitted for review and approval by the Municipal Services Committee and Common Council.

**RECOMMENDATION**

Staff recommends the dedication of land for public right-of-way for West Johnston Street, as shown on the attached map, **BE APPROVED**, conditional on approval of the permanent street occupancy permit.



# Special Event Permit Application Form

**CASH OR CHECK ONLY!**

- Additional Documentation**
- Safety and Emergency Plan
  - Certificate of Insurance
  - Route/Map
  - Supplemental Parade Questionnaire

**FEES ARE NON-REFUNDABLE**

- Special Event Application Fee (CLLCMS) \$75.00
- Police Investigation Fee (CLLPF) \$7.00

Date Recv'd 8/19/25  
 Total \$ 82.00  
 Receipt #: 9055-2

*Applicants will be assessed the cost of 25% of City services rendered for the event. Invoices will be sent within 45 days after the event concludes.*

**Please Note:** Incomplete applications will not be accepted and will be returned to applicant. Applications are forwarded for review once payment is received. Applying does not guarantee the application will be approved. For additional information, please refer to the Special Event Policy or Manual.

**PLEASE PRINT CLEARLY!**

**SECTION 1 – EVENT ORGANIZER** - Information about the person, entity or organization holding the special event.

Organization's Name: World Peace Festival

Organization's Address: 1911 N. Morrison St. Appleton 54911

Organization's Phone Number: \_\_\_\_\_ Organization's Email/Website: \_\_\_\_\_

**SECTION 2 – APPLICANT INFORMATION** - Information for person to contact before, during and after the event, if necessary.

Name: Bedford Hines

Address: 1911 N Morrison St. Appleton 54911

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

**SECTION 3 – EVENT INFORMATION** - Application must be filed at least 45 days prior to the event.

Name of Event: World Peace Festival

Event Location: Pierce Park

Event Date (list each date if it's a multi-day event): 9/13/25

Event Set Up Time: <u>10 am</u>	Event Start Time: <u>1:00 pm</u>	Event End Time: <u>4:00 pm</u>
---------------------------------	----------------------------------	--------------------------------

Head of Security's Name: John Polakowski Head of Security Phone Number: 920 427-7776

Anticipated Attendance (Participants/Attendees): 250

Admission Requirements: Free

Event information (whether the event has occurred before, purpose, activity, who can participate, etc.):  
Celebrating Peace throughout world

**SECTION 4 – APPLICANT CHECKLIST** - *The applicant is responsible for contacting all necessary City departments and for obtaining all necessary reservations, permits, licenses and variances. Answer all questions regardless of size of event. Incomplete applications will not be processed.*

**DEPARTMENT OF PUBLIC WORKS – (920) 832-5580**

	Yes	No	Action to be taken by applicant:
1. Are you requesting street closure? Name of barricade company _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, your barricading contract provider will be required to submit a Traffic Control Plan to the Department of Public Works.
2. Did you include a <i>detailed map/diagram</i> of the event location and route (if applicable) with this application?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Be sure the event map/diagram is detailed, including showing all turns and the number of traffic lanes to be used.
3. Are you requesting parking meters to be bagged?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, a list of meters must be provided to the Department of Public Works.
4. Are you requesting use of the sidewalk or right of way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, contact the Department of Public Works for a Street Occupancy Permit.
5. Are you requesting use of City Electricity (on City street poles/planters)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, please provide diagram specifying requested locations of outlets.

**FIRE DEPARTMENT – (920) 832-5810**

	Yes	No	Action to be taken by applicant:
1. Will the event be held indoors?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, contact the Fire Department for more information.
2. Will a tent or any other temporary structure be erected?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, contact the Fire Department for information about submitting a structure plan.
3. Will there be a tent larger than 200 square feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, contact the Fire Department for a permit.
4. Will fireworks/pyrotechnic be used during the event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, contact the Fire Department for a permit.

**HEALTH DEPARTMENT – (920) 832-6429**

	Yes	No	Action to be taken by applicant:
1. Will food be prepared and/or served at the event?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, contact the Health Department for permitting requirements and for safe food handling tips.
2. Will there be a band or amplified music/noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, contact the Health Department for a variance and more information.
3. Will there be portable restrooms?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, review guidelines on portable restrooms available in the Special Event Policy and Manual.

**PARKS & RECREATION DEPARTMENT – (920) 832-5905**

	Yes	No	Action to be taken by applicant:
1. If the event will be in a park have you reserved the park?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If no, contact Parks and Recreation to make a reservation.
2. Will there be rides and/or inflatables at the event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, contact Parks and Recreation for more information.

**POLICE DEPARTMENT – (920) 832-5500**

	Yes	No	Action to be taken by applicant:
1. Do you have a plan for medical emergencies that may occur during your event?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If no, contact the Police Department for assistance.
2. Is security needed for the event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, contact the Police Department for assistance defining your safety/security plan.
3. Are you requesting any special parking restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, contact the Appleton Police Department for more information.

**RISK MANAGEMENT – (920) 832-6300**

	Yes	No	Action to be taken by applicant:
1. Do you have the proper insurance for your event, and have you provided your certificate of insurance to the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If no, contact the City's Risk Manager.

**CITY CLERK'S OFFICE – (920) 832-6443**

	Yes	No	Action to be taken by applicant:
1. Will alcoholic beverages be served/sold at the event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>If yes, contact the City Clerk's Office to obtain a Temporary Class "B" license.</i>
2. Does your event plan include a parade?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, contact the City Clerk's office to fill out the required Supplemental Parade Questionnaire.
3. Does your event plan include shuttle services/rides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, contact the City Clerk's office for information on the licensing of taxicab/limousine/shuttle companies.
4. Do you owe money for past events?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, contact the City Clerk – your application may not be accepted.

## SECTION 5 – ADDITIONAL INSURED REQUIREMENT

For events that involve more than 250 people, if a street closure is requested or if structures are brought onto public premises; the event holder agrees to list the City of Appleton, and its officers, council members, agents, employees, and authorized volunteers as an additional insured on the event holder's general liability insurance policy. Certificates of Insurance displaying this additional insured status must list the following as the certificate holder: City of Appleton, Attention: Risk Manager, 100 North Appleton Street, Appleton, WI 54911.

Signature of Applicant: \_\_\_\_\_

*Bedford Hines*

Date: \_\_\_\_\_

*8/17/25*

Print Name: \_\_\_\_\_

*Bedford Hines*

## SECTION 6 – CERTIFICATION

By signing below, I certify that I am at least 18 years of age, that I have read and understand the Special Event Policy, and that I agree to the terms and conditions contained in the Special Event Policy. My signature further confirms (i) that I understand the filing of this application does not ensure the issuance of a Special Event Permit, (ii) that the Special Event Permit Fee is non-refundable pursuant to the terms of the Special Event Policy, (iii) I will be responsible for ensuring the event and event participants comply with all applicable city ordinances, traffic rules, park rules, state health laws, fire codes and liquor licensing regulations and any other applicable laws, rules and regulations including the Special Event Policy, (iv) that fees for park facilities, food sales permits, tent and fireworks permits, etc., are in addition to the Special Event Permit Fee, (v) that I am authorized to apply for this Special Event Permit on behalf of the organization holding the event (if applicable), and (vi) that the information contained in this Application is true to the best of my knowledge. I understand that intentionally providing false or misleading information in this Application may lead to civil or criminal penalties.

Signature of Applicant: \_\_\_\_\_

*Bedford Hines*

Date: \_\_\_\_\_

*8/17/25*

Print Name: \_\_\_\_\_

*Bedford Hines*

## SECTION 7 – INDEMNIFICATION

**Please read carefully before signing! This section affects your legal rights.**

**IF THERE IS ANYTHING IN THIS SECTION THAT YOU DO NOT UNDERSTAND OR IF YOU OBJECT TO ANY PROVISION CONTAINED IN THIS SECTION, YOU SHOULD NOT SIGN THIS SECTION AS IT IS DRAFTED, BUT RATHER SEEK ADVICE FROM YOUR LEGAL COUNSEL. REQUESTS FOR MODIFICATIONS MAY BE DIRECTED TO THE CITY ATTORNEY'S OFFICE AT 920-832-6423 WEEKDAYS BETWEEN 8:00 AM AND 4:00 PM.**

**INDEMNIFICATION:** BY SIGNING BELOW I ACKNOWLEDGE THAT FOR GOOD AND VALUABLE CONSIDERATION, I, THE APPLICANT, ON BEHALF OF MYSELF AND THE ORGANIZATION, IF APPLICABLE, AGREE TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF APPLETON AND ITS OFFICERS, OFFICIALS, EMPLOYEES AND AGENTS FROM AND AGAINST ANY AND ALL LIABILITY, LOSS, DAMAGE, EXPENSES AND COSTS, INCLUDING ATTORNEY FEES, ARISING OUT OF THE ACTIVITIES PERFORMED AS DESCRIBED HEREIN, CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE APPLICANT/ORGANIZATION, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE WHOSE ACTS ANY OF THEM MAY BE LIABLE, EXCEPT WHERE CAUSED BY THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE CITY.

Signature of Applicant: \_\_\_\_\_

*Bedford Hines*

Date: \_\_\_\_\_

*8/17/25*

Print Name: \_\_\_\_\_

*Bedford Hines*



Event Timeline	
Include: start and finish times, road closure and reopening times, setup, clean up, etc.	
Time	Action
1:00	Speakers, Signing, Games for kids
4:00	Closure + pack up + clean up

Security / Event Attendance	
<ul style="list-style-type: none"> <li>Designated security is required at the rate of 1/600 people for alcohol free events.</li> <li>Designated security is required at the rate of 1/300 people for events serving alcohol</li> </ul>	
Total number of people attending event?	150-250
Number of people present at busiest time?	200 - maybe 250
Will alcohol be served?	No
Admission requirements (guest list, public, etc)	None
Primary event security contact	John Polakowski
Total number of staff dedicated to security	Four
How security staff will be identifiable	
Location of security staff during event	Throughout event near Pavilion
Will private security be hired?	None
Private security main contact name and #	None

Medical Emergencies and Resources	
Does your event include strenuous activity?	No
Will EMS services be hired?	No
<ul style="list-style-type: none"> <li>Company name and primary contact</li> <li>List resources (ambulance, EMT, etc.)</li> </ul>	
List any event staff with EMS training	None
Who is responsible for activating EMS / 911?	John Polakowski
Location of first aid stations	None
Any UTV / ATV / Golf Carts for transport	No
List mass casualty collection location	None

Weather Monitoring and Cancellation	
Person responsible for weather monitoring	John Polakowski
Shelter location	Pierre Park Pavilion
Evacuation plan / location	Go to Pavilion or go to cars
Emergency announcement method	Hand speaker
Predetermined criteria for weather cancellation	Checking weather reports
Link to the National Weather Service	NWS Forecast Page For Your Event





Items on this page fall under the direction of the Appleton Fire Department

<b>Crowd Managers</b>	
<ul style="list-style-type: none"> <li>For inside events with over 500 people, one certified crowd manager is required per 250 people. For outside events with over 1,000 people, one certified crowd manager is required per 250 people</li> <li>Contact the Appleton Fire Department for crowd manager training</li> </ul>	
Describe evacuation plan	Pavilion + Cars
Describe shelter plan	Pavilion
Total # of crowd managers for your event	# One
List crowd managers	John Polakowski

<b>Fire Alarm / Fire Safety / Other Hazards</b>	
<ul style="list-style-type: none"> <li>The Appleton Fire Department is committed to a fire prevention program that places a high priority on the safety and welfare of the public while minimizing potential fire and life safety hazards.</li> <li>Establishing fire prevention and life safety procedures at your special event is an essential component of the event planning process.</li> <li>Contact the Appleton Fire Department at (920)832-3934 for additional information.</li> </ul>	
Will the event be taking place in a building?	No
How will staff respond to an indoor fire?	N/A
Who is responsible for reporting a fire/alarm?	N/A
Will the event be taking place outdoors?	Yes
How will staff respond to an outdoor fire?	Evacuation + extinguisher
Fire Extinguishers	
List locations for any additional extinguishers	On site
Have staff been trained on their use?	Yes
Are staff expected to use extinguishers?	John Polakowski
Or, are staff expected to simply evacuate?	
Will a fire watch be provided for the event?	Not exclusively
If you answer YES to any of the following, complete Form SE-07	
Will there be chemicals / hazardous materials?	No
Will there be pyrotechnics or explosives?	No
Will there be tents at the event?	No

<b>Other</b>
List any additional Safety Planning Procedures



# CITY OF APPLETON

## MEMORANDUM

### Special Event Denial – World Peace Festival

**Date:** August 22, 2025

**To:** Safety & Licensing Committee, Christopher Croatt – Chair;  
Common Council

**From:** Amy Molitor, City Clerk

**Encl:** Special Event Denial Letter

The Special Event Policy requires applications to be submitted a minimum of forty-five (45) days prior to the event date. This is to allow adequate time for planning and resource availability to support special events. Bedford Hines applied for the World Peace Festival event on August 19<sup>th</sup> which is twenty-five (25) days out from the event date of September 13, 2025. As a result of the late submittal, the application was automatically denied pursuant to the policy. The policy allows for applications that are denied for any reason to be submitted to the Common Council by way of the Safety & Licensing Committee for final determination.

The special event application has been routed for departmental recommendations. As of August 22<sup>nd</sup>, approval recommendations have been received from the Fire Department and Risk Management. Recommendations have not yet been received from the Police, Health, Public Works, and Parks & Recreation departments or Valley Transit.



DEPARTMENT OF  
**LEGAL AND  
ADMINISTRATIVE  
SERVICES**

**OFFICE OF THE CITY CLERK**

100 North Appleton Street  
Appleton, WI 54911  
p: 920.832.6443  
www.appletonwi.gov

August 19, 2025

Bedford Hines  
1911 N. Morrison Street  
Appleton, WI 54911  
[bbhines68@yahoo.com](mailto:bbhines68@yahoo.com)

This letter is in reference to your application for a special event permit filed on August 19, 2025 for a World Peace Festival event to occur September 13, 2025. Per the City of Appleton Special Event Policy V.A.1. completed applications for a special event permit must be received a minimum of forty-five (45) days prior to the commencement of the event. Late applications result in an automatic denial of the special event permit.

Due to the late submission of your application, it is automatically denied. You have the right to appeal this denial recommendation to the Safety & Licensing Committee. You provided our staff with notice of your intent to appeal at the time of submitting your application. The special event permit application is scheduled to go before the Safety & Licensing Committee on Wednesday, August 27, 2025. Their recommendation will proceed to Common Council for a final decision.

Should you have any questions related to this matter, please contact my office at the phone number provided above.

Respectfully,

Amy Molitor  
City Clerk

**MEGHAN CASH,**

Complainant,

V.

**Rivera Restaurants LLC**  
**AGENT: Vanessa Alvarado**  
**d/b/a Mr. Frogs on the Ave**  
**409 W. COLLEGE AVE.**  
**APPLETON, WI 54911.**

Respondent.

OFFICE OF THE CITY CLERK  
**FILED**  
AUG 18 2025  
APPLETON, WISCONSIN

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**COMPLAINT(S) SEEKING REVOCATION OF ALCOHOL LICENSES OF  
RIVERA RESTAURANTS LLC d/b/a MR FROGS ON THE AVE, VANESSA  
ALVARADO, AGENT**

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Complainant seeks that the Safety and Licensing Committee of the Common Council of the City of Appleton meet as soon as practicable and as allowed by law, at which time the Complainant, Appleton Police Department Lt. Meghan Cash, a resident of the City of Appleton, asks the Committee to find this complaint to be true and recommend to the Common Council that it REVOKE the alcohol beverage licenses of RIVERA RESTAURANTS LLC d/b/a MR FROGS ON THE AVE, VANESSA ALVARADO, AGENT.

Rivera Restaurants LLC has registered agent of Vanessa Alvarado and was issued Class "B" (beer) and "Class B" (liquor) licenses of the premises located at 409 W. College Avenue, Appleton, Wisconsin 54911, known as Mr. Frogs on the Ave (Mr. Frogs). The alcohol licenses were first recommended for approval by the Safety and Licensing Committee on August 14, 2024, and approved by the Common Council on August 21, 2024. The licenses were renewed in 2025.

In relevant part, Wisconsin Statutes §125.12(2) allows for the revocation, suspension, or refusal to issue or renew a Chapter 125 license based upon violations of Chapter 125 or municipal

regulations adopted under §125.10. The City of Appleton has adopted municipal regulations of alcohol beverage licenses pursuant to §125.10, including but not limited to Articles I, II, and III of Chapter 9 of the Municipal Code of the City of Appleton. This includes the “Demerit point system” codified in Section 9-54 of the city’s Code. Complainant alleges that the license holder has accumulated sufficient demerit points to require that their alcohol licenses be revoked.

Complainant further alleges that the license holder “Keeps or maintains a disorderly or riotous, indecent or improper house,” contrary to Wisconsin Statutes §125.12(2)(ag)2., and that the licensee’s alcohol licenses should therefore be revoked.

Accumulation of demerit points and the keeping of a “disorderly or riotous, indecent or improper house,” each individually constitute sufficient, proper, independent and lawful cause for revocation of the retail alcohol licenses held by the above-named licensee.

This complaint by Lt. Meghan Cash is being made based upon information and belief regarding the incidents summarized<sup>1</sup> below<sup>2</sup>:

### **Demerit Points Violations**

September 14, 2024 – Incident A24043576

On September 14, 2024, at approximately 1:12 AM, Appleton Police Department officers responded to a disturbance in the alley behind Mr. Frogs. Officers noted that the disturbance

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<sup>1</sup> The names of parties involved are omitted from the summaries of these incidents where necessary, where appropriate, or where the names are not relevant. Whether criminal or civil litigation was commenced or completed was a significant consideration.

<sup>2</sup> Incidents within this complaint are described primarily in chronological order of occurrence, with deviation to highlight incidents for which demerit points apply.

spilled out into the St. Joseph's Church parking lot, with people trying to flee when officers arrived. Lt. Botz, who was outside of the establishment, specifically noted hearing the music inside stop suspiciously, which prompted him to enter and see what was going on. He observed a disturbance in the present crowd as it moved to the back of the bar and the alley.

While attempting to ascertain what had happened, officers located Manuel Ceda hiding between cars outside. He had no shirt on, indicating to officers he had been part of the disturbance. Ceda provided a false name to officers who ultimately needed to identify him via fingerprint scanner.

Ceda was cited for underage drinking and convicted of that offense on November 4, 2024 in Outagamie County case 24FO895.

Ceda was criminally charged with Resisting / Obstructing an Officer, and Possession of THC in Outagamie County case 24CM671. He was convicted of both offenses on July 15, 2025. As these offenses relate directly to the licensee's failure to maintain order resulting in a disturbance not only in the licensed establishment but also in the surrounding area, Section 9-54 of the Municipal Code of the City of Appleton prescribes that **45** demerit points shall be assessed against the alcohol beverage licenses.

#### November 8, 2024 – Incident A24052679

On November 8, 2024, at approximately 11:30 PM, Appleton Police Department Lt. Goodin reports that he was on duty on College Avenue when he was flagged down by a bouncer at one of the bars on College Avenue. The bouncer advised him that a 20-year-old woman had

just tried to enter the bar unlawfully but had been denied entry. The bouncer pointed out the woman as she was walking away.

Lt. Goodin followed the woman and observed as she attempted to enter another bar and was turned away by that bar's bouncer. He continued to observe as she then approached Mr. Frogs and was allowed entry. Lt. Goodin then made contact with the woman who claimed she had shown her ID to gain entry but could not produce it for Lt. Goodin. The woman was later identified and confirmed to be 20 years old.

Lt. Goodin spoke with staff members present who claimed to not know how the woman gained entry. One indicated he would try to access surveillance video to find out, but no video was ultimately provided or shown to Lt. Goodin.

As a result of this investigation, license holder Vanessa Alvarado was issued a citation for allowing an underage person to enter or remain on the premises, contrary to Section 9-51 of the Municipal Code of the City of Appleton, adopting §125.07(3)(b) of the Wisconsin Statutes. She was adjudicated guilty of this violation on December 4, 2024 in Outagamie County case 24FO1110. Section 9-54 prescribes that **80** demerit points shall be assessed for such a violation.

March 3, 2025 – Incidents A25009721 and A25010274

On March 3, 2025, at approximately 2:08 AM, Appleton Police Department officers responded to a physical disturbance outside of Mr. Frogs. Officers made contact several individuals inside the bar. The involved parties were identified as patrons Michael Jimenez, Mario Perez, Joseph Nieto, and bartender Nayeli Tierrablanca. Other patrons were present and were

generally uncooperative with police efforts to investigate the disturbance. Some refused to provide a statement. Others attempted to actively mislead officers.

Officers were able to utilize external traffic cameras to observe the disturbance outside of the licensed premises. Officers observed that Joseph Nieto walked out of the bar, removed his jacket, and tossed it aside. Michael Jimenez followed him out of the bar, and the two men appeared to swing at each other and begin to fight. The two end up falling to the ground and continuing to fight. Mario Perez and another patron had also followed the first pair out and initially appeared to be trying to pull Jimenez away from Nieto, but Perez can be seen kicking Nieto on the back while he's on the ground. After Jimenez hits Nieto several more times, the pair are separated.

Nayeli Tierrablanca, who was also outside by this point, appeared to be telling Nieto to walk away. It appeared that a verbal disturbance continued between the parties before everybody except Nieto reenters Mr. Frogs. Nieto then returns to the front door of the bar and appears to yell into the bar.

Perez and another patron then exit the bar again and appear to prepare to resume fighting. Jimenez exited the bar as well. Nieto then punched Perez in the face and started trying to hit the others that were present. The physical altercation resumed. Nieto eventually fell to the ground and Jimenez continued to hit him. The parties continued to exchange blows until eventually separating. When police arrived, Nieto was the only one involved who remained outside of the bar. The remainder had reentered Mr. Frogs once again.

Based upon statements made by parties involved, it was determined that the physical altercation outside stemmed from the parties' interactions inside the bar. Combatants and witnesses did not provide a clear explanation for the origin of the physical altercation.

It was determined by officers that Nieto, Jimenez, and Perez were mutual combatants in the altercation. Each was issued a citation for Disorderly Conduct, contrary to Section 10-9 of the Municipal Code of the City of Appleton. Subsequently, Nieto was found guilty of said violation on June 25, 2025, in Outagamie County case 25FO193. Jimenez was found guilty of said offense on June 18, 2025, in Outagamie County case 25FO193. Perez was found guilty of said offense on July 9, 2025, in Outagamie County case 25FO194.

Based upon the video reviewed in connection with the above investigation, officers were able to determine that the bartender, Nayeli Tierrablanca, had allowed customers to remain inside the establishment beyond the 2:00 AM closing time mandated by law. The disturbance itself did not take place until approximately 2:07 AM, at which time the involved individuals were seen exiting the bar to fight. Several of the involved individuals were then taken back inside of the bar by Tierrablanca.

When officers spoke with Tierrablanca, she informed officers that the disturbance had taken place outside of Mr. Frogs, so the establishment could not be held accountable for the situation. Tierrablanca was also heard telling the patrons inside the bar to tell officers that the entire disturbance had taken place outside so that "It could not be used against Frogs."

Officers confronted Tierrablanca about the bar remaining open after hours. She then explained that the disturbance had started inside the bar, so she was unable to remove the

patrons on time because they were being disruptive. When asked why she didn't call police to assist her so that she could avoid violating the open hours restriction, she did not have a response. Based upon their interactions with Tierrablanca, officers formed the opinion that she appeared to have been intoxicated.

Officers were able to obtain video from the interior of Mr. Frogs from the time leading up to the disturbance. The video begins at 2:03 AM. There are patrons remaining at the bar sitting and talking. Tierrablanca can be seen placing something in front of one of the patrons but does not appear to be asking any of them to leave. Officers noted no signs of a physical disturbance inside. A verbal argument among some patrons appears to be occurring, but Tierrablanca did not make any apparent effort to break it up or have the individuals leave.

A second video provided shows most of the individuals involved in the physical altercation reenter the bar as law enforcement arrives. They can be seen running around the interior of the bar and toward the back door. When comparing it to the exterior video, this appears to have been occurring at or after 2:08 AM.

Tierrablanca's statements to police appear to be consistent with neither the other evidence and observations made by officers, nor were they consistent internally with themselves.

Officers' investigation showed that the licensed premises remained open and unvacated during hours in which it was required to be closed by Wisconsin Statutes §125.32(3) and / or §125.68(4). As this is also a violation of Section 9-52(4) of the Municipal Code of the City of Appleton, the license holder, Vanessa Alvarado, was cited for "Open after hours / failure to

vacate premises.” She was found guilty of said offense on May 7, 2025, in Outagamie County case 25FO190.

The fighting incident described above was directly related to the licensed activity. It additionally involved a staff member of the establishment permitting some of the offenders to reenter the bar after witnessing them engaging in more than one round of physical violence. As this incident involves a clear failure to maintain order by the business, Section 9-54 prescribes that **45** demerit points shall be assessed for such a violation.

Section 9-54 further prescribes that **50** demerit points shall be assessed for the violation of “Open after hours / failure to vacate.”

May, 18, 2025 – Incident A25024083

On May 18, 2025, at approximately 2:07 AM, Officer Biffert of the Appleton Police Department was inside Mr. Frogs investigating a prior incident.<sup>3</sup> At that time, he noticed a bouncer later identified as Ronni Leavitt engage in a verbal disturbance with individuals outside of the bar. Officer Biffert notes that the bar was closed and the door locked. The people outside appeared to be asking for a lost phone.

Officer Biffert observed Leavitt approach the door and begin yelling at the people outside. While yelling, he asked repeatedly, “who the fuck you talking to?” Leavitt told the people outside to “meet (him) in the back,” to “meet (him) in the back alley,” and to “meet in the alley.” He told the person(s) “you better have a switch on you,” and called the person(s) outside a “goofy ass

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<sup>3</sup> The separate incident is discussed in a different section of this complaint.

nigga” and a “cornball.” Officer Biffert advises that it appeared to him that Leavitt was attempting to instigate a fight. He further reports that he is familiar with the term “switch,” as it refers to a firearm accessory that allows semiautomatic weapon to function as a fully automatic weapon.

When Leavitt was separated from the person at the door, Leavitt explained to Officer Biffert that Officer Biffert did not know what the other guy was saying.

Officer Biffert notes that when he left Mr. Frogs, he observed Leavitt leave the in the direction where he had told the person(s) at the bar to meet him to presumably fight. Officer Biffert attempted to follow Leavitt but eventually lost track of him. No fight was subsequently observed.

Ronni Leavitt was issued a citation for Disorderly Conduct, contrary to Wisconsin Statutes §947.01 and Section 10-9 of the Municipal Code of the City of Appleton. He was found guilty of this offense by default by or about July 23, 2025, in Outagamie County case 25FO486.

As these offenses relate directly to the licensee’s failure to maintain order resulting in a disturbance not only in the licensed establishment but also in the surrounding area, Section 9-54 prescribes that **45** demerit points shall be assessed against the alcohol beverage licenses.

### Demerit Points Accumulations

As a result of the above incidents, Mr. Frogs has accumulated no fewer than 265 demerit points in the 36 month period beginning December 4, 2024.<sup>4</sup> Pursuant to Section 9-54(d)(3) of the Municipal Code of the City of Appleton, upon determination that the licensee has accumulated 200 or more demerit points in a 36 month period, the retail alcohol license(s) shall be revoked.

Complainant therefore requests that the Safety and Licensing Committee and the Common Council **REVOKE** the retail alcohol licenses for the above-named licensee and premises based upon §125.10 and §125.12(1) of the Wisconsin Statutes, and Section 9-54 of the Municipal Code of the City of Appleton.

When any license is revoked, at least six months shall elapse before another license is granted for the same premises, and 12 months shall elapse before any other license shall be granted to the person whose license was revoked.

### Disorderly or Riotous House

Wisconsin Statutes §125.12(2) provides that a retail alcohol license granted under Chapter 125 of the Wisconsin Statutes may be revoked or suspended if the licensee “keeps or maintains a disorderly or riotous, indecent or improper house.” Complainant contends that the

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<sup>4</sup> Section 9-54(c) requires the use of the conviction date as the basis for assigning demerit points. December 4, 2024 is the first date of conviction for the incidents listed above. While a 36-month accumulation window is contemplated for potential revocation, the above points were accumulated within the first 12 months of licensure.

licensed premises described above constitutes a “disorderly or riotous, indecent or improper house.”<sup>5</sup>

Wisconsin Statutes do not define the terms or phrase “disorderly or riotous, indecent or improper house.”<sup>6</sup> Wisconsin Statutes §62.11(5) is informative in that it empowers the Common Council to act on behalf of the government in the interests of good order for the city, and for its health, safety, and welfare of the public. It further specifically authorizes the Common Council to carry out such powers by several means, including “by license,” and by “other necessary or convenient means,” subject to express prohibitions elsewhere within the statutes.

#### Disorderly or Riotous Incidents

##### “Demerit Points” Incidents to be Considered

Complainant hereby incorporates all of the incidents for which demerit points were previously discussed for further consideration in determining whether the named establishment is a riotous house. Complainant submits the following additional incidents for consideration.

##### September 21, 2024 – Incident A24044814

During the afternoon of September 21, 2024, Appleton Police Department officers responded to a report of a past tense disturbance that occurred earlier that morning at Mr. Frogs, between 1:00 a.m. and 2:00 a.m. The reporting party advised that she had been at Mr. Frogs

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<sup>5</sup> Hereafter referred to as a “riotous house” for brevity.

<sup>6</sup> Recognizing the lack of specific definition for a “riotous (etc.) house,” the 7<sup>th</sup> Circuit Court of Appeals upheld a finding of a riotous house against an Eau Claire establishment and described a “disturbing pattern of violence and disruptive behavior,” when the city’s allegations described eight incidents during a period of just shy of 27 months. The incidents involved fights between patrons, bouncers, other employees, and disturbances that required police intervention. Hegwood v. City of Eau Claire, 676 F.3d 600 (7th Cir. 2012).

earlier in the morning when she was attacked from behind by a former roommate of hers, referred to as “suspect” for the remainder of the description of this incident.

The reporting party indicated that Mr. Frogs security initially broke up the altercation. Suspect got away from security, and the two began fighting. The investigating officer observed that the reporting party had a black eye. The reporting party indicated that they were unaware that the suspect was present until the initial attack.

The suspect later told officers that the reporting party had been provoking her throughout the night. Suspect confirmed that the physical altercation occurred, but indicated it was immediately preceded by the reporting party shoving the suspect.

There is no indication that any staff member of Mr. Frogs made any attempt to alert law enforcement to the physical fight occurring inside the establishment. When contacted, the bar’s staff indicated that none of the incident was captured on their cameras.

November 2, 2024 – Incident A24051645

At approximately 4:04 a.m., officers took a complaint of a strangulation incident occurring inside Mr. Frogs earlier that morning, at approximately 2:30 a.m. The reporting party indicated that she was at Mr. Frogs with a friend near closing time when the father of her child entered the bar. According to the reporting party, that individual, identified herein as “suspect,” then approached her and pushed her against a wall, placing his hands around her neck, squeezing and restricting her breathing while insulting her with vulgarities.

The physical assault that the reporting party alleges occurred was eventually broken up by bar staff, but it had taken long enough for them to do so that she began to question why nobody was intervening.

Officers were able to subsequently review external traffic camera video of the area. They observed the reporting party and her friend rush out of Mr. Frogs at approximately the time of the reported incident. The reporting party's friend can be seen apparently comforting the reporting party before the two leave westbound. Shortly thereafter, the suspect is seen emerging from the bar and leaving in the same direction.

Officers subsequently learned that the suspect's account of events was substantially different than the reporting party's. However, both versions of events included a violent encounter between the two individuals, in addition to abusive and vulgar language. There is no indication that the staff Mr. Frogs made any attempt to advise law enforcement of a violent altercation occurring within the establishment. Despite multiple attempts to obtain internal video from the establishment by officers, no internal video was ever provided.

This incident is subject to pending litigation in Outagamie County case 24CF1127. While the associated defendant is presumed innocent in the eyes of the law until proven guilty, this incident remains a relevant and proper consideration for the determination of whether Mr. Frogs constitutes a "riotous house."

November 3, 2024 – Incident A24051801

On November 3, 2024, at approximately 1:43 AM, Appleton Police Department Officer Basak was on foot patrol on College Avenue when he heard a bottle break near the Mr. Frogs

doorway. He then observed a male party fall down the stairs. He appeared to be running from something. That individual, identified hereafter as "M1," indicated he was fine and quickly tried to leave.

Two other males were shoving each other in the doorway of Mr. Frogs. One male, "M2," was trying to push his way in. The other, "M3," was trying to keep M2 out. M2 was detained. M3 identified himself as a bouncer for Mr. Frogs, but he declined to give his name to police. He claimed he had been trying to keep M2 out of the bar due to a disturbance already going on inside the bar. There is no indication that this disturbance was reported to law enforcement.

Another member of the Mr. Frogs security team approached and told officers that they did not want anything done with M2 because he was "good," and a "regular." This is despite the fact Officer Basak observed M2 trying to push past the bouncer to enter the bar during an active disturbance.

It appeared that M1 may have been involved in the disturbance inside the bar, but all parties involved declined to cooperate with the investigation sufficiently to ascertain the full extent of what had occurred. No enforcement action could be taken despite the observed disturbance, based upon the lack of cooperation from all involved parties.

December 13, 2024 – Incident A24057701

On December 13, at approximately 11:06 p.m., Appleton Police Department Officers were dispatched to a disturbance at Mr. Frogs. They were advised that the suspect, later identified as Sarah George, had left, but had been throwing bottles, ripped the handle from the front door, and was trying to break a window.

George was located inside a nearby bar. When officers spoke with her, she indicated she had no idea why she had been removed from the bar Mr. Frogs. As she was speaking with officers, she began yelling at passersby, creating a further disturbance.

When interviewed, bar staff indicated that George had been removed for causing a disturbance, pushing other customers, and throwing a drink. She had to be physically pulled out of the bar. George pulled off the front door's handle while trying to get back inside before she left and went into a neighboring bar with the handle for the Mr. Frogs door handle still in her hand.

The portion of events described as occurring outside of the business are corroborated by traffic camera video. Interior video of the incident was requested from the staff of Mr. Frogs. Staff indicated that the video would be provided. It does not appear that any video was provided as requested and as staff indicated it would be.

As a result of above referenced events and investigation, Sarah George was subsequently referred to the Outagamie County District Attorney's office for charges of Possession of Cocaine, Criminal Damage to Property, Bail Jumping, and Disorderly Conduct. No charges were filed, but the referred charges and allegations were read into another criminal matter George had pending so that the allegations could be considered for sentencing purposes.

February 16, 2025 – Incident A25007115

On February 16, 2025, at approximately 1:37 a.m., Appleton Police Department officers observed a crowd forming in front of Mr. Frogs and could hear members of the crowd talking about fighting. Officers were able to observe that there were people within the crowd actively

trying to get others to walk away. These individuals asked officers to attempt to get one woman specifically, subsequently identified as Clea Bowden, to walk away from the group, as she was attempting to fight others.

Officers did intervene to physically separate the parties to prevent further physical escalation. Bowden became physically resistive to officers' attempts to separate the parties, resulting in a physical altercation between her and the officers. Bowden provided false identifying information to officers during their investigation. Her identity would only later be discovered while she was being booked into the Outagamie County Jail. Bowden told the officers that she would "burn" them for what they were doing.

When officers were able to actually speak with Bowden about what had occurred, she indicated that the problem started when she was struck multiple times while at Mr. Frogs.

Officers attempted to arrange to view interior video from Mr. Frogs to determine how much truth there was to what Bowden said. Officers had difficulty arranging to view the video with the license holder. Ultimately, the license holder did provide three segments of video, none of which showed Bowden.

As a result of the above indecent, Bowden was ultimately convicted of Resting or Obstructing an Officer in Outagamie County case 25CM108 on or about April 29, 2025.

March 23, 2025 – Incident A25013458

On March 23, 2025, at approximately 1:54 a.m., Appleton Police Department officers responded to a disturbance at Mr. Frogs. After establishing control of the scene, officers were able to utilize witnesses and traffic camera video to determine what had occurred.

Olivia Alanis Torrez had been inside Mr. Frogs with a friend when she approached the bartender at the bar to see if they had her purse. The bartender informed Alanis Torrez that no purses similar to hers had been found and turned into the bar. This precipitated an argument between the bartender and Alanis Torrez. The argument prompted the bouncer to “assist” Alanis Torrez out of the bar.

As she was being escorted out of the bar, Alanis Torrez appeared to attempt to physically assault multiple people who were present, including the bouncer and at least one other unidentified patron who was nearby and trying to keep her from reentering the establishment.

Alanis Torrez was subsequently arrested on active but unrelated arrest warrants. She was issued a city citation for Disorderly Conduct as a result of her conduct described above. She was found guilty of that municipal offense on April 18, 2025, in Outagamie County case 25FO231.

April 5, 2025 – Incident A25015903

On April 5, 2025, at approximately 11:50 p.m., Appleton Police Department Officers were dispatched to Mr. Frogs for a reported disturbance inside the bar. The reporting party, subsequently identified as Holly Lukaszewicz, reported that she was struck by another woman inside the bar. The other woman was subsequently identified as Taja Love. Officers were able

to speak with both parties involved. Both confirmed that the altercation began over the use of the restroom. Both parties agreed that the altercation originated as a heated verbal altercation and that it became physical. The parties gave differing accounts over who instigated and escalated at each stage of the confrontation. Their accounts were consistent in that it was when only the confrontation became physical that bar security intervened and removed Lukaszewicz from the establishment.

Officers attempted to secure internal surveillance video from Mr. Frogs but were unsuccessful in obtaining any video. There was no indication given that any member of the Mr. Frogs staff attempted to contact law enforcement about the physical violence that occurred, either during or after the incident.

Both involved parties were issued municipal citations for Disorderly Conduct. Love was found guilty of said offense on June 18, 2025 in Outagamie County case 25FO339. The citation against Lukaszewicz remains pending in Outagamie County case 25FO340 as of the drafting of this complaint.

April 26, 2025 – Incident A25019534

On April 26, 2025, at approximately 12:52 a.m., Appleton Police Department officers on College Avenue observed a disturbance “erupting” outside of Mr. Frogs as the bouncers appeared to be removing a group of women from the establishment. Officers approached. As they did, a group of women began throwing punches at each other. Officers rushed into the group and physically pulled the combatants apart, separating them.

Officers were able to identify two primary combatants, Emma Seymour and Anna Popovich. Seymour explained that she had been attacked by her cousin, Popovich, outside of the bar for no apparent reason. She showed officers a damaged tooth she indicated was from the incident. Officers learned from other parties present that Popovich and Seymour had “exchanged words” inside the bar and that there had been tension prior to the disturbance outside.

Based upon the totality of the information collected, it appeared that the conflict originated inside of Mr. Frogs, escalated to a verbal argument outside of the bar, before further escalating to physical violence before officers could intervene. Based on traffic camera video, officers determined that there were at least two other women involved in the physical fight, but they were no longer on the scene and were not identified. Neither identified combatant wished to pursue criminal charges against the other.

The two identified combatants were issued municipal citations for Disorderly Conduct as a result of the above-described events. Seymour was found guilty of said offense on July 2, 2025, in Outagamie County case 25FO362. Popovich was found guilty of said offense on July 9, 2025, in Outagamie County case 25FO361.

May 10, 2025 – Incident A25022181

On May 10, 2025, at approximately 1:27 a.m., Appleton Police Department Officer Christopherson reports observing a staff member at Mr. Frogs “forcefully removing someone from the bar.” Officer Christopherson made contact with the expelled individual, later identified as Preston Nelson, and detained him before making contact with the staff.

The staff member advised that Nelson had been wanting to use the restroom at the rear of the bar, but someone else was inside. As a result, Nelson forced his way inside the bathroom, damaging the door. Based on this, he was removed from the bar. Other bar staff was able to promptly provide internal security video of the incident, showing Nelson damaging the door belonging to Mr. Frogs.

Nelson was issued municipal citations for Damage to Property and Disorderly Conduct. He was found guilty of both offenses on July 16, 2025 in Outagamie County cases 25FO427 and 25FO428, respectively.

#### May 18, 2025 – Incident A25023583

On May 18, 2025 at approximately 12:20 a.m., Appleton Police Department Officer Biffert was waived into Mr. Frogs by a bouncer regarding a fight that occurred inside the bar. Officer Biffert noted that the bar was busy, and several people were being escorted out.<sup>7</sup>

Once the scene was stabilized, officers began to investigate what had occurred inside of Mr. Frogs leading up to people being expelled and officers being waived over. In speaking with multiple individuals involved and present, and observing at least one bleeding injury, and another involved individual with blood on their clothes, it was clear to officers that a physical altercation and disturbance involving several people had occurred inside the bar.

After the involved parties were identified and dispersed for the night, officers attempted speak further with the bar’s staff about what had occurred. Officer Biffert indicates that the first

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<sup>7</sup> This is the incident being investigated during which Officer Biffert observed the behavior by Ronni Leavitt which prompted him to be issued the Disorderly Conduct citation described within the “demerit point” incidents.

bounder he spoke with at this time told him that they did not have video and that there had been no disturbance. Officer Biffert pointed out that he had been waived into the bar by a different bouncer regarding a fight, and that he could see multiple cameras hanging from the ceiling.

A second bouncer advised that there was a disturbance, but he did not actually see what had occurred. The bartender advised that she noticed, but did not see, the disturbance. As a result of noticing the disturbance, she turned the interior lights on inside the bar.

Officer Biffert attempted to contact the alcohol license holder for the premises, Vanessa Alvarado. After leaving a voicemail for her on May 21, he spoke with her on May 23 about submitting video from the interior cameras at Mr. Frogs. She agreed to do so. Officer Biffert left follow-up voicemails with Alvarado on May 25 and June 2, as the video had not been provided as agreed. Officer Biffert was notified on June 6 that video had been provided.

A citation for Disorderly Conduct was subsequently issued to Antonio Lewis. Lewis was found guilty of said offense on August 6, 2025, in Outagamie County case 25FO569.

#### Discussion of "Disorderly or Riotous House"

The incidents described above, all occurring within less than one year of the retail alcohol licenses in question being granted to the license holder, demonstrate a clear pattern of violence and disorder in and surrounding Mr. Frogs. The above-described incidents show that through both action and inaction, Mr. Frogs and license holder Vanessa Alvarado fail to maintain order such that it is a threat to the health, safety and welfare of both customers and members of the public in general. A non-exhaustive set of known examples is set forth below.

Mr. Frogs, through actions and inactions of the licensee and employees acting on her behalf, shows a pattern of reluctance to seek law enforcement assistance to deal with imminent or present violence within the establishment. In the instances described above, it is rare that the person who sought law enforcement assistance was associated with Mr. Frogs. Often, law enforcement intervened based on their own physical observations.<sup>8</sup> Some incidents were reported after the fact by parties involved. Some were reported by bystanders. While it cannot reasonably be expected that every disorderly incident can be prevented, Mr. Frogs habitually failed to exercise the level of oversight, supervision, and security necessary to minimize such incidents. Mr. Frogs habitually failed to seek the assistance of law enforcement to allow for accountability for those involved in even violent disturbances when such incidents could not be prevented.

Once law enforcement became involved, Mr. Frogs demonstrated what can be most charitably characterized as “inconsistent” willingness and / or ability to assist law enforcement in investigating even violent disturbances within and originating from the establishment. The incidents above contain numerous examples of delays and complete failures to provide requested surveillance video to assist in addressing violent incidents within the bar. There are instances described above in which staff members denied the existence of a disturbance that had clearly taken place, provided otherwise untrue or inconsistent information to officers, and denied the existence of video evidence despite the visible presence of cameras in that area of the bar.

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<sup>8</sup> In fairness, it could be argued in some of these instances that law enforcement intervened before Mr. Frogs staff could have a chance to contact law enforcement. The pattern behavior indicates this is unlikely.

So not only is the establishment unwilling or unable to maintain order, but it also hinders the ability of law enforcement to do so.

Mr. Frogs has further demonstrated through its actions, inactions, and even by the words of its own employees, that the priority is not in making sure that people are safe or even that people who engage in violent, disorderly, or other illicit behavior on their licensed premises are held accountable after the fact. Doing so would likely leave people with the impression that if they want to engage in such behavior, Mr. Frogs would not be the place to do it. Instead, the priority is making sure that whatever happens at Mr. Frogs doesn't get "used against (Mr.) Frogs," even when that means that a preventable physical conflict will erupt on the busy sidewalks of College Avenue.

The above-described behavior demonstrates an operating philosophy and practice that prioritizes maintaining "plausible deniability" for the bar over maintaining order and safety. This was clearly verbalized by one staff member on March 3, 2025. There is very little interest in preventing violent disorder, as long as that violent disorder can be pushed out onto College Avenue quickly enough to avoid consequences for the bar.

Mr. Frogs fails to maintain order within its establishment. It is inconsistent at best in assisting law enforcement efforts to hold offenders adequately accountable. It treats violence and disorder as problems to be pushed literally and figuratively out of the door for someone else to deal with, at greater risk to the community.

### Recommendations and Conclusions

Mr. Frogs has accumulated no fewer than 265 demerit points during the 36-month period beginning from December 4, 2024. Complainant requests that the imposition of 265 demerit points be confirmed by the Safety and Licensing Committee and Common Council and that the retail alcohol licenses previously granted to RIVERA RESTAURANTS LLC d/b/a MR FROGS ON THE AVE, VANESSA ALVARADO, AGENT, therefore be REVOKED as required Section 9-54(d)(3) of the Municipal Code of the City of Appleton, and permitted by Wisconsin Statutes §125.12(2)(ag)1.

Mr. Frogs is a “disorderly or riotous, indecent or improper house,” maintained by the above-named licensee. In the interest of public safety, public health, public order, public welfare, and other interests of the city and people of Appleton for which the Common Council is empowered and charged to act, Complainant asks that the retail alcohol licenses previously granted to RIVERA RESTAURANTS LLC d/b/a MR FROGS ON THE AVE, VANESSA ALVARADO, AGENT, be REVOKED as permitted by Wisconsin Statutes §125.12(2)(ag)2.

Dated this 18<sup>th</sup> day of August, 2025

  
\_\_\_\_\_  
Meghan Cash  
Resident of the City of Appleton  
Lieutenant, Appleton Police Department

OUTAGAMIE COUNTY, WISCONSIN  
Subscribed and sworn to before me  
this 18<sup>th</sup> day of August, 2025.

  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My commission is permanent



STATE OF WISCONSIN

CITY OF APPLETON

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**CITY OF APPLETON,  
a Wisconsin Municipal Corporation,  
100 N. APPLETON STREET  
APPLETON, WI 54911**

**SUMMONS**

v.

**Rivera Restaurants LLC  
AGENT: Vanessa Alvarado  
d/b/a Mr. Frogs on the Ave  
409 W. COLLEGE AVE.  
APPLETON, WI 54911**

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TO: Any City of Appleton Police Department Officer

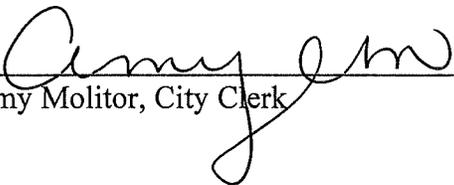
PLEASE TAKE NOTICE THAT,

**VANESSA ALVARADO  
409 WEST COLLEGE AVENUE  
APPLETON, WI 54911**

is commanded to appear at the Safety and Licensing Committee Meeting on Wednesday, August 27, 2025, at 5:30 p.m. in the Council Chambers, 100 North Appleton Street in the city of Appleton and show cause why her Reserve "Class B" and Class "B" Alcoholic Beverage Licenses should not be revoked in accordance with Wis. Stat. Sec. 125.12.

Dated in Appleton, Wisconsin this 18<sup>th</sup> day of August, 2025.

CITY OF APPLETON

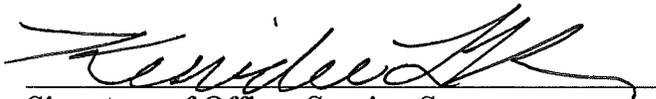
  
\_\_\_\_\_  
Amy Molitor, City Clerk

**AFFIDAVIT OF SERVICE**

**STATE OF WISCONSIN**

**OUTAGAMIE COUNTY**

I hereby certify that on the 19 day of August, 2025, in the City of Appleton and County of Outagamie, I served a copy of a Summons to appear before the Safety and Licensing Committee of the Appleton Common Council on August 27, 2025 at 5:30 PM, and a Complaint seeking Revocation of Alcohol Licenses upon Vanessa Alvarado, personally and leaving her/him a true copy thereof.

  
Signature of Officer Serving Summons  
Appleton Police Department

08/19/25 15:54  
Date and Time of Serving

4821 N Latitude Ln, Unit C, Appleton, WI  
Location/Place where Defendant was Served

Subscribed and sworn to before me this  
19<sup>th</sup> day of August, 2025.

  
Notary Public, State of Wisconsin  
My commission expires: is permanent





DEPARTMENT OF  
**LEGAL AND  
ADMINISTRATIVE  
SERVICES**

**CITY ATTORNEY'S OFFICE**  
100 North Appleton Street  
Appleton, WI 54911  
p: 920.832.6423  
f: 920.832.5962  
[www.appleton.org](http://www.appleton.org)

TO: Safety and Licensing Committee, Common Council

From: ACA Zak Buruin

Date: August 22, 2025

RE: 25-0994 – Supporting Documentation - Class "B" Beer and Reserve "Class B"  
Liquor License Revocation Hearing for Rivera Restaurants LLC - Vanessa Alvarado,  
Agent

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Attached to this memorandum, please find available documentation in support of the complaint seeking the revocation of the alcohol licenses of for Rivera Restaurants LLC - Vanessa Alvarado, Agent.

The documentation includes available Judgements of Conviction for the civil and criminal offenses described within the complaint. These are arranged approximately in chronological order, primarily by court file number. These are publicly available documents obtained from the Outagamie County Clerk of Courts.

Also included are the available investigative reports for the incidents described within the complaint. These are arranged in order by incident number, which in most cases results in them being ordered chronologically as well.

The provided investigative reports contain redactions made by Appleton Police Departments record custodians in accordance with department policies and the applicable open records requirements. This was done to ensure their suitability for public release and inclusion in the Committee and Council's record.

Also included are other documents related to the above licenses, provided to further enhance completeness of the record.



Fine & Forfeiture	Court Costs	Attorney Fees	<input type="checkbox"/> Joint and Several Restitution	Other	Mandatory Victim/Wit. Surcharge	5% Rest. DNA Anal. Surcharge	Totals
73.00	163.00 114.50			13.00	67.00 67.00	200.00	516.00 181.50

**Total Obligations: 697.50**

**It is adjudged** that 1 days sentence credit are due pursuant to §973.155, Wisconsin Statutes.

It is ordered the Sheriff take the defendant into custody

**THIS IS A FINAL ORDER FOR THE PURPOSE OF APPEAL.**

DISTRIBUTION:	Address	Service Type
Court		
Mark G. Schroeder, Judge		None
Manuel A. Cerda	1138 S. 49Th Street, Milwaukee, WI 53214	Mail
Carly Krueger		Electronic
Charles Martin Stertz, District Attorney		Electronic





DISTRIBUTION:	Address	Service Type
Court		
Brian Figy, Judge		None
Mia Jazmin Averill	823 1/2 W Spencer Street, Appleton, WI 54914	Mail
Zakaria N Buruin, Appleton City Attorney		Electronic



**The following charges were Dismissed but Read In**

<b>Ct.</b>	<b>Description</b>	<b>Violation</b>	<b>Plea</b>	<b>Severity</b>	<b>Date(s) Committed</b>	<b>Date(s) Read In</b>
1	Disorderly Conduct	947.01(1)		Misd. B	02-16-2025	04-29-2025

**It is adjudged** that 30 days sentence credit are due pursuant to §973.155, Wisconsin Statutes.

It is ordered the Sheriff take the defendant into custody

**THIS IS A FINAL ORDER FOR THE PURPOSE OF APPEAL.****DISTRIBUTION:**

Address

Service Type

Court  
Mitchell J. Metropulos,  
Judge  
Clea A. Bowden  
Rebecca C. Castonia  
Isaac R. Lent, District  
Attorney

None  
None  
Electronic  
Electronic



























# APPLETON POLICE DEPT

Incident #: A24043576

Reporting Officer: 9193 BRYCE RUDEBECK

Report Time: 09/15/2024 01:11:40

## Incident

Incident Nature  
Drug Complaint

Address  
409 W COLLEGE AV; MR  
FROGS  
APPLETON, Wisconsin 54911

Occurred From  
09/15/2024 01:11:40

Occurred To  
09/15/2024 01:11:40

Received By  
431 ALEXIS HELLER

How Received  
Officer Report

Contact

Disposition  
Clrd Adlt, Arst (One Incident)

Disposition Date  
09/15/2024

Cleared  
N

Intrnl Inc. Sts  
Cleared By Arrest

Cleared Date

Clearance  
REPORT

Cargo Theft Related

Responding Officer(s)

9199 TURNER BOTZ

9174 LUKAS BUTEYN

9136 JACOB MATWIEJCZYK

9104 DALTON LEHRER

9193 BRYCE RUDEBECK

9190 HRUBY IZABELLA

9176 CASEY SPENCER

9139 RYAN BIFFERT

7719 LOGAN POUPORE

9142 SAM GUELI

Circumstances

**Code**

**Comment**

CONFINEMENT

USE OF FORCE

DRUG UNIT / ACISS

## Offenses

### Liquor Law Violations

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute AC 9-51	Description LIQUOR AND FERMENTED MALT BEVERAGE LAW VIOLATION	Category ALC

### All Other Offenses

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute 946.41(1)	Description RESISTING OR OBSTRUCTING OFFICER	Category OTHER

### Drug/Narcotic Violations

Completed? C	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type 13	Cargo Theft Related?
Statute 961.41(3G)(E)	Description POSSESSION OF THC	Category DRUG

Bias Motivation

88

Offender Used

D

Criminal And Gang

U

## Persons

# CERDA, MANUEL A Adult Offender

Address	Phone
[REDACTED]	[REDACTED]
Race	Sex
White	Male
Height	Weight
5'10"	250

DOB  
01/31/2005

Ethnicity  
Hispanic/Latino



## Contact

Address	Phone
[REDACTED]	[REDACTED]
Race	Sex
White	Male
Height	Weight
5'07"	157

DOB  
[REDACTED]

Ethnicity  
Hispanic/Latino

## Property

### Marijuana

Brand	Model
Color	Quantity
Measurement	Amount Recovered
Status	Owner
Gram	\$0.00
Seized	

### Evidence

Serial Number
Total Value
Date Recovered
\$0.00

## Narratives

### Original Narrative

**09/15/2024 02:11:37**

#### OFFICE RUDEBECK REPORTING:

On 09-14-2024 I, Officer Rudebeck #9193, was assigned to the College Avenue detail from 2200-0300 hours. I was in full uniform and in squad 928.

At approximately 0112 hours, I had heard officers report that there was a disturbance in the alley behind Mr. Frogs located at 409 W College Ave, City of Appleton, Outagamie County, WI 54911. Upon arrival, I noticed there was a larger crowd in the parking lot of St. Joseph Catholic Church, located at 404 W Lawrence St, City of Appleton, Outagamie County, WI 54911.

I had observed several occupants yelling and appeared to have been in some sort of disturbance. While looking through the parking lot, I noticed a Hispanic male crouched between several calls and had his shirt off. Based on training and experience, I believed that the male was involved in a physical disturbance. When he proceeded to try and hide in between parked vehicles, I called out to him and blipped him with flashlight and had told him to stop. The male looked at me and began to run southbound through the parking lot. I announced myself as a police officer and again told him to stop. The male continued to run southbound and was later brought to the ground by Ofc. Biffert #9139. The male was later placed into handcuffs that were properly fitted and escorted to Ofc. Biffert's squad. For more information, please see Ofc. Biffert's supplemental report and other supplements.

The male at first claimed he did not have an ID and verbally identified himself as Manuel A Cerda with a DOB of 01-31-2000. A WI driver's license was later located on his person with a name of [REDACTED]. Based on physical features, I did not believe the ID belonged to him. While officers were searching Manuel, I had overheard that he admitted that he had marijuana on his person. For more information, please see the supplemental reports. Ofc. Biffert later transported Manuel to Outagamie County Jail, and I ended contact with him.

END OF REPORT

ARREST: Manuel A Cerda, M/U, 01-31-2005, was arrested for the following charges:

- Resisting/Obstruction an Officer SS. 946.41(1)
- Possession of Marijuana SS. 961.41(3G)(E)

CASE STATUS: Cleared by arrest.

RECORDING DEVICE: Axon on.

## Supplemental Narrative

**09/15/2024 06:22:17 9139 RYAN BIFFERT**

On 09/15/2024 at approximately 0111 hrs. I, Officer Biffert #9139 heard officers report a physical fight between a large group of individuals at Mr. Frogs 409 W College Av. Appleton, WI 54911. I heard additional units being requested to the south alley behind the business.

Upon arrival, I noticed multiple people in the St. Joseph Parish parking lot. I then parked my squad at the intersection of Walnut St. and Lawrence St. with my emergency lights activated. While exiting my squad, I heard officers yell "Police Stop" towards a male that was running south through the parking lot not wearing a shirt. It should be noted that at this time, I was driving marked squad 1041 and wearing my full police uniform. After noticing the male running full speed towards me, I grabbed onto the male and lowered him to the ground using my weight. The male was later identified as Manuel Cerda. Manuel was subsequently placed in handcuffs while on the ground. I asked Manuel if he was injured and if he needed medical attention. Manuel stated no.

Manuel was asked prior to searching if he had anything illegal on him. Manuel admitted that he had some weed in his pocket. I located a package of "Strawberry Cannabis". According to the package the bag contained 7g of Cannabis flower. The package was located in Manuel's front pants pocket. I also located a WI DL belonging to [REDACTED] in Manuel's front pants pocket. At this time, Manuel gave officers a different name and officers were not able to positively identify him. Manuel was transported to the Outagamie County jail where Grand Chute Police was able to confirm identity using live scan that his name was Manuel Cerda. I issued a citation to Manuel for underage drinking/posses as Manuel was 19 years old and admitted to being on "the liquor" and

showed signs of intoxication and impairment. The citation was given to Manuel and the mandatory court appearance was explained. Manual was then released to jail staff.

I tested the green bud like substance inside the package and the substance tested positive for THC using a Mobile Detect pouch. The package was then inventoried at the Appleton Police Department. I also inventoried the WI DL for [REDACTED] for safekeeping.

End of Report  
Officer Biffert #9139

## Supplemental Narrative

**09/15/2024 23:32:39 9199 TURNER BOTZ**

### LIEUTENANT BOTZ REPORTING:

On 09/15/2024 I was working as a fully uniformed Patrol Lieutenant for the Appleton Police Department. While working in this capacity, I was conducting foot patrol in the 400 block of West College Avenue.

While in the area, I observed music stop playing within Mr. Frogs located at 409 West College Avenue. I immediately found it strange the music had stopped playing as I was aware the bar was currently full of bar patrons and it was not yet close to mandatory bar close. It has been my experience that when bar music suddenly stops playing with a large amount of patrons still inside the bar, it is likely due to a disturbance occurring within the confines of the bar.

When I made my way into the bar, I noticed the main dance floor primarily empty and a large group of people actively yelling and moving towards a back patio door that lead into Kimball Alley. I radioed to other Police Units of the disturbance and the need for additional resources.

When I got into the alley, I noticed the same group continuing to engage in disruptive behavior. I observed several people physically fighting with each other and other people with their shirts off yelling. In total, there was approximately 10-20 people engaged in this disruptive behavior.

I verbalized to the group, Police stop! A majority of the group immediately began running away from me and my current position. At this time, I saw other Officers begin to arrive in the area and was aware of one individual who was detained that was seen running from this immediate area.

At this point, I had no further involvement in this incident.

END OF SUPPLEMENT  
LIEUTENANT BOTZ REPORTING #9199

CC: OCDA - Manuel A Cerda, DOB: 01/31/05 (confined 09/16/24 eld)



# APPLETON POLICE DEPT

Incident #: A24044814

Reporting Officer: 9165 DAVID SCHNEIDER

Report Time: 09/21/2024 12:33:42

## Incident

Incident Nature  
Battery

Address  
409 W COLLEGE AV; MR  
FROGS; PHONE CALL  
APPLETON, Wisconsin 54911

Occurred From  
09/21/2024 01:00:00

Occurred To  
09/21/2024 02:00:00

Received By  
453 ANGELA OWENS

How Received  
Telephone

Contact  
[REDACTED]

Disposition  
Clrd Adlt, Arst (One Incident)

Disposition Date  
09/26/2024

Cleared  
N

Intrnl Inc. Sts  
Cleared By Arrest

Cleared Date

Clearance  
REPORT

Cargo Theft Related

Responding Officer(s)  
9165 DAVID SCHNEIDER

Circumstances

**Code**  
CONFINEMENT

**Comment**

Digital Media Storage

**Code**  
AXON

**ID**

## Offenses

### Disorderly Conduct

Completed?

Method Of Entry

Gambling Motivated?

Premises Entered?

Location Type

Cargo Theft Related?

Statute  
947.01(1)

Description  
DISORDERLY CONDUCT

Category  
OTHER

# Simple Assault

Completed? <b>C</b>	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type <b>03</b>	Cargo Theft Related?
Statute <b>940.19(1)</b>	Description <b>MISDEMEANOR BATTERY</b>	Category <b>OTHER</b>

Bias Motivation

**88**

Offender Used

**N**

Criminal And Gang

**N**

Weapons

**40**

## Persons

[REDACTED]

### Victim

Address [REDACTED]	Phone [REDACTED]	DOB [REDACTED]
Race <b>Unknown</b>	Sex <b>Female</b>	Ethnicity <b>Non-Hispanic/Latino</b>
Height <b>5'00"</b>	Weight <b>150</b>	

### LOHRENTZ PAMONICUTT, DEONDRA R Adult Offender

Address [REDACTED]	Phone [REDACTED]	DOB <b>10/22/2002</b>
Race <b>American Indian/Alaskan</b>	Sex <b>Female</b>	Ethnicity <b>Non-Hispanic/Latino</b>
Height <b>5'10"</b>	Weight <b>175</b>	

## Narratives

### Original Narrative

09/22/2024 13:36:57

On 9/21/24 at approximately 1235hrs, I was dispatched to make a telephone call to ██████ in reference to a disturbance that had occurred at Mr. Frog's, located at 403 W College Ave, between 0100-0200hrs.

Upon telephone contact, ██████ advised that she had been having problems with a Deondra Lohrentz-Pamonicutt for several months. Earlier this morning, she had been at Mr. Frog's. After using the restroom, ██████ was walking back into the bar area. ██████ stated that Deondra came up from behind her and punched her in the cheek and traveling to her eye. Security initially broke up the fight, but when Deondra got away from security, ██████ told me that she began fighting Deondra.

I asked ██████ what she meant but she began fighting, and she told me that she punched Deondra at least twice to defend herself. ██████ told me that she now had a black eye and possibly a broken finger. ██████ had not gone to a doctor and did not plan to as she had already placed a splint on the finger.

I asked ██████ if she would be willing to meet me at APD so I could observe her injuries, and she agreed. At approximately 1340hrs, ██████ arrived at APD. I spoke to ██████ in lobby conference room A. I immediately noticed ██████ left eye was black.

I asked ██████ how she knew Deondra, and she stated they had been roommates from January of 2024 to March of 2024 but things didn't work out. Deondra also believes that ██████ owes her money for a security deposit which has caused Deondra to harass ██████ for the last few months.

██████ stated that when she was at Mr. Frog's earlier in the morning, she did not know that Deondra was there. ██████ stated that it wasn't until Deondra hit her in the face that she knew she was there. ██████ denied any in person or electronic communication leading up to the disturbance. ██████ advised that getting punched in the face caused her pain without consent.

I asked ██████ how her finger got injured, and she stated it was from her punching Deondra in the face twice. ██████ also did not recall if she punched Deondra before or after security broke the two of them up. Security removed Deondra from the bar and ██████ was allowed to remain. Security had also told ██████ that there would be surveillance video of the incident.

I provided ██████ a VC information sheet and ended my contact with her. I also went over the no contact provision with ██████ in the event that Deondra was located and taken into custody. The no contact will be in effect if Deondra is taken into custody.

On 9/22/24 at approximately 0930hrs, I called Deondra with no answer. I left Deondra a message to call me back at APD.

At the time of this report, Deondra has not contacted me. This case will be active pending contact with Deondra.

END REPORT

Sgt. Schneider #9165

### Supplemental Narrative

09/26/2024 14:01:38 9165 DAVID SCHNEIDER

On 9/26/24 at approximately 1120hrs, Deondra arrived at APD to speak with me. I was handling another call for service and was unable to speak to Deondra. I requested Sgt. Hoffman complete the interview for me.

Sgt. Hoffman contacted me via telephone and briefed me on the interview. Based upon the interview, I requested Sgt. Hoffman take Deondra into custody for domestic battery and DC. Sgt. Hoffman confined Deondra at OCJ on those charges and provided her with the 72hr no contact provision.

At approximately 1350hrs, I completed a follow up phone call with ██████ Sgt. Hoffman had relayed to me that ██████ had been intentionally bumping into Deondra and her friends at the bar. I asked ██████ about this, and she maintained her original story that she did not know Deondra was at the bar and was blindsided by Deondra when she left the restroom.

I requested night shift officers attempt to obtain video from the bar. However, at the time of this report, they have been unable to obtain the video. I will continue to attempt to make contact with the bar to obtain video footage. Harbor House was notified of the domestic arrest. ██████ opts IN to sharing information with Harbor House and VCRs.

See Sgt. Hoffman's supplement for further information.

Arrest Custody:

Deondra was confined at OCJ for domestic battery and DC.

Case Status:

Cleared by arrest.

END REPORT

Sgt. Schneider #9165

CC: OCDA Deondra Rose Lohrentz-Pamonicutt, DOB: 10/22/2002 (posted, 09/27/24, Irw)

## **Supplemental Narrative**

**09/30/2024 12:11:46 9143 NATHAN  
HOFFMAN**

On 09/26/2024 I Sgt Hoffman with the Appleton Police Department's Special Investigations Unit, was contacted by Sgt. Schneider. Sgt. Schneider stated he was investigating a disturbance that occurred the weekend before. He already spoke with one of the parties involved and the other party agreed to come into the lobby for an interview. I then responded to the Appleton Police Department lobby where I made contact with Deondra R. Lohrentz Panonicutt.

I spoke with Deondra in an interview room. I informed her that I was assisting Sgt. Schneider with his investigation into a disturbance that happened the previous weekend. Initially Deondra stated that she was not going to say anything because she did not want to incriminate herself. I informed her that I know there are two sides to every story and it was important that we hear her side of it. She indicated that she did not have anything to say. I then informed her that if that was the case I would only have one side of the story to go on and that she would be placed under arrest for battery. Deondra asked if she decided to talk to me, if she would still be arrested. I told her that it depended on the information she provided. She then agreed to speak with me. I explained to Deondra that she was not required to speak with me if she did not want to. Her statement would be

voluntary.

Deondra stated that she and [REDACTED], who was the other party involved in the disturbance, had been roommates for three months. She stated that they lived together in Green Bay. Deondra decided to move out prior to the lease agreement and there was a dispute over getting money back for the security deposit. Deondra stated that [REDACTED] owed her the money but refused to pay her.

Deondra stated that she and a group of friends went out to the bars together the night of the incident. They were at several other establishments prior to the fight. She indicated that she and [REDACTED] had several friends in common. Throughout the night she would see [REDACTED] around her group of friends. Deondra indicated that [REDACTED] would bump into her and her friends while walking through the bar.

Later in the evening they ended up at Mr. Frogs. While they were standing at the bar, [REDACTED] walked up and bumped into her again. At that point, Deondra stated that she turned around and shoved [REDACTED] [REDACTED] backed up like she did not want to fight. When Deondra turned around and faced away from her, [REDACTED] grabbed her by the hair and struck her in the face. That is when the fight ensued. Deondra stated that workers at the bar broke them up and told them to leave. She ended up leaving the bar after that. I asked if she suffered any injuries and she stated that she had a bruise on her left eyebrow. I looked, but could not observe any injury. It should be noted that Deondra did have make up on that could have concealed the injury. I asked Deondra where in the bar the fight occurred and she stated that it happened by the bar area.

I then contacted Sgt. Schneider and informed him of Deondra's statement. He stated that based on his investigation he wanted Deondra taken into custody for misdemeanor battery. I then informed Deondra that she would be taken into custody for the battery. She was walked to the Outagamie County jail. Deondra indicated that she had the money to post bond. She was handcuffed prior to walking into the jail. I had Deondra read and sign the 72 hour no contact form due to it being a domestic related arrest. She was then turned over to the Outagamie County Jail staff. A copy of the 72 hour no contact was provided to Deondra, the jail, and Sgt. Schneider.

Axon present.

cc: OCDA Deondra Rose Lohrentz-Pamonicutt, DOB: 10/22/2002 (10/01/24 pjh)

## **Supplemental Narrative**

**10/06/2024 09:46:18 9165 DAVID  
SCHNEIDER**

On 10/6/24 at approximately 0947hrs, I was able to make phone contact with staff from Mr. Frogs. I was advised that they had reviewed their cameras from the incident, but the disturbance was not captured.

END REPORT

Sgt. Schneider #9165

cc: OCDA Deondra Rose Lohrentz-Pamonicutt, DOB: 10/22/2002 (10/08/24 pjh)



# APPLETON POLICE DEPT

Incident #: A24044935

Reporting Officer: 9167 MASON BALLWEG

Report Time: 09/22/2024 02:18:02

## Incident

Incident Nature  
Battery

Address  
409 W COLLEGE AV; MR  
FROGS  
APPLETON, Wisconsin 54911

Occurred From  
09/22/2024 02:18:02

Occurred To  
09/22/2024 02:18:02

Received By  
431 ALEXIS HELLER

How Received  
Officer Report

Contact

Disposition  
Clrd Adlt, Arst (One Incident)

Disposition Date  
09/22/2024

Cleared  
N

Intrnl Inc. Sts  
Cleared By Arrest

Cleared Date

Clearance  
REPORT

Cargo Theft Related

Responding Officer(s)

9167 MASON BALLWEG

9119 TYRELL WEST

9148 SAMUEL VANDINTER

9219 JAMISON WELLS

9153 KYLE JAKOBSEN

9101 PAUL CHRISTENSEN

Circumstances

**Code**

**Comment**

CONFINEMENT

Digital Media Storage

**Code**

**ID**

AXON

## Offenses

## Disorderly Conduct

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute 947.01(1)	Description DISORDERLY CONDUCT	Category OTHER

## Simple Assault

Completed? C	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type 13	Cargo Theft Related?
Statute 940.19(1)	Description MISDEMEANOR BATTERY	Category OTHER

Bias Motivation

88

Offender Used

N

Weapons

40

## Persons

[REDACTED]

### Victim

Address

[REDACTED]

Phone

[REDACTED]

DOB

[REDACTED]

Race

White

Sex

Female

Ethnicity

Hispanic/Latino

Height

5'05"

Weight

170

## LO, IZARIAN A Adult Offender

Address	Phone	DOB
[REDACTED]	[REDACTED]	02/21/2001
Race	Sex	Ethnicity
Black/African American	Female	Non-Hispanic/Latino
Height	Weight	
6'00"	175	

## Witness

Address	Phone	DOB
[REDACTED]	[REDACTED]	[REDACTED]
Race	Sex	Ethnicity
Black/African American	Female	Non-Hispanic/Latino
Height	Weight	
5'06"	140	

## Narratives

### Original Narrative

**09/25/2024 05:40:57**

Officer Ballweg Reporting #9167

On September 22nd, 2024, around 0218 hours, I, Officer Ballweg #9167, was working uniformed patrol for the City of Appleton Police Department. I wore a complete police uniform with all required gear, such as an APD police badge on my chest to identify me as a Police Officer and a department-issued Axon body-worn camera. I operated an unmarked APD patrol car with the identification number #926. I was on foot in the 400 block of W College Ave, Appleton, WI 54911, Outagamie County. I observed a large crowd gathering in front of 409 W College Ave, Mr. Frogs. I then saw two females on the ground in front of the establishment. I informed Dispatch that there was an active disturbance and approached the disturbance.

I saw two females on the ground and a third female attempting to break up the fight. I announced "Police" and told both parties to end the fight. The female, later identified as [REDACTED] ceased fighting. The other female, identified as Izarian Lo, continued to hold onto [REDACTED] hair and was actively pulling it. I grabbed onto Izarian's hands in an attempt to make her let go of [REDACTED] I felt Izarian tense her muscles in her arm and pull, which caused a large chunk of [REDACTED] hair to be pulled out. I then started to pull Izarian away from [REDACTED] and saw Izarian kick at [REDACTED] as I was pulling her away. [REDACTED] did not attempt to reengage.

I continued to pull Izarian away from [REDACTED] Izarian stated "I will do it again,

take me to jail. It was fucking worth it." I secured Izarian in handcuffs and started to have her sit up. As I did that, she informed me that she would do it again. I took "it" to be fighting ██████. Izarian was walked to Officer Jakobsen's squad and I informed her that she was under arrest. A person that Izarian seemed to know walked up to us and Izarian again stated "I'll do it again, it was worth it, it was worth it." Izarian also informed me that ██████ had started the disturbance by swinging at her first. Izarian was secured in a squad car and buckled.

I then walked over to where ██████ was speaking with Officer VanDinter #9148. ██████ informed him that Izarian had ripped some of her hair out and just walked up to ██████ and started to attack her. ██████ explained that ██████ brother and Izarian had a falling out, which led to issues between ██████ and Izarian. ██████ friend, ██████ confirmed what ██████ was saying. ██████ felt pain from Izarian kicking and pulling her hair. ██████ did not give consent for Izarian to hit her, kick her or pull her hair. ██████ was provided a victim packet and opted into services. ██████ was then released from the scene. See Officer Vandinter's supplement for further.

I had Officer Jakobsen transported Izarian to the Outagamie County jail. She would be confined on battery and disorderly conduct, due to her actions on the avenue. Izarian informed me of the following information unprompted. ██████ had attacked her first earlier in the night and punched her in the eye. Later when they saw each other again Izarian approached ██████ and told her to "do it again." Izarian explained that she reapproached ██████ because if Izarian just walked away after being punched, she would have been made fun of on social media. ██████ did appear to have a watery and red left eye but had also started to cry as soon as she was placed in the back of the squad car. She was unable to tell me where on the avenue ██████ had punched her. ██████ also continued to make several statements about how she would fight ██████ again, but did not think it was fair that she was the one going to jail. Izarian was confined without incident.

I viewed the Avigilon cameras for the intersection of W College Ave and N Division St. It clearly showed the disturbance. At 0217 hours, Izarian can be seen standing in front of Sal's Pizza to the west of Mr. Frogs. Izarian appears to be looking toward Mr. Frogs, where ██████ and ██████ are standing. Izarian started to walk toward ██████ and ██████ and immediately, Izarian reached for ██████ ██████ was between them and can be seen attempting to push Izarian away. It appeared that Izarian grabbed onto ██████ hair immediately and used that to move ██████ around. Both parties fall the ground, which was when I observed them fighting. I attempted to view camera footage prior to the disturbance in an effort to figure out when ██████ might have struck Izarian, but I was unable to track Izarian and ██████ on the cameras to when they would have first had contact with one another. The video did confirm that the fight was only in front of Mr. Frogs and not related to inside the establishment.

Based on the observed actions, statements and camera footage, it appeared that Izarian initiated the disturbance and was the primary aggressor in the disturbance. The camera footage was logged as evidence. All parties were identified by WI DL.

Axon Recording

Case Status: Cleared by Arrest

Arrest/ Custody: Izairian A Lo DOB: 2/21/2001

Izarian was confined at Outagamie County jail for Battery WI SS 940.19(1) and

Disorderly Conduct WI SS 947.01(1). Izarian instigated a violent physical disturbance that was in a public space. Izarian also caused [REDACTED] to feel pain without [REDACTED]'s consent by pulling her hair and grabbing her. Izarian also continued to inform officers that she would engage in the behavior again and that it was worth going to jail over.

Victim Services: Opted In

End of Report #9167

cc: OCDA - Izarian Arlene Lo, DOB: 02/21/2001 (posted 09/23/2024 SLK)

## Supplemental Narrative

**09/23/2024 06:47:03 9148 SAMUEL  
VANDINTER**

Reporting Officer: S. Van Dinter #9148  
A24044935

On 09/22/2024 at 2:18 AM while on duty for the City of Appleton Police Department I, Ofc. Van Dinter assisted on disturbance complaint at 409 W. College Ave. in the City and County of Wisconsin. I interviewed [REDACTED] [REDACTED] regarding this incident. [REDACTED] told me the other involved female, Izarian Lo, had attacked her for no reason and without provocation. I asked [REDACTED] if she knew Izarian and she told me her brother use to date her. [REDACTED] told me as she was walking past Mr. Froggs Izarian grabbed her by the hair and pulled her to the ground and struck her multiple times. [REDACTED] told me Izarian pulled chunks of her hair out. [REDACTED] stated Izarian caused her pain without her consent.

I spoke briefly with [REDACTED] [REDACTED] who confirmed [REDACTED] statement. I informed Ofc. Ballweg of my findings.

AXON: 9148

END OF REPORT.  
OFC. VAN DINTER #9148

cc: OCDA - Izarian Arlene Lo, DOB: 02/21/2001 SUP#1 (09/25/2024 SLK)

## Supplemental Narrative

**09/24/2024 09:00:04 9513 NICOLE  
DELPLAINE**

FORENSIC EVIDENCE SPECIALIST NICOLE DEL PLAINE #9513:

### INJURY PHOTOGRAPHY

On 09/23/2024 I, Forensic Evidence Specialist Nicole del Plaine #9513, was working my scheduled shift when I captured injury photographs of an individual in relation to a battery incident (A24044935). The individual, later identified as Izarian "Izzy" Arlene Lo (DOB: 02/21/2001; F/B), was currently in the police department's lobby.

I prepared my camera equipment. All photographs would be captured on the manual RAW-Large setting per department policy. I wrote all pertinent case information on a grey card. The first photograph that I captured was of the grey card. I collected the following:

\* Item #2: Izarian "Izzy" A. Lo [DOB: 02/21/2001; F/B] injury photographs (09/23/2024 at 1123 hours).

F.E.S. Kourtney Hyland would accompany me and assist with scale throughout this process.

We met Izarian in the lobby and moved to a lobby conference room for privacy. I explained that I would be taking a series of photographs depicting all injuries made known to us. Moreover, I advised if she were uncomfortable at any time, to let us know, and we would halt the process.

I asked that Izarian stand against a plain wall to ensure a neutral background. I began by capturing overall photographs. These would depict who I was photographing. Next, I asked Izarian to identify areas of pain and/or injury, whether visible or not. I captured mid-range and close-up photographs of each area that was mentioned. These photographs were taken with and without scale.

Izarian stated that she had bruising around her left eye. I observed visible discoloration around her left eye (eye socket), which appeared to be inflamed. There was some light reddening visible on her sclera (white portion of the eye), left of her pupil. Izarian also pointed out reddening on her right eye. This eye appeared significantly more irritated than the left. I observed reddening that was more substantial in size and color. This reddening was located on her sclera just left of her pupil.

Izarian identified bruising on her right breast, as well. I observed discoloration above and to the right of her areola.

Izarian described an injury to her left hand's middle finger. She stated that she had sought medical treatment for the finger following the incident, and that personnel had originally believed the finger had sustained a sprain. Later on, she received a call from the medical professional who concluded that she had sustained a fracture that finger. I observed Izarian's middle finger to be swollen and bent unlike her other fingers. The distal phalanx (area above the knuckle) was pink/blue in color.

Finally, Izarian stated that she felt pain on the left side of her forehead. She was unsure if there was any visible bruise. I captured photographs of the area, including some discoloration. It is unknown whether the discoloration was part of Izarian's complexion or if it was an injury.

After all photographs had been captured, we informed Izarian that she could contact us if she wanted additional photographs taken in the future. Then, I returned to the Identification Unit and secured my camera equipment in the Evidence Hold area. The photographs that I had taken for this case remained in this secure location until they could be logged into BEAST and transferred to

the proper digital evidence storage location.

This concluded my involvement with this case at this time.  
End of report. del Plaine #9513

cc: OCDA - Izarian Arlene Lo, DOB: 02/21/2001 SUP#2 (09/25/2024 SLK)



# APPLETON POLICE DEPT

Incident #: A24051645

Reporting Officer: 9158 SAMUEL VASSAR

Report Time: 11/02/2024 04:04:55

## Incident

Incident Nature  
Domestic Disturbance

Address  
409 W COLLEGE AV; MR  
FROGS  
APPLETON, Wisconsin 54911

Occurred From  
11/02/2024 04:04:48

Occurred To  
11/02/2024 04:07:41

Received By  
443 RHONDA GREIN

How Received  
Telephone

Contact  
[REDACTED]

Disposition  
Clrd Adlt, Arst (One Incident)

Disposition Date  
11/03/2024

Cleared  
N

Intrnl Inc. Sts  
Cleared By Arrest

Cleared Date

Clearance  
REPORT

Cargo Theft Related

Responding Officer(s)  
9158 SAMUEL VASSAR  
9133 YEELENG THOR

Circumstances  
**Code**  
CONFINEMENT  
DOMESTIC WELFARE

**Comment**

Digital Media Storage  
**Code**  
AXON

**ID**  
9158

## Offenses

## All Other Offenses

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute 940.19(1)	Description MISDEMEANOR BATTERY	Category OTHER

## All Other Offenses

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute 946.49(1)(B)	Description FELONY BAIL JUMPING	Category OTHER

## All Other Offenses

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute 946.49(1)(A)	Description MISDEMEANOR BAIL JUMPING	Category OTHER

## Disorderly Conduct

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute 947.01(1)	Description DISORDERLY CONDUCT	Category OTHER

## Aggravated Assault

Completed? C	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type 03	Cargo Theft Related?
Statute 940.235(1)	Description STRANGULATION AND SUFFOCATION	Category OTHER

Bias Motivation

88

Offender Used

A

Criminal And Gang

N

Weapons

85

## Drug/Narcotic Violations

Completed? C	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type 03	Cargo Theft Related?
Statute AC 10-32	Description POSSESSION OF MARIJUANA DRUG	Category

Bias Motivation

88

Offender Used

N

Criminal And Gang

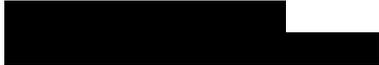
P

## Persons



**Victim**

Address



Phone



DOB



Race  
White

Sex  
Female

Ethnicity  
Non-Hispanic/Latino

Height  
4'09"

Weight  
70

**BAGGETT, GEORGE Q JR  
Adult Offender**

Address



Phone



DOB  
09/23/2000

Race  
Black/African American

Sex  
Male

Ethnicity  
Non-Hispanic/Latino

Height  
5'09"

Weight  
196



**Contact**

Address



Phone



DOB



Race  
Black/African American

Sex  
Female

Ethnicity  
Non-Hispanic/Latino

Height  
5'05"

Weight  
155

**ALVARADO, VANESSA M  
Contact**

Address



Phone



DOB  
03/14/1990

Race  
White

Sex  
Female

Ethnicity  
Hispanic/Latino

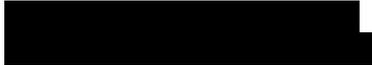
Height  
5'01"

Weight  
160



### Contact

Address



Phone



DOB



Race

Black/African American

Sex

Male

Ethnicity

Non-Hispanic/Latino

Height

6'00"

Weight

140



### Property

#### Marijuana

#### Seized

Brand

Model

Serial Number

Color

Quantity

.23

Total Value

\$0.00

Measurement

Gram

Amount Recovered

\$0.00

Date Recovered

Status

Seized

Owner

### Narratives

#### Original Narrative

11/03/2024 23:11:00

On 11/02/1014 at approximately 0404 hours in the City of Appleton, Outagamie County WI, I, Officer Samuel Vassar #9158, was dispatched to 1338 W Spencer St for an after the fact domestic disturbance which occurred at Mr Frogs, located at 409 W College Ave. The complainant, who I later identified verbally as [REDACTED] F/W DOB: [REDACTED] stated that the father of her child, identified fully through records as George Q Baggett Jr M/B DOB 09/23/2000 had choked her while they were in the bar. She was not requesting an ambulance, and was waiting for officers at her residence.

I responded with FTO Van Dinter and made contact with [REDACTED] at her address. We were invited

inside and I began to question her what happened after confirming she did not want any immediate medical attention. Through my conversation with [REDACTED] she identified the relationship with George to be former boyfriend-girlfriend. [REDACTED] said they never lived together and were never married, but they do share a child in common, who was verbally identified as [REDACTED] F/U DOB: [REDACTED]. [REDACTED] said there is no custody agreement in place, and [REDACTED] is primarily cared for by her, as George is out of the picture as a parent, only visiting occasionally.

[REDACTED] said that very consistently for the last four years, she and George have not seen each other or spoken to each other, with the exception that because they primarily reside near the downtown area of Appleton, they might see each other unintentionally infrequently, and [REDACTED] would avoid having contact with George. Earlier in the night, [REDACTED] was at Mr Frogs with her friend who she identified as [REDACTED] F/B DOB: [REDACTED]. After a while at that bar, they proceeded to a different bar called the Leg Lamp Lounge, located at 427 W College Ave, before returning to Mr Frogs. When the general time frame of bar close came around, at approximately 0230 hours, [REDACTED] told me she was still in the bar, near the front door when she noticed George entering the bar. George approached [REDACTED] directly, and according to her, he pushed her against the wall which is perpendicular to the main entry door frame. [REDACTED] said she felt what she described as a shock, likely due to the disruption of fluids in her body, and that after this happened, George used both of his hands, which he placed around her neck. [REDACTED] said she felt George squeeze or tighten his grip around her neck to the point that she felt dizzy, and felt the inability to breathe.

[REDACTED] recalled that George was calling her various vulgar slurs as he was doing this, but she could only recall for certainty that he was repeatedly calling her a bitch. [REDACTED] told me she could not recall exactly how long this was happening for, but the disturbance was broken up by bouncers at the bar. [REDACTED] told me that George was there with some of his friends, and she has knowledge that many of the employees are also friends with him, and she was questioning herself if anybody was going to help her because it took such a long time for intervention. After the physical aspect of the disturbance ended, [REDACTED] said George left, and she did immediately after, walking straight to her residence with [REDACTED]. I asked [REDACTED] if there was anything that could have provoked such a physical response from George, and she told me that she feels he was trying to get back into a relationship with her. Additionally, [REDACTED] told me that when she goes out in public with friends and George notices her, she sometimes would be approached by him or receive messages which indicated to her George becomes jealous if she talks to other people. [REDACTED] advised she did not consent to being touched, strangled, injured, or be a part of any disturbance.

[REDACTED] told me that she should never have had a child with George because he never used to be violently aggressive like this. [REDACTED] detailed an incident that occurred approximately two to three months ago in the church parking lot across from our police department, during the same time of the morning, where George approached her and slapped her across the face. [REDACTED] said that was the first time George was ever physically violent with her and she was surprised, but regretted not immediately reporting the incident to our department because she did not think it would continue to happen. [REDACTED] stated that when she and George were in a relationship years ago, there would be intense verbal arguments, but nothing became physical.

I spoke with [REDACTED] about the dangers of not seeking medical attention regarding strangulation cases, even if she did not immediately feel symptoms. FTO Van Dinter proposed to [REDACTED] the option to have a brief examination conducted at a hospital by a SANE nurse, and she agreed. A SANE nurse was requested by FTO Van Dinter via phone, and we were advised one would be paged to respond to ThedaCare Medical Center - Appleton. I completed a Domestic Abuse Worksheet with [REDACTED] at that time while Officer Thor collected initial photos of redness as an ID Tech.

While further questioning during completion of the Domestic Abuse Worksheet, [REDACTED] said George has injured her in the past one time, and that was previously described to happen approximately two to three months ago. He also has threatened to injure her, her family and/or friends with homicide, but George never provided a manner of doing this. [REDACTED] did mention that George usually conceals a firearm on his person although he is a felon, and he has easy access to them. During the strangulation, [REDACTED] said she suffered a difficulty breathing and felt light headed. [REDACTED] told me she has been getting over a cold, but her symptoms of a hoarse and raspy voice along with trouble swallowing have been worse since the disturbance. The lethality assessment

questionnaire was completed and I notified [REDACTED] she was scored for high danger. [REDACTED] did not want to immediately talk to an advocate, but she consented to me sharing her information. [REDACTED] confirmed the form was completed with accuracy, and I provided her a Victim Information Packet.

I transported [REDACTED] to ThedaCare Medical Center - Appleton and evidence was collected pertaining to the strangulation. While listening in on the evidence collection, [REDACTED] made some concerning comments regarding her safety to the nurse to include "I'm scared to go to sleep", "I don't want to not wake up in the morning", and "[George] could've killed me". After the exam was completed, I provided [REDACTED] copies of already mentioned paperwork and confirmed she had no questions. I concluded my contact and transported the evidence kit to the Appleton Police Department where I packaged and entered it into the BEAST system. Harbor House was notified of this incident via phone call.

I was later notified that George was taken into custody by officers on 11/02/2024 at approximately 1137 hours and he was confined at the Outagamie County Jail. George did not wish to provide a statement. On 11/03/2024 at the start of 1900 shift, I attempted to make contact with [REDACTED] to obtain a witness statement, but was unsuccessful in person or by phone. I provided [REDACTED] in person a completed No Contact Prohibition form and explained to her what its contents meant, as she elected the period of no contact to be enforced for both three and five days as provided in Outagamie County. The scanned copy of the form was completed prior to George being taken into custody, and incorrect effective dates were later written on the form. I corrected the pink copy issued to [REDACTED] to include the effective dates. [REDACTED] was also questioned regarding when she last spoke to [REDACTED] and they recently did exchange text messages. [REDACTED] said she would ask [REDACTED] to contact our department when she leaves work in the City of Green Bay, WI later in the evening. Prior to concluding my contact, [REDACTED] was provided information regarding the use of Vine Link and CCAP website. She stated she had no questions and my contact concluded.

Attached to this report is a copy of the Domestic Abuse Worksheet, Lethality Assessment Screening, No Contact Prohibition, Conditional Release, BEAST Case Report, and ThedaCare Chain of Custody. Documents were digitally scanned. For more information, see supplements to this report.

It is requested that as part of bond conditions if George is provided the opportunity to post, for George to not enter any establishment whose primary purpose is sales of alcoholic beverages. George is also requested to not use any nonprescribed medication or consume any alcoholic beverages upon release as a significant amount of our department's contacts with George occur near bars.

Axon: 9158

Victim Services: A Crime Victim Information Packet was issued and the Request for Contact Information was provided.

Harbor House - Notified of incident, and provided contact information for [REDACTED] to receive a follow up phone call at a later time.

VCR - Not Requested

Arrest/Custody Information: George Q Baggett M/B 09/23/2000 was confined in the Outagamie County Jail for the listed charges.

- 947.01(1) Disorderly Conduct/Domestic Enhancer as George acted in a manner in public which captured the attention of other individuals who inserted themselves to stop a disturbance.

- 940.235(1) Strangulation and Suffocation/Domestic Enhancer as George used both his hands to compress the neck area of [REDACTED] which caused the inability to effectively breathe and restrict blood flow without consent.

- 940.19(1) Misdemeanor Battery/Domestic Enhancer as George, in the commission of strangulation, had caused visible and potential internal injury to [REDACTED] neck area without consent.

- 946.49(1)(A) Misdemeanor Bail Jumping as George, who was out on bond for Outagamie County Cases 2024CT000342 and 2024CT000720, Winnebago County Cases 2024CT000326 and 2024CT000390, and Fond Du Lac County Case 2024CT000361 was arrested for committing a crime.  
- 946.49(1)(B) Felony Bail Jumping as George, who was out on bond for Winnebago County Case 2021CF000002 and Outagamie County Case 2023CF001202, was arrested for committing a crime.

CASE STATUS: Closed

End of report

Officer Samuel Vassar #9158

CC: Outagamie County District Attorney's Office

## Supplemental Narrative

**11/02/2024 05:13:04 9133 YEELENG THOR**

OFFICER THOR #9133 SUPPLEMENT:

On 11/02/2024 at approximately 0435, I, Officer Thor #9133, was requested to respond to 1338 W Spencer St to take photographs. As an evidence technician, I have received proper training in scene photography and evidence collection.

I arrived on Spencer St and obtained the APD digital camera. After setting the digital camera up, I went inside the residence where Officer Vassar informed me that the victim, identified as [REDACTED] had injuries. I introduced myself and asked her about her injuries. [REDACTED] indicated that she had been strangled. [REDACTED] consented to having her injuries photographed.

I began with overall photos of [REDACTED] before moving closer to her injuries. I observed on [REDACTED] neck severe redness on her right, left, and center of her neck. I took several photos of these injuries at different angles, with and without flash. [REDACTED] stated that these were the only injuries that she had. I then left the residence.

On 11/02/2024 at approximately 2324 hours, I heard officers advised that they were out with George Baggett on the 400blk of W College Ave. I knew that Officer Vassar had probable cause to arrest George for charges related to this incident. I responded to the 400blk of W College Ave and upon arrival, George was in custody. While George was searched incident to an arrest, Officer Grier-Welch was given a tobacco packaging. Within the packaging, Officer Grier-Welch informed me that there was suspected marijuana inside. I took custody of this item and also observed a green leafy substance that I suspected to be marijuana based on my training and experiences.

George was placed in my squad and transported to the Appleton Police Department. I read George his Miranda Rights and when asked if he understood his rights, he would only answer "I guess". He would then ask why he was arrested multiple times. I tried explaining to George that I would like to talk to him, however as he was in custody, I needed to know if he understood his rights. George did not give me a valid answer. George wanted to know why he was arrested and I informed him that he was involved in a disturbance that occurred at Mr. Frogs. George would ask me about the disturbance, however at this time, George did not answer yes that he understood his rights. George would continue to ask about the disturbance, however I decided to stop talking to George as he was ignoring my question as to his understanding of his rights.

George was ultimately transported to Outagamie County Jail. Once at the jail, I read George the 72-hour no contact prohibition. After George was taken out of hand cuffs, I signed that 72-hour no contact form. George was released to jail staff without incident. The 72-hour form was given to

Officer Vassar.

I later tested the suspected marijuana located on George. Before testing, I weighed the substance which was 0.23 grams. I then tested the substance with the Mobile Detect, specifically for marijuana/THC, which yielded positive for marijuana. The marijuana was logged into APD Evidence. I also logged the SD card I used to capture [REDACTED] injuries into APD Evidence. The evidence report for the items I logged in was attached to this report. I decided to issued George a citation for AC 10-32 Possession of Marijuana. I gave the Outagamie County Jail staff the citation.

This concluded my involvement.

Axon was on.

End of Supplement.

Thor #9133

## **Supplemental Narrative**

**11/03/2024 01:58:02 9124 JOSEPH BASAK**

### **SUPPLEMENTAL REPORT**

On 11/02/2024 at approximately 23:25, I, Officer Joseph Basak #9124 with the Appleton Police Department, was assigned to the College Avenue Detail from 23:00 to 03:00, in full uniform, and on foot patrol in the 400 Block of West College Avenue, City of Appleton, Outagamie County, Wisconsin.

Lieutenant West #9119, who was on foot patrol with me, made contact with a male who he was able to positively identify as ADULT OFFENDER George Baggett. Officer Vassar #9158 and his Field Training Officer, Officer Van Dinter #9148, had notified units that George needed to be confined on several Domestic Violence charges. Officer Ballweg #9167 and Lieutenant West maintained arm control while I placed George in handcuffs. I checked the handcuffs for fit and comfort before safety locking them. After completing a search incident to arrest, George was escorted to a squad car and subsequently transported to the Outagamie County Jail.

This concluded my involvement with this case. For additional information, reference the original narrative and all other supplemental narratives. My Axon BWC was activated throughout this contact.

END OF SUPPLEMENTAL REPORT

Officer Joseph Basak #9124

## **Supplemental Narrative**

**11/03/2024 20:15:29 9119 TYRELL WEST**

On 11/02/24, I, Lt. West, was working as a patrol supervisor for the Appleton Police Department. During my shift I was in uniform, operating marked squad 1037. At approximately 2324 hrs., I was conducting foot patrol in the 400 blk of W. College Ave. I was also aware that Officers Vassar and Van Dinter had probable cause to arrest George Baggett for numerous charges reference this

case. I know Baggett through past professional contacts and am aware that he frequents the downtown bar district in Appleton.

While in the 400 blk of W. College Ave. I observed a male subject identified as, [REDACTED], walking westbound on College Ave. towards my location. I knew that [REDACTED] had been hanging out with Baggett the night before on College Ave., thus I began to scan the subjects that were walking with [REDACTED] to see if Baggett was one of them. I noticed a subject walking with [REDACTED] that was wearing a pink balaclava. The balaclava was concealing his face however the subject eventually said something, and I immediately recognized the voice as Baggett's. I told Baggett he was under arrest. I assisted with taking control of Baggett's left arm while he was placed in handcuffs. He was eventually secured in a squad and confined at OCJ. For further details see officers' narratives.

End of Supplement

Lt. T. West 9119

cc: OCDA - George Q Baggett DOB: 09-23-2000 (CONFINE 11-04-2024 9531bb)

## Supplemental Narrative

**11/04/2024 10:23:25 9195 LORI DUVEN**

SGT DUVEN #9195/VSO REPORTING

SUPPLEMENT

On 11/04/2024 I was employed by the Appleton Police Department as the Victim Services Officer. My responsibilities as the Victim Services Officer include reviewing reports involving crime victims and following up with those victims as well as witnesses to violent crimes. During this follow-up, I answer questions victims and witnesses may have and facilitate connecting them with area services and resources.

I am partnered with certified Facility K9 Edison, who is trained in a variety of tasks, and utilized during sensitive or trauma-involved interviews, follow-up contacts, as well as before, during, and after associated court proceedings.

I received a secure email from Forensic Sexual Assault Nurse Examiner (SANE) Coordinator [REDACTED]. The email contained injury photos taken on 11/02/2024 of [REDACTED]. I logged the file sent to me into the BEAST Evidence System.

END OF SUPPLEMENT

cc: OCDA - George Q Baggett DOB: 09-23-2000 (SUP#4 11-05-2024 9531bb)

## Supplemental Narrative

**11/06/2024 23:15:20 9158 SAMUEL VASSAR**

## SUPPLEMENTAL NARRATIVE:

On 11/03/2024 during my shift of 1500 hours to 2300 hours, I reviewed Avigilon Traffic Camera Surveillance during the time of this reported incident. Nothing was captured that happened inside the establishment, but [REDACTED] and [REDACTED] were seen rushing out of the establishment, pausing on the sidewalk area directly in front, and it appeared [REDACTED] was consoling [REDACTED]. Both parties left walking westbound and George Baggett exited shortly later walking in the same direction. The video was bookmarked and entered into BEAST.

I attempted contact in person with [REDACTED] and was unsuccessful. Several attempts were made to obtain a witness statement from her through a phone call but she did not answer, and I left a voicemail requesting a call back. I additionally attempted contact with the owner of Mr Frogs, identified through in-house records as Vanessa M Alvarado F/W DOB: 03/04/1990 at her registered DOT address but she did not appear to be home. I attempted phone contact with Vanessa but left a voicemail requesting a phone call back in attempt to obtain interior surveillance footage.

On 11/07/2024 during my shift of 1900 hours to 0700 hours, I attempted phone contact with both [REDACTED] and Vanessa again, but was unsuccessful and left voicemails requesting a callback. Follow up to continue attempting to obtain a witness statement from [REDACTED] and with Vanessa to obtain interior surveillance video if possible to show the incident.

End of Supplement

Officer Samuel Vassar #9158

**Supplemental  
Narrative****11/10/2024 18:41:59 9158 SAMUEL VASSAR**

## SUPPLEMENTAL NARRATIVE

On 11/10/2024 at the beginning of 1500 hrs shift, I received a voicemail from Vanessa Alvarado, who explained that the cameras she has in the Mr Frogs establishment cover the main doorway. I attempted to call Vanessa, but she did not answer, and I left a voicemail requesting she make contact with me so further information could be obtained through review of video.

I also made phone contact with [REDACTED] at approximately 1838 hours, and she told me she didn't remember much from the night of this incident, because she said she was "blacked out" intoxicated. [REDACTED] said she could speak towards George Baggett's general behavior as a person, but she had no information to provide regarding [REDACTED] being strangled in the establishment by George.

End of Supplement

Officer Samuel Vassar #9158

cc: OCDA - George Q Baggett DOB: 09-23-2000 (SUP#5-6 11-11-2024 9531bb)

**Supplemental  
Narrative****01/28/2025 01:24:16 9158 SAMUEL VASSAR**

## SUPPLEMENTAL NARRATIVE

On 01/20/2025 I received a request for follow-up from the Outagamie County District Attorney's Office referencing this incident to obtain medical records for [REDACTED]. On 01/24/2025 [REDACTED] signed an Authorization for the Disclosure of Health Information form regarding medical records held by ThedaCare. The form was scanned and attached to this report. No further information.

End of Supplement

Officer Samuel Vassar #9158

cc: OCDA - George Q Baggett DOB: 09-23-2000 (SUP#7 01-28-2025 9531bb)

## Supplemental Narrative

**02/24/2025 23:34:10 9158 SAMUEL VASSAR**

## SUPPLEMENTAL NARRATIVE

On 02/14/2025 I received a report of laboratory findings from the Wisconsin State Crime Laboratory. Upon review of the report, DNA Analyst [REDACTED] detailed that upon testing of item A1a, skin to skin contact bilateral neck swabs collected from [REDACTED], a four (4) person DNA mixture was identified with the DNA of at least one belonging to a male. Laboratory findings were digitally attached to this report.

On 02/17/2025 I was provided access to review phone calls made to and from George Baggett while he was confined at the Outagamie County Jail on charges from this case. A total of 277 phone calls were recorded. As time permitted, I began to review these records and took note of calls which held some evidentiary value relevant to this case. Noteworthy calls were made directly after George's confinement began and were documented as follows:

On 11/04/2024 at 1847 hours, George called [REDACTED]. This phone number is associated through in-house records to [REDACTED] F/B DOB: [REDACTED]. [REDACTED] was associated with George in previous reports as they were roommates. The female George speaks to, assumed to be [REDACTED] indicated that she spoke with [REDACTED]. During the call, [REDACTED] was telling George what [REDACTED] said to her. [REDACTED] told [REDACTED] that she was not trying to press charges, and that she forgot to tell the police that she was "kicking and smacking" George, but George needed to learn his lesson. George expressed frustration to [REDACTED] that he felt the police were too quick to make an arrest based off of one person's story. It is important to reiterate that when George was taken into custody by our department, he declined providing any sort of a statement to assist with finding the facts surrounding what occurred during this disturbance as he would not advise he understood his Miranda rights.

On 11/04/2024 at 1919 hours, George called [REDACTED]. Through an internet search, I identified the owner as [REDACTED] F/B DOB: [REDACTED] and confirmed that both she and George were associated through in-house records. I presumed the female speaking with George was [REDACTED]. [REDACTED] indicated she had recently spoken with [REDACTED]. [REDACTED] apparently told [REDACTED] that she was going to do everything she could with the police, including going to the hospital, in order to get George "locked up".

On 11/04/2024 at 1919 hours, George called [REDACTED]. I was unable to identify the owner of this phone number, but through context of the conversation, I confirmed the user of that phone number was a female who was pregnant with George's child. She indicated she also recently spoke with [REDACTED] and that [REDACTED] told her George got mad at her because she "fucked" someone he was associated with, although I was not able to determine what the supposed relationship was due to the quality of the audio. George rebutted by stating to the caller that he was approached by [REDACTED] while he was in the bar, and [REDACTED] was making statements to him, telling George that she felt sorry for him and she felt sorry that the caller was his "baby mama". George continued to state that [REDACTED] had approached him and some other people his was with several times with acting aggressive, including a point during a verbal disturbance where [REDACTED] kicked him and smacked his drink out of his hand.

At the start of my shift on 02/28/2025, I proceeded to [REDACTED] address in attempt to make contact with her for further questioning after review of these phone calls. I was advised by family members that [REDACTED] was out of town for the weekend, so I elected to make phone contact with her at that time. I explained my reasoning for following up with [REDACTED] and explained the context of the three (3) detailed phone calls. Aubrey confirmed that she was contacted by [REDACTED] who is actually George's mother very shortly after George was arrested. [REDACTED] did tell [REDACTED] what happened, and she did not recall telling [REDACTED] anything about forgetting to report that she was physically violent with George. [REDACTED] denied that any of this had happened, which aligned with her initial statement. I questioned [REDACTED] about her contact with [REDACTED] and I learned she had never met [REDACTED] but [REDACTED] did reach out to her at or around the time of the reported incident. This was the only time that [REDACTED] had spoken with [REDACTED] and she denied making any statements to [REDACTED] pertaining to George being arrested under malice. I also questioned [REDACTED] about the third phone call detailed in this supplement. [REDACTED] told me that she did have romantic relations with another male that George was friends with, and she said this did make George mad. [REDACTED] wished to not disclose the identity of this friend, as she no longer is in contact with him, and he had moved out of the area. [REDACTED] said she knew that George threatened this individual, saying he was going to kill the party. [REDACTED] explained George likely said this because of his jealousy which grows whenever he learns of [REDACTED] attempting to get in another relationship, as was detailed during the initial investigation.

Prior to concluding my contact with [REDACTED] she said that she received messages from George within days of his arrest which were threatening in nature, and she did save those, but the incident was not reported to us. I at that time had to abruptly end the phone conversation to attend to an unrelated matter, but I left [REDACTED] a voicemail with a request to reach back out to me if she wished for me to investigate further the messages she had received from George.

All audio files were downloaded to an external USB drive and entered as evidence for this complaint. Attached is a Beast Case Report. No further information.

Axon: 9158

End of Supplement

Officer Samuel Vassar #9158

cc: OCDA - George Q Baggett DOB: 09-23-2000 (SUP#8 03/03/2025 SLK)

**Supplemental  
Narrative****03/21/2025 13:27:07 9168 DUSTIN YULE**

SGT YULE #9168 REPORTS: I was assigned to assist in this investigation by obtaining a buccal swab of George Q Baggett, DOB 9/23/2000, in order to compare to DNA samples already sent to the WI State Crime Lab. I had attempted numerous times to contact Baggett's attorney, unsuccessfully. I was similarly unable to locate him so I could obtain a search warrant, until 3/21/2025. On that day, I found that he had been confined at the Winnebago County Jail. I obtained a search warrant for Baggett's DNA, and on 3/21/2025, I executed that warrant at the Winnebago County jail. After obtaining Baggett's DNA via buccal swabs, I logged the swabs into evidence at the APD, and notified the Identification Unit of the pending trial, and that evidence was entered post-discovery. I completed the warrant return on that same day. The execution of the search warrant was recorded via Axon Capture and uploaded.

Nothing further.

END OF REPORT.

Sgt. Yule #9168

cc: OCDA - George Q Baggett DOB: 09-23-2000 (SUP#9 03/27/2025 SLK)



# APPLETON POLICE DEPT

Incident #: A24051801

Reporting Officer: 9124 JOSEPH BASAK

Report Time: 11/03/2024 01:03:00

## Incident

Incident Nature  
Disorderly Conduct

Address  
409 W COLLEGE AV; MR  
FROGS  
APPLETON, Wisconsin 54911

Occurred From  
11/03/2024 01:03:20

Occurred To  
11/03/2024 01:43:20

Received By  
431 ALEXIS HELLER

How Received  
Officer Report

Contact

Disposition  
Inactive

Disposition Date  
11/04/2024

Cleared

Intrnl Inc. Sts

Cleared Date

Clearance  
REPORT

Cargo Theft Related

Responding Officer(s)

9124 JOSEPH BASAK

9182 BENJAMIN GOODIN

9167 MASON BALLWEG

9102 DYLAN GRIER-WELCH

9129 TAYLOR JUSTICE

9119 TYRELL WEST

9219 JAMISON WELLS

Digital Media Storage

Code

ID

AXON

9124

## Offenses

## Disorderly Conduct

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute AC 10-9	Description DISORDERLY CONDUCT	Category OTHER

## Persons

[REDACTED]

### Contact

Address [REDACTED]	Phone [REDACTED]	DOB [REDACTED]
Race White	Sex Male	Ethnicity Hispanic/Latino
Height 5'09"	Weight 150	

[REDACTED]

### Contact

Address [REDACTED]	Phone [REDACTED]	DOB [REDACTED]
Race White	Sex Male	Ethnicity Non-Hispanic/Latino
Height 5'11"	Weight 140	

## Narratives

### Original Narrative

**11/03/2024 12:02:12**

#### INVESTIGATION

On 11/03/2024 at approximately 01:43, I, Officer Joseph Basak #9124 with the Appleton Police Department, was assigned to the College Avenue Detail from 23:00 to 03:00, in full uniform, and on foot patrol in the 400 Block of West College Avenue, City of Appleton, Outagamie County, Wisconsin, 54914. While walking eastbound in the 400blk, I heard what sounded like a glass bottle brake near the doorway at Mr. Frogs; 409 West College Avenue. I then observed a male party fall down the stairs. The male appeared to be running from something.

I immediately asked the male if he was okay. The male advised he was okay, quickly stood up, and left westbound. Lieutenant West #9119 and other units were able to intercept the male

and identify him as CONTACT [REDACTED]. Moments after I checked on [REDACTED] I observed two adult males engaged in a pushing match in the entrance way. One male was trying to push into the bar and the other male was trying to keep him out of the bar. The males were holding onto each other however, they were not striking each other. I approached the the male who was trying to push his way into the bar, and instructed him to stop. Officers Ballweg #9167 and Grier-Welch #9102 secured the male's arms and stabilized him against the wall. I then detained the male by placing him in handcuffs. I checked the handcuffs for fit and comfort before safety locking them. That male was later identified via a Wisconsin identification card as CONTACT [REDACTED].

While units escorted [REDACTED] to there squad, I made contact with the other male who was trying to keep [REDACTED] outside. That male did not want to identify himself but explained he was working security for Mr. Frogs. The male explained he was trying to keep [REDACTED] outside because of a disturbance they were already dealing with inside. The male told me he was not injured, everyone was good, and he did not want anything to be done. After speaking with the male, I spoke with [REDACTED] [REDACTED] explained after observing a physical disturbance inside the bar, he exited. Once the disturbance was over, he tried to enter the bar again. At that point, the security guard told him not to come inside, which would have been when I observed the parties in a pushing match.

Another security guard walked over to me while I was speaking with [REDACTED] He told me [REDACTED] was good, was a regular, and they did not want anything done. Inconclusion, [REDACTED] was not involved in a disturbance inside the bar. I believed [REDACTED] was involved in the disturbance, which would explain him exiting the bar very quickly. According to Officers that spoke with [REDACTED] [REDACTED] reported that someone had slapped him and he slapped them back. [REDACTED] did not want anything done. The other person, who allegedly slapped [REDACTED] did not contact law enforcement or try to make a complaint. At this time, there is no action as there were no injuries or any "willing victims."

END OF REPORT

ARREST/CUSTODY

None.

CASE STATUS/DISPOSITION

Case closed.

RECORDING DEVICE

Axon BWC on.

Officer Joseph Basak #9124



# APPLETON POLICE DEPT

Incident #: A24052679

Reporting Officer: 9182 BENJAMIN GOODIN

Report Time: 11/08/2024 23:37:42

## Incident

Incident Nature  
Ordinance Violation

Address  
409 W COLLEGE AV; MR  
FROGS  
APPLETON, Wisconsin 54911

Occurred From  
11/08/2024 23:37:42

Occurred To  
11/08/2024 23:37:42

Received By  
430 JASON MARTILLA

How Received  
Officer Report

Contact

Disposition  
Clrd Adlt, Arst (One Incident)

Disposition Date  
12/18/2024

Cleared

Intrnl Inc. Sts  
Mailed Ordinance Summons

Cleared Date

Clearance  
REPORT

Cargo Theft Related

Responding Officer(s)  
9182 BENJAMIN GOODIN  
9208 OWEN GEURTS

Digital Media Storage

Code

ID

AXON

## Offenses

### Liquor Law Violations

Completed?

Method Of Entry

Gambling Motivated?

Premises Entered?

Location Type

Cargo Theft Related?

Statute  
AC 9-51

Description  
LIQUOR AND FERMENTED  
MALT BEVERAGE LAW  
VIOLATION

Category  
ALC

## Persons

## WELLS, STEVEN JR Contact

Address

[REDACTED]

Phone

[REDACTED]

DOB

08/21/1996

Race

Black/African American

Sex

Male

Ethnicity

Non-Hispanic/Latino

Height

5'07"

Weight

160

[REDACTED]

## Contact

Address

[REDACTED]

Phone

[REDACTED]

DOB

[REDACTED]

Race

Black/African American

Sex

Male

Ethnicity

Hispanic/Latino

Height

5'07"

Weight

220

## RANSBY, IYANA M Adult Offender

Address

[REDACTED]

Phone

[REDACTED]

DOB

05/12/2004

Race

Black/African American

Sex

Female

Ethnicity

Non-Hispanic/Latino

Height

5'05"

Weight

120

## MENDOZA, BRYAN R Contact

Address

[REDACTED]

Phone

[REDACTED]

DOB

11/30/2001

Race

White

Sex

Male

Ethnicity

Hispanic/Latino

Height

6'00"

Weight

240



ARREST/CUSTODY: Iyana M. Ransby, DOB: 05/12/04, and Vanessa M. Alvarado, DOB: 03/14/90, were mailed ordinance citations for Underage Person on License Premise.

CASE STATUS/DISPOSITION: Cleared by arrest

RECORDING: Axon body cam on

END OF REPORT 9182



# APPLETON POLICE DEPT

Incident #: A24052846

Reporting Officer: 9156 CONNOR CHRISTOPHERSON

Report Time: 11/10/2024 02:08:37

## Incident

Incident Nature  
Disorderly Conduct

Address  
409 W COLLEGE AV; MR  
FROGS  
APPLETON, Wisconsin 54911

Occurred From  
11/10/2024 02:08:37

Occurred To  
11/10/2024 02:08:37

Received By  
453 ANGELA OWENS

How Received  
Officer Report

Contact

Disposition  
Clrd Adlt, Arst (One Incident)

Disposition Date  
11/10/2024

Cleared

Intrnl Inc. Sts  
Ordinance Citation Issued

Cleared Date

Clearance  
REPORT

Cargo Theft Related

Responding Officer(s)

9156 CONNOR CHRISTOPHERSON

9183 WILLIAM BERENS

9176 CASEY SPENCER

9113 DANIELLE BURKE

Case Numbers

A24053130

Digital Media Storage

Code

ID

AXON

9156

## Offenses

## Disorderly Conduct

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute AC 10-9	Description DISORDERLY CONDUCT	Category OTHER

## Persons

### AVERILL, MIA J Adult Offender

Address [REDACTED]	Phone [REDACTED]	DOB 12/08/1999
Race White	Sex Female	Ethnicity Non-Hispanic/Latino
Height 5'03"	Weight 160	

## Narratives

### Original Narrative

**11/11/2024 00:30:03**

#### INVESTIGATION:

On 11/10/24 at approximately 0208 hours, I, Officer Christopherson, was working uniformed patrol in the City of Appleton, Outagamie County, Wisconsin. I was on foot patrol in the 400 block of W College Ave watching the bar crowd during bar closing time.

I noticed a verbal disturbance between two groups of people outside of Mr. Frogs (409 W College Ave). Officers were splitting up the argument as a female, later identified with Wisconsin Identification card as Mia Averill, had come running eastbound down the sidewalk. As Mia was running, she struck an unidentified male in the back of the head with her right hand. She then continued to walk away from the scene. I stopped Mia and detained her by placing handcuffs behind her back with Officer Derge. We checked them for proper fit and safety locked them. We then brought Mia to Officer Berens squad where I searched her person and advised her she was being charged with Disorderly Conduct. While searching Mia, I located a plastic bag branded "Drench" that stated it contained cannabis. I later logged that package into evidence and queued it for destruction. Due to the large crowd gathering in the area, Officer Berens and I transported Mia to the Appleton Police Department.

Once we arrived at the police department, I obtained Mia's ID out of her purse. As I was doing so Mia stated "That motherfucker, If I did do something, he needed to get hit 'casue he be fucking everybody's bitch" I then completed a citation for Disorderly Conduct (AC 10-9). I explained the citation to Mia and she had no further questions or concerns. Handcuffs were then removed from Mia and she was released from the police department.

It should be noted the male Mia struck had left the scene prior to being identified.

VICTIM RIGHTS:

N/A

ARRESTS/CUSTODY INFORMATION:

Mia J Averill DOB 12/08/1999 was issued a citation for Disorderly Conduct AC 10-9. Mia struck an unknown male in the back of the head after leaving a bar, acting in a violent, indecent, and disorderly manner.

CASE STATUS:

Closed with adult arrest

RECORDING DEVICE:

Axon in use 9156

End of report

Officer Christopherson 9156



# APPLETON POLICE DEPT

Incident #: A24057701

Reporting Officer: 9193 BRYCE RUDEBECK

Report Time: 12/13/2024 23:06:04

## Incident

Incident Nature Drug Complaint	Address 409 W COLLEGE AV; MR FROGS APPLETON, Wisconsin 54911	Occurred From 12/13/2024 23:05:49
Occurred To 12/13/2024 23:09:02	Received By 436 KIMBERLY GLOEDE	How Received 911 Line
Contact BRYAN	Disposition Clrd Adlt, Arst (One Incident)	
Disposition Date 12/13/2024	Cleared N	Intrnl Inc. Sts Cleared By Arrest
Cleared Date	Clearance REPORT	Cargo Theft Related

Responding Officer(s)

9148 SAMUEL VANDINTER

9193 BRYCE RUDEBECK

9133 YEELENG THOR

9112 THOMAS ZIEMAN

9182 BENJAMIN GOODIN

Circumstances	Code	Comment
CONFINEMENT		

Digital Media Storage	Code	ID
AXON		9193

## Offenses

## All Other Offenses

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute 946.49(1)(A)	Description MISDEMEANOR BAIL JUMPING	Category OTHER

## Disorderly Conduct

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute 947.01(1)	Description DISORDERLY CONDUCT	Category OTHER

## Destruction/Damage/Vandalism

Completed? C	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type 03	Cargo Theft Related?
Statute 943.01(1)	Description CRIMINAL DAMAGE TO PROPERTY	Category PROP

Bias Motivation

88

Offender Used

D

# Drug/Narcotic Violations

Completed? <b>C</b>	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type <b>03</b>	Cargo Theft Related?
Statute <b>961.41(3G)(C)</b>	Description <b>POSSESSION OF COCAINE</b>	Category <b>DRUG</b>

Bias Motivation

**88**

Offender Used

**D**

Criminal And Gang

**P**

## Persons

[REDACTED]

### Witness

Address [REDACTED]	Phone ( ) -	DOB [REDACTED]
Race <b>White</b>	Sex <b>Male</b>	Ethnicity <b>Non-Hispanic/Latino</b>
Height	Weight <b>175</b>	

### MR. FROGS Victim

Address <b>409 W COLLEGE AV; MR FROGS APPLETON Wisconsin 54911</b>	Phone <b>(920)364-0511</b>	DOB
Race	Sex	Ethnicity <b>Unknown</b>
Height	Weight <b>0</b>	

## LITTLE, ANTHONY J JR

### Witness

Address

[REDACTED]

Phone

[REDACTED]

DOB

10/15/1989

Race

Black/African American

Sex

Male

Ethnicity

Non-Hispanic/Latino

Height

5'11"

Weight

158

## GEORGE, SARAH M

### Adult Offender

Address

[REDACTED]

Phone

[REDACTED]

DOB

09/02/1982

Race

White

Sex

Female

Ethnicity

Non-Hispanic/Latino

Height

5'06"

Weight

220

## MENDOZA, BRYAN R

### Complainant

Address

[REDACTED]

Phone

[REDACTED]

DOB

11/30/2001

Race

White

Sex

Male

Ethnicity

Hispanic/Latino

Height

6'00"

Weight

240

## Property

### Drug

Brand

Model

Serial Number

Color

Quantity  
.86Total Value  
\$0.00Measurement  
GramAmount Recovered  
\$0.00

Date Recovered

Status  
SeizedOwner  
GEORGE, SARAH M

### Evidence

**Doorknob****Damaged**

Brand	Model	Serial Number
Color Silver	Quantity 1	Total Value \$1.00
Measurement	Amount Recovered \$0.00	Date Recovered
Status Destroyed/Damaged/Vandalized	Owner MR FROGS	

**Narratives****Original Narrative****12/16/2024 07:26:02****OFFICER RUDEBECK REPORTING:**

On 12-13-2024 I, Officer Rudebeck #9193, was assigned to the College Avenue Detail from 2200-0300. I was dressed in full uniform and in marked squad 956. At approximately 2306 hours, I was dispatched to a disturbance located at Mr. Frogs located at 409 W College Ave.

Dispatch had indicated that a female was throwing bottles at the door of Mr. Frogs, had ripped off a door handle from the front entrance, and was trying to break a window. The reporting party had mentioned that the female suspect had left and had walked into Chadwicks located at 413 W College Ave. While arriving on scene, dispatch had said the female suspect was white, heavier set, and was wearing a brown jacket.

I located a female matching the description walking westbound in front of The Bar located at 427 W College Ave. The female was identified by a social security card and Spillman in-house as Sarah George. Sarah had claimed that while inside of Mr. Frogs, several males started to grab her and removed her from the bar. Sarah claimed she was unsure why the male parties had done this. Sarah insinuated that she was being targeted because she was a female. While I spoke with Sarah, she began to yell at other pedestrians and was swearing. Due to her continued behavior of doing this after I had told her to stop, Sarah was detained and was placed into handcuffs that were properly fitted and double locked. Sarah was escorted to a nearby squad so I could speak with the manager and an employee at Mr. Frogs.

When I spoke with Bryan Mendoza, who was a manager at Mr. Frogs, I was told that Sarah had caused a disturbance inside of Mr. Frogs and that the bouncers including himself had removed Sarah from the bar. While Sarah was outside the bouncer who was verbally identified as Anthony Little, closed the door to prevent Sarah from coming back inside. Bryan said that Sarah had kicked the door and pulled on the door handle hard enough that the handle was ripped off. Bryan said that to repair the door it would cost approximately \$1,000.00-\$2,000.00. After the door handle was ripped off, Bryan had watched Sarah walk into Chadwicks with the door handle in her hand and shortly after exited Chadwicks and continued to walk westbound. Ofc. Vandinter #9148 had taken photos of the damaged door to Mr. Frogs and uploaded them to Axon Capture. Ofc. Thor #9133 had informed me that there was video footage of the disturbance on traffic camera. Bryan said that he would email me video of the disturbance inside of Mr. Frogs at a later date.

I spoke with Anthony who was a bouncer for Mr. Frogs and was told that he noticed that Sarah was pushing other customers and had thrown a drink. Anthony began to escort Sarah out and due to her refusing to leave the bar, Anthony had to wrap his arms around her to walk her out. Once Sarah was outside of the Mr. Frogs, Sarah began to kick the door, which was described as a mule kick by Anthony. Anthony mentioned that Sarah had pulled onto the door handle of the front

entrance trying to open the door and had ripped off the door handle.

I later arrived at Chadwicks and spoke with [REDACTED] who was identified verbally. [REDACTED] said that he recalled Sarah walking into the bar and noticed that she was holding a door handle. [REDACTED] had told Sarah that she was not allowed in the bar and Sarah exited. [REDACTED] mentioned that Sarah had left the door handle inside of the bar and had later retrieved it and handed it to me. The door handle was later logged into BEAST for evidence.

After I had finished speaking with [REDACTED] I was advised that Sgt. Zieman #9112 had located a small plastic baggie with a white powdery substance. Based on my training and experience, I believed that it was cocaine. Sgt. Zieman also mentioned that Sarah had an open case through Outagamie as well. For more information, please reference Ofc. Zieman's supplemental report. Sarah was later transported by Ofc. Thor #9133 and Ofc. Vandinter #9148.

When I returned to the PD, I reviewed traffic cameras and observed Antony Little push Sarah out of Mr. Frogs at approximately 2304 hours. Anthony then closed the door and Sarah walked back up the steps and attempted to open the door. I observed the door open slightly due to how hard Sarah was pulling against the door while Anthony attempted to keep the door closed. Sarah then started to mule kick the door several times. After Sarah had kicked the door several times, Sarah again began to pull onto the door handle, which caused it to rip off. Sarah then lost her balance and fell down the stairs with the door handle in her hand. The video that I had observed was logged into evidence.

END OF REPORT

ARREST: Sarah M George, F/W, 09-02-1982, was arrested for the following charges:

- Possession of Cocaine SS. 961.41(3G)(C)
- Criminal Damage to Property SS. 943.01(1)
- Misdemeanor Bail Jumping SS. 943.01(1)
- Disorderly Conduct SS. 947.01(1)

CASE STATUS: Cleared by arrest.

RECORDING DEVICE: Axon on.

## Supplemental Narrative

**12/13/2024 23:26:19 9182 BENJAMIN  
GOODIN**

A24057701  
B. Goodin 9182  
Supplement

On 12/13/24 at approximately 2314 hours I arrived at College/Walnut as I saw Officer Rudebeck detaining a female suspect (Sarah George) in handcuffs. There was a purse on the ground next to Sarah, and I heard Officer Rudebeck inform her that we would take possession of her purse. Sgt. Zieman informed me Sarah was under arrest for Misdemeanor Bail Jumping.

I began to search Sarah's purse incident to arrest. There was a wallet inside the purse. Within one of the wallet's compartments I observed a clear plastic corner cut baggie containing a white powdery substance I suspected to be illegal drugs (possibly cocaine). Sgt. Zieman was next to me when I located the suspected drugs. I turned the wallet and suspected drugs over to Sgt. Zieman.

This concluded my involvement in this case.

Axon body camera on.

END OF SUPPLEMENT 9182

## Supplemental Narrative

**12/13/2024 23:47:53 9112 THOMAS  
ZIEMAN**

### SUPPLEMENTAL REPORT

On 12/13/24 at approximately 23:06, I, SSgt. Thomas Ziemann #9112, responded to Mr. Frogs at 409 W. College Ave. for a reported disturbance along with Ofcs. Rudebeck #9193, VanDinter #9148, and Thor #9133. The initial information provided was that a "bigger" white female was acting wildly, and had pulled the door handle off of the entry door and was hitting it against the glass.

Shortly after dispatch, Ofc. Rudebeck and I arrived on scene along with Ofc. VanDinter and Ofc. Thor shortly thereafter. As we were dismounting from my squad, a Dispatch provided an updated description that the female was now walking toward The Bar, near a male in a black and white jacket. It was at this time that we located a female party matching the given description and made contact with her on W. College Ave. at Walnut St.

The female immediately made unsolicited remarks about being at Speak Easy and getting kicked out and pulling off the door handle, which she later clarified as actually being Mr. Frogs. As such, it was apparent that this was the suspect we were looking for. I asked the female for an ID, to which she ultimately provided to me her social security card. I then returned to my squad and subsequently identified her as ADULT OFFENDER Sarah George by social security number, WI DOT photo, and previous booking photo. I then checked WI CCCP and found that she had an open case under 2024CM000019 through Outagamie Co. with the specific bond information listed as active:

01-08-2024      Signature bond signed for George, Sarah M.  
\$750.00

#### Additional text:

The defendant shall appear on all court dates; give written notice to the Clerk of Court within 48 hours of any change of address or telephone number; shall not commit any crime; shall neither directly nor indirectly threaten, harass, intimidate or otherwise interfere with victims or witnesses in this action. Call the Outagamie County Sheriff's Dept. at (920) 832-5633 within 48 hours for fingerprints and/or photos (to be completed within 21 days). The Defendant is to maintain absolute sobriety for pendency of case, except for prescribed medication. No Contact with JJ Maloney's Bar.

Based on my previous contact with Sarah where I could plainly smell the odor of intoxicating beverages from her person, I determined she was in violation of her open bond. As such, I returned to Ofcs. Thor and Rudebeck, who already had Sarah detained and were securing her in the car. I informed them of the open case and my intention on arresting and confining her on the bail jumping, as she previously held a bench warrant for the same case several months prior, and therefore had a demonstrated history with not complying with bond/court orders.

Since Sarah was now in custody, Lt. Goodin #9182 began a search of her property, incident to arrest. As he was searching Sarah's wallet that she had earlier shown me with her cards in it, I saw a small, plastic tied off bag end containing a white powder inside one of the pockets in the wallet. Based on my training and experience as a drug detector K9 handler, I suspected that the baggie contained cocaine due to its composition and packaging. I then took the wallet from Lt. Goodin and completed the search, and later fielded tested the substance using Serchie cocaine field test wipe, which tested positive for the presence of cocaine. This item was retained and logged into APD as evidence. At the same time, I also assisted in logging in the door handle that Sarah had pulled off from Mr. Frogs as evidence.

While conducting the drug component of the investigation, Ofcs. VanDinter and Rudebeck completed their investigation regarding the disorderly conduct and property damage committed by Sarah. See their reports for detail. After this was done, Sarah was then transported and booked into the Outagamie Co. Jail by Ofcs. Thor and VanDinter.

END OF SUPPLEMENTAL REPORT

SSgt. Thomas Zieman #9112

## **Supplemental Narrative**

**12/14/2024 00:05:45 9133 YEELENG THOR**

OFFICER THOR #9133 SUPPLEMENT:

On 12/14/2024 at approximately 2305 hours, I, Officer Thor #9133, responded to assist officers for a disturbance at Mr. Frogs, 409 W College Ave. The call notes stated that a "bigger" female white was trying to break the window with a metal bar.

As I arrived, additional call notes stated that the female was wearing a brown jacket and walking towards The Bar. I observed a female matching the description and exited my squad. I then told the female, later identified as Sarah George, stop after announcing that I was from the Appleton Police Department. Sarah stopped and Officer Rudebeck #9193 interviewed her while I checked traffic footage. I viewed Alta Aware traffic footage and later informed Officer Rudebeck that the incident was on the video footage.

Sarah was detained in handcuffs by Officer Rudebeck due to her behavior. Sarah was placed in the rear of my squad. Sgt. Zieman then informed me that Sarah was under arrest as she violated her bond conditions. Sarah asked why she was under arrest and I informed her that she had an open Outagamie Court Case with a specific rule to maintain absolute sobriety. Sarah stated that was sober and requested a PBT. I administered a PBT which the result was .110.

After completion of Officer Rudebeck's investigation, I transported Sarah to the Outagamie County Jail where she was booked and released to jail staff. This ended my involvement with this incident.

Axon was on.

End of Supplement.

Thor #9133

CC: OCDA - Sarah M. George, DOB: 09/02/82 (posted 12/16/24 eld)

## **Supplemental Narrative**

**12/16/2024 06:53:22 9148 SAMUEL  
VANDINTER**

Reporting Officer: S. Van Dinter #9148  
A24057701

On 12/16/2024 at 23:06 PM while on duty for the City of Appleton Police Department I, Ofc. Van Dinter assisted on a damage complaint at Mr. Froggs, 409 W. College Ave. City of Appleton, Outagamie County, Wisconsin.

Upon arrival I spoke with Anthony J. Little Jr; M/B DOB:10/15/1989, who is an employee for Mr. Froggs. Anthony stated the female, later identified as Sarah M. George, F/W DOB:09/02/1982, was talking to another unknown male patron in the tavern when she got upset and threw her beverage in his face. Anthony stated he escorted her out of the business after she refused to leave. Anthony stated once Sarah was outside she began kicking on the front access door to the business with her heel. Anthony stated Sarah then forcefully pulled the handle off the door causing damage without consent. Anthony stated Sarah also caused damage to the frame of the door. I took photographs of the damage and uploaded them to evidence.com. I issued a crime victim worksheet to the business.

I assisted with confining Sarah at the Outagamie County Jail. I completed a probable cause statement on Ofc. Rudebeck's behalf.

AXON: 9148

END OF REPORT.  
OFC. VAN DINTER #9148

CC: OCDA - Sarah M. George, DOB: 09/02/82 (12/16/24 eld)



# APPLETON POLICE DEPT

Incident #: A24058849

Reporting Officer: 9139 RYAN BIFFERT

Report Time: 12/22/2024 01:15:18

## Incident

Incident Nature Drug Complaint	Address 409 W COLLEGE AV; MR FROGS APPLETON, Wisconsin 54911	Occurred From 12/22/2024 01:15:18
Occurred To 12/22/2024 01:15:18	Received By 435 JENNIFER DEBROUX	How Received Officer Report
Contact	Disposition Clrd Adlt, Arst (One Incident)	
Disposition Date 12/22/2024	Cleared N	Intrnl Inc. Sts Cleared By Arrest
Cleared Date	Clearance REPORT	Cargo Theft Related

### Responding Officer(s)

9199 TURNER BOTZ

9139 RYAN BIFFERT

9147 BLAKE DERGE

9167 MASON BALLWEG

9156 CONNOR CHRISTOPHERSON

9170 KORI LOOKER

9104 DALTON LEHRER

### Circumstances

Code	Comment
CONFINEMENT	
DRUG UNIT / ACISS	

### Digital Media Storage

Code	ID
AXON	9139

## Offenses

## All Other Offenses

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute 946.49(1)(B)	Description FELONY BAIL JUMPING	Category OTHER

## Non UCR Reportable

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute WARRANT-OA	Description WARRANT - OTHER AGENCY	Category OTHER

## Non UCR Reportable

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute WARRANT OFFENSE	Description WARRANT OFFENSE	Category OTHER

## All Other Offenses

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute 946.49(1)(A)	Description MISDEMEANOR BAIL JUMPING	Category OTHER

## All Other Offenses

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute 946.41(1)	Description RESISTING OR OBSTRUCTING OFFICER	Category OTHER

## Drug/Narcotic Violations

Completed? <b>C</b>	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type <b>03</b>	Cargo Theft Related?
Statute <b>961.41(1M)(CM)2</b>	Description <b>POSSESSION W/INTENT TO MANFUACTURE/DELIVER COCAINE &gt;5&lt;15G</b>	Category <b>DRUG</b>

Bias Motivation

**88**

Offender Used

**N**

Criminal And Gang

**D**

## Persons

### HOWARD, JOSHUA L Adult Offender

Address [REDACTED]	Phone [REDACTED]	DOB <b>08/08/1997</b>
Race <b>White</b>	Sex <b>Male</b>	Ethnicity <b>Non-Hispanic/Latino</b>
Height <b>5'10"</b>	Weight <b>180</b>	

## Property

### Cash

### Seized

Brand	Model	Serial Number
Color	Quantity <b>1</b>	Total Value <b>\$963.08</b>
Measurement <b>No Drug Measure Reported</b>	Amount Recovered <b>\$0.00</b>	Date Recovered
Status	Owner <b>HOWARD, JOSHUA L</b>	

## Cocaine

## Evidence

Brand	Model	Serial Number
Color	Quantity 14.70	Total Value \$0.00
Measurement Gram	Amount Recovered \$0.00	Date Recovered
Status Seized	Owner HOWARD, JOSHUA L	

## Narratives

### Original Narrative

**12/22/2024 23:14:53**

On 12/22/2024 at approximately 0115 hrs. I, Officer Biffert # 9139, was working routine patrol in the City of Appleton, Outagamie County. I was wearing my police uniform and driving marked squad 1041. At around 0115 hrs., Lt. Botz #9199 observed Joshua Howard walk into Mr. Frogs 409 W College Av. Appleton, WI 54911. Lt. Botz was aware of Joshua having warrants for his arrest. The warrants were subsequently verified to be valid with the Outagamie County Dispatch Center. I reviewed a photo of Joshua as well prior to making contact.

Myself, Lt. Botz #9199 and Officer Ballweg #9167 then made contact with Joshua inside Mr. Frogs bar. I walked behind and past Joshua while Lt. Botz made contact with him. I heard Lt. Botz tell Joshua that he had a warrant and that he was under arrest. It should be noted that Joshua was in between Lt. Botz and I at that time. Joshua started to lift his arm like he was going to put it in his pocket. I then grabbed Joshua's left arm and held it in an escort position. It should be noted that Joshua was pulling away and trying to free his arm at that time. Joshua was escorted outside. Once outside Joshua was informed to put his hands behind his back and not to resist. Joshua continued to try to pull his left arm away from me. This forced me to have to physically force his left arm behind his back. While this was happening, due to Joshua's resistant behavior, he was stabilized on a nearby electrical box. I was then able to force both his left and right hands behind his back where I placed handcuffs on him behind his back. Joshua was escorted across College Av. towards the Performing Arts Center. I checked the handcuffs for proper fit and safety locked them at that time. I then completed a search incident to arrest. I located a baggie of white powdery substance in Joshua's left front coat pocket. I located a WI DL with Joshua's information on it in his left front jeans pocket. Also, in his left front jeans pocket was \$963.08. I located multiple baggies of white powdery substance in Joshua's right front jeans pocket. Also in his right front pocket was an iPhone with a Kevin Durant phone case. All of Joshua's property was placed in a paper bag and released to Officer Ballweg at that time.

Joshua was then placed in the rear right seat of squad 1041 and secured with the squad seatbelt. It should be noted that the rear seat of squad 1041 was searched before and after transport. Joshua was then transported to the Outagamie County Jail. Upon arrival, Joshua exited the squad, and I grabbed his left arm to maintain custody of him while he was in handcuffs. Joshua became upset with me for holding onto him and thrashed his arm in attempt to loosen my grip. Officer Derge #9147 and I then had to force Joshua to walk into the jail by assisting him forward. Due to Joshua's uncooperative behavior, he was handcuffed to the wall hook within the booking room. Outagamie County Jail staff then responded downstairs and took custody of Joshua.

I requested the Outagamie County Dispatch Center to confirm Joshua's felony warrant out of the Appleton Police Department for Failure to Appear and a misdemeanor warrant from the Outagamie County Sheriff's Office for Failure to Appear. Both confirmation forms were attached to this report. While at the jail, a CCAP check was conducted on Joshua. Joshua had one open felony case ref

2024CF000458. Joshua had bond conditions stating that he shall not commit any crime. Also within the case was a misdemeanor charge of possession of illegally obtained prescription. The CCAP return was attached to this report.

I was then notified by Officer Ballweg that the individual baggies containing the white powdery substance field tested positive for cocaine and the weight including the packaging was just under 15g. Please see Officer Ballweg's supplement report for further details regarding details on the evidence.

In total, Joshua was observed walking into Mr. Frogs. It was verified that he had valid warrants for his arrest that we could arrest him on. Contact was made with Joshua. Joshua was escorted out and was able to drop a baggie of white powder out of his pocket while being escorted out. This was observed by Officer Ballweg. Joshua resisted arrest by pulling away from officers requiring officers to force his hands behind his back. Joshua had multiple baggies of cocaine individually packaged and separated by size in different pockets. Joshua also had a large amount of cash on him. Based on my training and experience, Joshua was charged with possession with intent to distribute cocaine. The money located and phone on Joshua was seized for evidence.

#### Arrest/Custody Information:

Joshua was confined at OCJ on the following charges:

- \* Felony bail jumping (946.49(1)(B))
- \* Misdemeanor bail jumping (946.49(1)(A))
- \* Resist/Obstruct Officer (946.41(1))
- \* Felony warrant for failure to appear (968.09(1))
- \* Misdemeanor warrant for failure to appear (968.09(1))
- \* Poss. with intent Cocaine 5-15g (961.41(1m)(cm)2))

#### Case Status and Disposition:

Case is cleared by arrest.

#### Recording Device:

Axon active.

#### Victim Information:

None.

End of report

Officer Biffert #9139

## Supplemental Narrative

**12/22/2024 01:54:59 9167 MASON  
BALLWEG**

#### Officer Ballweg Reporting #9167:

On December 22nd, 2024, around 0115 hours, I, Officer Ballweg #9167, was working uniformed patrol for the City of Appleton Police Department. I wore a complete police uniform with all required gear, such as an APD police badge on my chest to identify me as a Police Officer and a department-issued Axon body-worn camera. I operated a marked APD patrol car with the identification number #1039. I responded to 409 W College Ave, Mr. Frogs, Appleton, WI 54911, Outagamie County.

Officer Biffert #9139 and Lt. Botz #9199 knew that Joshua Howard was inside of the establishment, and he had warrants for his arrest.

I walked into Mr. Frogs with the other officers and positioned myself in a way that allowed me to view Officer Biffert and Lt. Botz make contact with Joshua at the bar. I could not hear what was said due to my distance, but I saw them lead Joshua outside. I was further behind them and as they took Joshua out the front door, I observed his right hand go into his right jean pocket. His hand was bladed when it entered the pocket. He then immediately withdrew his hand, and I saw it was now in a fist. He then opened his hand and dropped something onto the ground. I was right behind them at that point and saw that it small plastic baggie Joshua had dropped. I picked up the baggie and observed a white powdery substance inside of it. I maintained scene security, while Officer Biffert and Lt. Botz took Joshua into custody. Several people approached and were upset that we had arrested Joshua.

Joshua was walked toward Officer Biffert's squad and a search was conducted by Officer Biffert. Officer Biffert showed me he had located similar baggies of white powder on Joshua's person. Officer Biffert also located \$963.08 on Joshua's person. I collected the items located and transported them to the police department. The items were placed in a paper bag and remained in the paper bag until I arrived at the police department. At that point I laid out all of Joshua's personal property. The items were the following: One Breeze Vape device, a set of car keys, a WI DL for Joshua Howard, one black iPhone 14 or 15, \$963.08, glasses and four tied off baggies containing an unknown white powder. The four baggies matched the baggie that Joshua had dropped on the ground.

The \$963.08 was made up of three \$100, one \$50, Twenty seven \$20, six \$10, two \$5, two \$1. There was also three penny's, one nickel and four quarters. I counted the money and it was when counted and confirmed by Officer Biffert.

I utilized the TruNarc Handheld Narcotics Analyzer to test the unknown white powder. I performed a self-check (5217). I then tested the largest bag of the white powder, which weighed 5.99 grams with packaging. The bag tested positive for Cocaine (5218). Another self-check was completed (5219). All testing was conducted according to my training. The other four bags of Cocaine weighed: 1.48 grams, 1.75 grams, 1.72 grams, and 3.75 grams. The total weight of all the baggies weighed 14.70 grams. I informed Officer Biffert of my findings.

The five individual packaged baggies of Cocaine and amount of money that Joshua had on his person led me to believe that he was selling the Cocaine. Joshua also tried to drop one of the baggies, which showed that he knew the bags contained an illegal substance that he did not want us to find on his person. The Cocaine, \$963.08 and the phone were logged into evidence. The rest of the items were placed in Joshua's property at Outagamie County jail. I will be writing a search warrant for Joshua's phone.

Axon Recording

End of Supplement #9167

## **Supplemental Narrative**

**12/23/2024 00:07:38 9199 TURNER BOTZ**

LIEUTENANT BOTZ REPORTING #9199

On 12/22/2024 at approximately 0115 hours, I was working as a fully uniformed Patrol Lieutenant for the Appleton Police Department. While working in this capacity, I observed a male who I knew from prior Law Enforcement experience to be Joshua Howard enter Mr. Frogs located at 409 West College Avenue in the City of Appleton, Outagamie County, Wisconsin. I was aware Joshua had

active warrants out for is arrest. Officer Biffert was with me at this time and I informed him of Joshua and his active warrants. Officer Biffert began arranging other units to respond to assist while I confirmed with the Outagamie County Dispatch Center that Joshua still had active warrants out for his arrest. Joshua's warrants were confirmed to still be active.

Officer Biffert, Officer Ballweg and I entered Mr. Frogs where we were able to locate Joshua. I made contact with Joshua and told him he was under arrest due to his active warrants. Initially, Joshua was hesitant to want to exit the bar and stated he did not have any warrants. I again told Joshua he was under arrest. It was at this time I observed Joshua begin to try and use his left hand to reach for something inside his front left pants pocket. I told Joshua to stop reaching for things and to exit the bar with Officers. I grabbed Joshua's right arm to begin trying to escort him out of the bar. Do to the large amount of people who had surrounded us and were watching what was occurring, I let go of Joshua's right hand to turn my body around to begin leading Joshua and other Officers out of the bar. Prior to letting go of Joshua's right arm, I confirmed Officer Biffert maintained control of Joshua's left arm.

Once Joshua and Officers were outside, I again gained control of Joshua's right arm. It was again verbalized to Joshua that he was under arrest and for him to bring his hands behind his back. I was able to transition Joshua's right hand to the small of his back where he was then properly handcuffed. During this process, I heard Officer Biffert tell Joshua to stop resisting. Once Joshua was handcuffed, he was walked to a nearby squad car. Prior to being placed in the squad, Officer Biffert completed a search of Joshua. I remained on scene until Joshua was fully searched and placed in the back of a squad car. At that time, I had no further involvement with this incident.

END OF SUPPLEMENT  
LIEUTENANT BOTZ REPRORTING #9199

## **Supplemental Narrative**

**12/23/2024 06:22:19 9167 MASON  
BALLWEG**

Officer Ballweg Supplement #9167:

On December 23rd, 2024, around 0610 hours, I, Officer Ballweg #9167, was working uniformed patrol for the City of Appleton Police Department. I wore a complete police uniform with all required gear, such as an APD police badge on my chest to identify me as a Police Officer and a department-issued Axon body-worn camera. I operated a marked APD patrol car with the identification number #1039. I went to the Outagamie County Jail to attempt to speak with Joshua Howard. Joshua was still in a booking cell as he had not spoken to correction deputies since he had been booked in.

I spoke with Joshua through the serving door of the cell. I explained to him why I was there and informed him that I had seized his phone and would be writing a search warrant for his phone. I asked if he would provide me with the password for the phone. He refused. I asked if he was interested in me reading him Miranda to talk about the incident and he told me he did not want to speak to me. I did not speak with him further.

Axon Recording

End of Supplement #9167

cc: OCDA Joshua L Howard, DOB: 08/08/1997 (confined 12/23/24 pjh)

**Supplemental  
Narrative****12/28/2024 13:34:23 9524 FALYNNE  
GERISCH**

On 12/28/2024 I, Forensic Evidence Specialist Falyne Gerisch, was asked by Ofc Ballweg to complete a fentanyl test on the substance from item 2. Based on information he received; he wanted to see if there was fentanyl present.

I retrieved item 2. I completed the fentanyl field test that utilizes a swab, a buffer solution and a test strip. When opening item 2, there were 5 baggies present with a white powdery substance. 1 of the baggies appeared to have a more yellowish appearance. I selected that one and the larger bag with white powder to field test. I laid down a clean sheet of butcher paper in the fume hood before beginning. I also changed gloves between each test.

The following is the process of how these 2 baggies were tested: I opened the baggie, placed the swab into the buffer solution to wet the swab slightly, then dabbed up some of the substance from inside the baggie. The swab was placed into the buffer solution and left to sit for a minute. Then the test strip was placed into the buffer solution. After a short time, I removed the strip. Looking at the strip, it had 2 lines on it. According to the key, 2 lines indicates a negative result. This was the case with both tests that I completed.

Mobile detect results will be attached. Ofc Ballweg was informed of the results.

End of report. Gerisch 9524

cc: OCDA Joshua L Howard, DOB: 08/08/1997 (01/02/25 pjh)

**Supplemental  
Narrative****01/05/2025 21:26:39 9167 MASON  
BALLWEG**

Officer Ballweg Supplement #9167:

On January 6th, 2025, around 0908 hours, I, Officer Ballweg #9167, was working uniformed patrol for the City of Appleton Police Department. I wore a complete police uniform with all required gear, such as an APD police badge on my chest to identify me as a Police Officer and a department-issued Axon body-worn camera. I operated a marked APD patrol car with the identification number #1015. I met with Outagamie County on-call Judge Lonergan of Branch two. Judge Lonergan signed the search warrant for Joshua's phone. The original signed warrant was provided to records and scanned into the report. Investigation will remain active, while I wait for phone records.

Axon Recording

End of Supplement #9167

cc: OCDA Joshua L Howard, DOB: 08/08/1997 (01/20/25 pjh)



# APPLETON POLICE DEPT

Incident #: A24059225

Reporting Officer: 9170 KORI LOOKER

Report Time: 12/26/2024 01:17:08

## Incident

Incident Nature  
Probation Violation

Address  
409 W COLLEGE AV; MR  
FROGS  
APPLETON, Wisconsin 54911

Occurred From  
12/26/2024 01:16:48

Occurred To  
12/26/2024 01:18:04

Received By  
435 JENNIFER DEBROUX

How Received  
911 Line

Contact

Disposition  
Clrd Adlt, Arst (One Incident)

Disposition Date  
12/26/2024

Cleared

Intrnl Inc. Sts  
Ordinance Citation Issued

Cleared Date

Clearance  
REPORT

Cargo Theft Related

Responding Officer(s)  
9199 TURNER BOTZ  
9170 KORI LOOKER  
9147 BLAKE DERGE  
9167 MASON BALLWEG  
9190 HRUBY IZABELLA

Circumstances

**Code**  
CONFINEMENT

**Comment**

Digital Media Storage

**Code**  
AXON  
AXON

**ID**  
9170

## Offenses

## Disorderly Conduct

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute AC 10-9	Description DISORDERLY CONDUCT	Category OTHER

## All Other Offenses

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute 973.10(1)	Description PROBATION VIOLATION	Category OTHER

## Persons

### CASHAW, JARON K SR Contact

Address [REDACTED]	Phone [REDACTED]	DOB 07/26/1993
Race Black/African American	Sex Male	Ethnicity Non-Hispanic/Latino
Height 5'06"	Weight 180	

### BASS, TRACY M Adult Offender

Address [REDACTED]	Phone ( ) -	DOB [REDACTED]
Race White	Sex Male	Ethnicity Non-Hispanic/Latino
Height 5'09"	Weight 140	

## Narratives

**Original Narrative**

**12/26/2024 06:06:19**

On 12/26/24 at approximately 01:17 hours, I, Officer Looker 9170, was dispatched to Mr. Frogs at 409 W College Ave for a male that was laying outside that business that needed an ambulance. Upon arrival, I found Tracy Bass on his knees outside the entrance to Mr. Frogs. Tracy had a red substance that appeared to be blood, based on my police training and experience, on his snow pants and hands. Tracy was holding his hand out and I saw that his middle finger on his right hand had a open wound and had what appeared to look like bone showing.

I requested a medic, and medic 7 took Tracy and brought him to St. E's.

Officer Derge 9147 spoke with the bouncer, Jaron Cashaw, and Mr. Frog's employees. Officer Derge 9147 also received video surveillance footage from bar staff of the disturbance between Tracy and Jaron. Please see Officer Derge's 9147 supplement for more information.

Officer Derge 9147 showed me the video surveillance footage. In the footage, Tracy is seen entering the bar and the bouncer, Jaron, was attempting to escort Tracy out. Tracy then used an open palm to strike Jaron near the face region. Jaron then "threw" Tracy out of the bar, where Tracy then hurt his hand.

Please see Officer Derge's supplement for information on his conversation with the bouncer, Jaron.

Based upon the video surveillance footage, the information provided by Officer Derge from Jaron, I cited Tracy an ordinance violation for Disorderly Conduct. I noticed Tracy was on probation and had several rules:

[REDACTED]

Tracy broke DOC rule SP 014 DV as he engaged in physical behavior that was violent in nature, SP 023 SU - as he was on the premise of an establishment whose primary purpose was the sale or distribution of alcohol, including but not limited to bars, taverns, liquor stores, and beer tents. I called DOC After Hours who requested a hold on Tracy.

I went to St. E's and advised Tracy of his Disorderly Conduct ordinance violation and of his probation hold. Tracy's finger was taken care of by medical staff, and he was medically cleared. I placed handcuffs on Tracy in the front due to his finger injury, and checked them for fit. I then safety locked the handcuffs. I searched Tracy prior to placing him in the back of my squad. Nothing was found on Tracy. I transported Tracy to OCJ where he was transferred over to jail staff.

CASE STATUS/DISPOSITION:  
CAA

ARREST/CUSTODY STATUS:  
Tracy Bass was confined at OCJ for a Probation Violation. I provided Tracy a Disorderly Conduct ordinance violation.

**VICTIM INFO:**

Jaron Cashaw did not want to press charges and did not want victim info sheets.

**RECORDING DEVICE:**

Axon 9170

**END OF REPORT**

Officer Looker 9170

**Supplemental  
Narrative****12/26/2024 01:41:39 9147 BLAKE DERGE****OFFICER DERGE #9147 SUPPLEMENT:**

On 12/26/2024 at approximately 0117 hours, I, Officer Derge #9147 with the Appleton Police Department, responded to Mr. Frogs, located at 409 W College Ave, Appleton, Outagamie County, WI, for a 911 misdial. The RP, later identified as Tracy Bass, reported he had been at a bar on college and was pushed down. Lt Botz #9199 advised he observed on traffic camera footage a male on the ground outside of the bar.

Upon arrival, I observed Tracy sat near the stairs to the entrance of Mr Frogs. I noticed Tracy had been bleeding from his right hand. His middle finger appeared to be out of place, there was a 1 inch laceration was bleeding, and there was swelling around the injury location. Medical was requested at that time. I then turned my attention to a male, identified via WI ID as Jaron Cashaw, who stated he was the bouncer working.

Jaron informed me Tracy had come to the bar an hour prior and was denied entry as he did not have an ID. Tracy later entered the bar without Jaron's knowledge. When Jaron noticed Tracy in the bar, he told Tracy to leave. Tracy refused to leave. Jaron escorted Tracy by his arm. Tracy began to resist this action to guide him out of the bar. Tracy then began to grab at Jaron. When they were near the front door, Tracy pushed Jaron's face with an open hand. Jaron then pushed Tracy out of the business.

Jaron stated Tracy did not cause him pain. Jaron did not wish to pursue charges. Jaron provided camera footage of the incident. The camera footage was consistent with Jaron's statement. Video was obtained and uploaded via Axon Capture.

Tracy was brought to St Elizabeth's Hospital where he was treated for his injuries. While at the hospital, I assisted Officer Looker #9170 in taking Tracy into custody where he was later transported to OCJ for a probation violation.

AXON: recording

End of Supplement

Officer Derge #9147

cc: P/P - abraham.auer@wisconsin.gov 12/26/24 #9529/AB



# APPLETON POLICE DEPT

Incident #: A25007115

Reporting Officer: 9167 MASON BALLWEG

Report Time: 02/16/2025 01:37:24

## Incident

Incident Nature  
Disturbance

Address  
409 W COLLEGE AV; MR  
FROGS  
APPLETON, Wisconsin 54911

Occurred From  
02/16/2025 01:37:24

Occurred To  
02/16/2025 01:37:24

Received By  
430 JASON MARTILLA

How Received  
Officer Report

Contact

Disposition  
Clrd Adlt, Arst (One Incident)

Disposition Date  
02/16/2025

Cleared  
N

Intrnl Inc. Sts  
Cleared By Arrest

Cleared Date

Clearance  
REPORT

Cargo Theft Related  
N

Responding Officer(s)

9147 BLAKE DERGE

9134 CHARLES ALLEN

9183 WILLIAM BERENS

9167 MASON BALLWEG

9119 TYRELL WEST

Circumstances

**Code**

**Comment**

CONFINEMENT

USE OF FORCE

Digital Media Storage

**Code**

**ID**

AXON

## Offenses

## All Other Offenses

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute 973.10(1)	Description PROBATION VIOLATION	Category OTHER

## All Other Offenses

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute 946.41(1)	Description RESISTING OR OBSTRUCTING OFFICER	Category OTHER

## Disorderly Conduct

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute 947.01(1)	Description DISORDERLY CONDUCT	Category OTHER

## Identity Theft

Completed? C	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type 03	Cargo Theft Related?
Statute 943.201(2)(B)	Description MISAPPROPRIATE ID INFO - AVOID PENALTY	Category FRAUD

Bias Motivation

88

Offender Used

N

## Persons

## MUNOZ, SANDRA M Contact

Address

[REDACTED]

Phone

[REDACTED]

DOB

07/20/1984

Race

White

Sex

Female

Ethnicity

Hispanic/Latino

Height

5'05"

Weight

145

## BOWDEN, CLEA A Adult Offender

Address

[REDACTED]

Phone

[REDACTED]

DOB

06/18/1993

Race

Black/African American

Sex

Female

Ethnicity

Non-Hispanic/Latino

Height

5'04"

Weight

185

[REDACTED]

## Contact

Address

[REDACTED]

Phone

[REDACTED]

DOB

[REDACTED]

Race

White

Sex

Female

Ethnicity

Non-Hispanic/Latino

Height

5'06"

Weight

145

[REDACTED]

## Contact

Address

[REDACTED]

Phone

[REDACTED]

DOB

[REDACTED]

Race

Black/African American

Sex

Male

Ethnicity

Non-Hispanic/Latino

Height

6'03"

Weight

225

## Victim

Address	Phone	DOB
[REDACTED]	[REDACTED]	[REDACTED]
Race	Sex	Ethnicity
Black/African American	Female	Non-Hispanic/Latino
Height	Weight	
5'06"	145	

## ALVARADO, VANESSA M Contact

Address	Phone	DOB
[REDACTED]	[REDACTED]	03/14/1990
Race	Sex	Ethnicity
White	Female	Hispanic/Latino
Height	Weight	
5'01"	160	

## Property

### Identification

### Stolen

Brand	Model	Serial Number
Color	Quantity	Total Value
	1	\$0.00
Measurement	Amount Recovered	Date Recovered
	\$0.00	
Status	Owner	
Stolen, Not Recovered		

## Narratives

### Original Narrative

**02/17/2025 16:07:47**

Officer Ballweg Reporting #9167:

On February 16th, 2025, around 0137 hours, I, Officer Ballweg #9167, was working uniformed patrol for the City of Appleton Police Department. I wore a complete police uniform with all required gear, such as an APD police badge on my chest to identify me as a Police Officer and a department-issued Axon body-worn camera. I operated a marked APD patrol car with the identification number #1015. I was on foot at the intersection of W College Ave and N Division St in Appleton, WI 54911, Outagamie County. Officer Berens #9183 and I observed a crowd starting to form in front of 409 W College Ave, Mr. Frogs, Appleton, WI 54911, Outagamie. We could hear people in the crowd talking

about fighting.

We walked over toward the crowd, and I was able to identify [REDACTED] and [REDACTED] based on prior incidents. [REDACTED] and [REDACTED] appeared to be trying to get people in the crowd to walk away from one another. Once we were next to the crowd, [REDACTED] asked me to have a female, later identified as Clea Bowden, walk away from the rest of the people. [REDACTED] told me that Clea was trying to fight other people in the crowd. I requested that [REDACTED] and [REDACTED] have the people they were with walk away and [REDACTED] refused to do that. I spoke with Clea and asked her to walk away from the group. Clea asked if I could give her the names of the people in the group. I explained to Clea that I could not give her that information and asked her to walk away from the scene to avoid an escalation of issues. She then asked what would happen if she would "demolish" the other individuals and I informed her that she would then be arrested if she started a physical fight.

The other people kept arguing and continued to yell about Clea. Clea and another female started to walk toward each other, so I put myself between them and put a hand on Clea's shoulder to keep her away from the other female, since Clea had already made the statement regarding "demolishing" the other individuals. I continued to tell Clea to walk away and Clea stepped back from me and the other people. I then watched her plant her feet, remove her jacket and drop it to the ground. As she did that, I saw her staring over my shoulder at the female that had been arguing with her. Clea started to walk toward me while staring at the other female. Based on Clea dropping her coat and doing what I knew to be a thousand yard stare, both of which was pre-attack postures, I believed Clea was going to assault the female. I grabbed Clea by both her shoulders and stepped in front of her. She continued to try to push past me and turn her shoulders, which I believed was her attempted to break my grip. I then started to push her back and she continued to try to move forward. At that point, I could hear louder yelling behind me and was concerned about other individuals involving themselves. I determined that I would be unable to effectively detain Clea while she was standing, since she was not cooperating with me. I put my right foot behind her legs and utilized a modified leg wheel to decentralize her. As I did that my left foot slipped on ice and snow that was on the sidewalk. Clea landed on her back, and I landed on my right side. Officer Beren's and I were able to move Clea to her stomach and attempted to bring her arms behind her back, while giving her commands to put her arms behind her back. Clea straighten her arms and originally prevented us from placing her arms behind her back. We were eventually able to get her arms behind her back, but I could feel that her arms were tensed the entire time.

Clea was secured into handcuffs, and the handcuffs were checked for fit and double locked. Clea told me that she had been attacked and that she did not do anything. Clea had not mentioned being attacked when I was asking her to leave the area. We stood her up and started to walk her to a squad across the street. The other involved female left the area while officers were with Clea. I informed Clea that she was under arrest. Clea told us that her knee was injured and then started to limp. She had not been limping prior to that. We asked if she needed medical attention, and she requested an ambulance. I wanted to remove Clea from the avenue to prevent any further issues, so Gold Cross was requested to meet us at the Appleton Police Department. I searched Clea and she was placed in my squad car. Clea's property was held by Officer Allen #9134. I transported Clea to the Appleton Police Department.

While at the police department, I asked Clea to identify herself and she originally refused to do so. There was no form of identification located in her property. Clea told me her identification had been stolen. Clea eventually verbally identified herself as [REDACTED]. She provided an address that matched the DOT return for [REDACTED] which had been updated in 2024. The DOT was similar. It was later discovered that Clea was not [REDACTED] and had falsely identified herself. Clea made several statements about how officers would burn for what they were doing. She informed us that it was a promise. Clea also explained that she had been attacked inside of Mr. Frogs. She had been struck three times. Clea was unable to provide any specific information regarding that incident.

Medical services arrived to assess Clea and Clea explained that her knee was out of place due to the incident. Medical applied pressure to Clea's knee and she did not react. Medical asked her what injury she had, since she was not reacting and she became uncooperative with and refused further treatment. I transported Clea to the Outagamie County jail. When walking her into the booking

room, Clea was walking without issue and attempted to pull away from me again. Clea did not start limping again until after the handcuffs were removed. Clea was originally confined under the name of [REDACTED]

Shortly after that, I was contacted by correction deputies, who informed me that Clea was not [REDACTED]. There had been several people call the jail asking about a Clea and when talking on the phone Clea said "It's Clea, I mean [REDACTED]". I reviewed a prior booking photo for Clea and Clea's Facebook <https://www.facebook.com/Itzmebytch>. Correction deputies and I agreed it was actually Clea. Clea was on parole. I contacted the after-hours and advised them of the situation. After-hours advised that Clea would be placed on a hold.

On February 16th, 2025, around 1930 hours, I, Officer Ballweg #9167, was working uniformed patrol for the City of Appleton Police Department. I wore a complete police uniform with all required gear, such as an APD police badge on my chest to identify me as a Police Officer and a department-issued Axon body-worn camera. I operated a marked APD patrol car with the identification number #1015. I attempted to contact [REDACTED] to see if she had given Clea consent to falsely use her information. I was unable to get in contact with [REDACTED] by the phone numbers that I located for her. I left voicemails and will wait for a response.

The camera footage of the incident on Avigilon and Alta Aware was bookmarked and logged into evidence.

Officer Allen #9134 had completed his supplement and ended his shift before Clea was correctly identified. When he referred to [REDACTED] in his supplement, that was actually Clea.

Axon Recording

Arrest/ Custody: Clea A Bowden DOB: 06/18/1993

Clea was confined at the Outagamie County jail for Disorderly Conduct WI SS 947.01(1), Resisting/ Obstructing WI SS 946.41(1) and a probation hold WI SS 973.10(1).

Status: Cleared by arrest

Victim Services: N/A

End of Report #9167

02/17/2025 Janssen 9508 cc: P&P tracy.tallier@wisconsin.gov

## Supplemental Narrative

**02/16/2025 02:26:31 9134 CHARLES ALLEN**

### Supplement

On Sunday, February 16, 2025 at 0135 hours, I, Officer Charles Allen 9134, was assigned to the College Avenue detail from 2200-0300 hours, in a marked squad car, and body camera activated. I was standing in the 400 block of W. College Avenue near a group of people. There was a black female, wearing a black jacket and black hat standing near the group and the group had indicated they wanted her to walk away from them; the female was later identified as [REDACTED]. At one point, the group had someone trying to keep the parties separated and Officer Ballweg had tried talking with [REDACTED] and the group to keep them separated. [REDACTED] then started to walk towards the group and Officer Ballweg stepped in between. [REDACTED] then took off her jacket, in what appeared to be a

preattack posture, and then tried going around Officer Ballweg, lunging towards the group.

Officer Ballweg and [REDACTED] then went to the ground. I assisted in securing her legs as she was trying to kick her legs out. After [REDACTED] was taken into custody, she was escorted across College Avenue. [REDACTED] coat and property were secured in my squad car. I requested Gold Cross Ambulance meet officers at the police department as [REDACTED] complained of leg pain. I followed Officer Ballweg to the police department. [REDACTED] was checked on by Appleton FD and GCA and taken to the Outagamie County Jail. I assisted in completing booking paperwork and [REDACTED] was released to jail staff. End of supplement, 9134. CEA

cc: OCDA - Clea Antwonette Bowden, DOB: 06/18/1993 (confined 02/17/2025 SLK)

## Supplemental Narrative

**02/20/2025 19:49:06 9167 MASON  
BALLWEG**

Officer Ballweg Reporting #9167:

On February 20th, 2025, around 1900 hours, I, Officer Ballweg #9167, was working uniformed patrol for the City of Appleton Police Department. I wore a complete police uniform with all required gear, such as an APD police badge on my chest to identify me as a Police Officer and a department-issued Axon body-worn camera. I operated a marked APD patrol car with the identification number #1015. I received a voicemail from a female identifying herself as [REDACTED]. In the voicemail, [REDACTED] explained that it was likely her sister, Clea Bowden, who had used her information.

At 1938 hours, I was able to make contact with [REDACTED]. I explained the incident to her and how Clea had identified herself as [REDACTED]. [REDACTED] informed me that she did not give Clea consent to use her information to avoid punishment and wanted to be a victim. [REDACTED] lived outside of Appleton and was currently working. I verbally identified her over the phone with her birthday and current address. The phone number that she was calling from was also confirmed to be [REDACTED] through TLO. [REDACTED] opted out of services. Lt. Edwards #9216 approved me mailing [REDACTED] a victim packet.

Clea was no longer in custody at the time of my conversation with [REDACTED]. I will be referring Clea for an additional charge of Misappropriate ID information-avoid penalty WI SS 943.201(2)(B). Clea intentionally used [REDACTED] personal identifying information by telling me that she was [REDACTED] and provided her address. She did so to avoid the penalty associated with committing a crime while on parole and the other charges she was receiving. She did so without the consent of [REDACTED].

Axon Recording

Arrest/ Custody: Clea A Bowden DOB: 06/18/1993

Clea was referred for Misappropriate ID information- avoid penalty WI SS 943.201(2)(B).

Status: Cleared by arrest

Victim Services: N/A

End of Report #9167

cc: OCDA - Clea Antwonette Bowden, DOB: 06/18/1993 SUP#2 (referred new charge 02/21/2025 SLK)

## **Supplemental Narrative**

**03/01/2025 21:27:50 9167 MASON  
BALLWEG**

Officer Ballweg Reporting #9167:

On March 1st, 2025, around 2115 hours, I, Officer Ballweg #9167, was working uniformed patrol for the City of Appleton Police Department. I wore a complete police uniform with all required gear, such as an APD police badge on my chest to identify me as a Police Officer and a department-issued Axon body-worn camera. I was operating my marked patrol squad #1015. I responded to 409 W College Ave, Mr. Frogs, Appleton, WI 54911, Outagamie County. I had received a request for follow up from the Outagamie County District Attorney's office. They were requested I check if Mr. Frogs had any camera footage of the incident.

I spoke with a staff member, who informed me that the only person able to view the cameras was Sandra Munoz. While I was at the establishment, I observed that there did not appear to be any cameras inside of the building that were pointing outside and the exterior camera at the front appeared to be pointed away from the sidewalk and back toward the interior of the building. I called Sandra and she informed me that she did not have access to the cameras and provided me with the information for Vanessa Alvarado. Vanessa was the owner of the establishment and would be able to review footage with me.

I eventually spoke with Vanessa, who informed me that she was the only one with access to the cameras. They saved the camera footage for approximately one month. She went on to explain that she would not have a good time that she would be able to review the camera footage with me and also mentioned that there were not any cameras that would have shown the sidewalk in front of the business. The only exterior camera was angled toward the front to make sure that bouncers were checked identification. I sent her an AXON community upload link and requested that she send all of the camera footage from 0130 till 0140 hours for 2/16/25. She informed me that she would upload the footage when possible. Once the footage is uploaded a further supplement will be completed.

Vanessa and Sandra were identified verbally over the phone.

Axon Recording

End of Supplement #9167

cc: OCDA - Clea Antwonette Bowden, DOB: 06/18/1993 SUP#3 (03/03/2025 SLK)

## **Supplemental Narrative**

**03/05/2025 18:40:40 9167 MASON  
BALLWEG**

Officer Ballweg Reporting #9167:

On March 5th, 2025, around 1900 hours, I, Officer Ballweg #9167, was working uniformed patrol for the City of Appleton Police Department. I wore a complete police uniform with all required gear, such as an APD police badge on my chest to identify me as a Police Officer and a department-issued Axon body-worn camera. I was operating my marked patrol squad #1015. I had received confirmation that Vanessa had uploaded three videos via the Axon Community Link. I reviewed that videos and saw that the videos were from 0130, 0145, and 0200, on February 16th, 2025. The videos are not able to capture any of the disturbance outside of the bar. The camera at 0130 hours showed [REDACTED] and [REDACTED] speaking with the unidentified female that had later left the scene. Clea was not seen in the camera footage provided.

Axon Recording

End of Supplement #9167

cc: OCDA - Clea Antwonette Bowden, DOB: 06/18/1993 SUP#4 (03/06/2025 SLK)



# APPLETON POLICE DEPT

Incident #: A25009721

Reporting Officer: 9167 MASON BALLWEG

Report Time: 03/03/2025 02:08:13

## Incident

Incident Nature  
Disturbance

Address  
409 W COLLEGE AV; MR  
FROGS  
APPLETON, Wisconsin 54911

Occurred From  
03/03/2025 02:08:01

Occurred To  
03/03/2025 02:08:54

Received By  
430 JASON MARTILLA

How Received  
911 Line

Contact



Disposition  
Pending

Disposition Date

Cleared  
N

Intrnl Inc. Sts  
Mailed Ordinance Summons

Cleared Date

Clearance  
REPORT

Cargo Theft Related

Responding Officer(s)

- 9167 MASON BALLWEG
- 9171 JACKSON READER
- 9124 JOSEPH BASAK
- 9208 OWEN GEURTS
- 9114 BRADY FELMER
- 9158 SAMUEL VASSAR
- 9119 TYRELL WEST
- 9183 WILLIAM BERENS
- 9176 CASEY SPENCER
- 9190 HRUBY IZABELLA

Case Numbers  
A25010274

Digital Media Storage

Code  
AXON

ID

## Offenses

### Disorderly Conduct

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute AC 10-9	Description DISORDERLY CONDUCT	Category OTHER

### Simple Assault

Completed? C	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type 03	Cargo Theft Related?
Statute AC 10-9 BATTERY	Description DISORDERLY CONDUCT BATTERY	Category OTHER

Bias Motivation

88

Offender Used

A

Criminal And Gang

N

Weapons

40

## Persons



### Contact

Address



Phone



DOB



Race  
White

Sex  
Female

Ethnicity  
Hispanic/Latino

Height  
5'02"

Weight  
160

### NIETO, JOSEPH Victim/Offender

Address



Phone



DOB  
03/21/1993

Race  
White

Sex  
Male

Ethnicity  
Hispanic/Latino

Height  
5'07"

Weight  
190

### JIMENEZ, MICHAEL Victim/Offender

Address



Phone



DOB  
05/08/1998

Race  
White

Sex  
Male

Ethnicity  
Hispanic/Latino

Height  
5'06"

Weight  
155

### PEREZ, MARIO R Victim/Offender

Address



Phone



DOB  
12/08/1997

Race  
White

Sex  
Male

Ethnicity  
Hispanic/Latino

Height  
5'06"

Weight  
174

[REDACTED]  
**Complainant**

Address

[REDACTED]

Phone

[REDACTED]

DOB

[REDACTED]

Race  
**White**

Sex  
**Male**

Ethnicity  
**Non-Hispanic/Latino**

Height  
**6'04"**

Weight  
**300**

**LIMA PEDRAZA, ROLANDO A**  
**Victim/Offender**

Address

[REDACTED]

Phone

[REDACTED]

DOB

**08/22/1996**

Race

Sex  
**Male**

Ethnicity  
**Hispanic/Latino**

Height  
**5'08"**

Weight  
**150**

**TIERRABLANCA, NAYELI R**  
**Contact**

Address

[REDACTED]

Phone

[REDACTED]

DOB

**08/19/2003**

Race

Sex  
**Female**

Ethnicity  
**Hispanic/Latino**

Height  
**5'05"**

Weight  
**145**

**ALVARADO, VANESSA M**  
**Owner**

Address

[REDACTED]

Phone

[REDACTED]

DOB

**03/14/1990**

Race  
**White**

Sex  
**Female**

Ethnicity  
**Hispanic/Latino**

Height  
**5'01"**

Weight  
**160**

## Contact

Address

[REDACTED]

Phone

[REDACTED]

DOB

[REDACTED]

Race

White

Sex

Female

Ethnicity

Hispanic/Latino

Height

5'06"

Weight

170

## Contact

Address

[REDACTED]

Phone

[REDACTED]

DOB

[REDACTED]

Race

Black/African American

Sex

Female

Ethnicity

Non-Hispanic/Latino

Height

5'04"

Weight

115

## Contact

Address

[REDACTED]

Phone

[REDACTED]

DOB

[REDACTED]

Race

White

Sex

Male

Ethnicity

Non-Hispanic/Latino

Height

6'00"

Weight

180

## Narratives

### Original Narrative

**03/06/2025 02:57:45**

Officer Ballweg Reporting #9167:

On March 3rd, 2025, around 0208 hours, I, Officer Ballweg #9167, was working uniformed patrol for the City of Appleton Police Department. I wore a complete police uniform with all required gear, such as an APD police badge on my chest to identify me as a Police Officer and a department-issued Axon body-worn camera. I was operating my marked patrol squad #1015. I was dispatched to 409 W College, Mr. Frogs, Appleton, WI 54911, Outagamie County for a physical disturbance taking place outside of the establishment. One of the people was being kicked and it was also in the middle of the roadway. Due to the nature of a physical disturbance, I responded to the scene with my emergency lights and my siren active. As I was arriving at the scene, Officer Basak #9124 informed responding officers that the individuals involved were going back into to the bar. I

believed it was likely that individuals would attempt to flee from the back door of the bar. I pulled into the alleyway behind the bar and did not locate anyone.

Officer Geurts #9208 and I walked into the bar and made contact with Michael Jimenez. He was in the bathroom of Mr. Frogs and after several knocks on the door, he walked out. I observed that Michael's collar appeared to be torn. We asked Michael to speak with us and he started to walk away. We told him to identify himself and he continued to walk away. Michael was placed into handcuffs and Officer Geurts removed him to the bar. See Officer Geurts supplement.

Officers had everyone else remain inside the bar. We identified [REDACTED], Mario Perez, Rolando Lima Pedraza, [REDACTED] and Michael Mason. The bartender was Nayeli Tierrablanca.

[REDACTED] informed officers that he was waiting for Nayeli to be done with work because he was taking her home. He had not been involved in the disturbance and did not really know why it had occurred. [REDACTED] would later be released without any citations.

Rolando and [REDACTED] did not provide a statement as to what happened.

[REDACTED] and [REDACTED] originally stated that they were in the bathroom and did not see the disturbance. They had been coming out of the bathroom as I walked into the bar. After reviewing camera footage, it was determined that [REDACTED] and [REDACTED] were not actively fighting but had observed the entire fight. [REDACTED] had been recording the disturbance on her phone, which I could see on the traffic camera footage. I confronted [REDACTED] about the footage, and she informed me that she had deleted the video. I continued to speak with her about it and she refused to show me the video footage on the phone. I advised that I knew she was not actively involved, I just wanted to get all the footage of the disturbance. She continued to refuse to provide me the footage. I informed her that I would seize her phone and write a warrant for it, if she refused to provide us with the footage. At that point she was willing to show us the footage on her phone. [REDACTED] was observed in all of the footage attempting to separate the involved parties.

Officer Felmer #9114 and I had spoken with [REDACTED] and eventually took him into custody for an unrelated warrant. The warrant was documented under A25009722.

At that point, I reviewed the Alta Aware footage from the camera on N Division St. The following was observed.

A male, later identified as Joseph Nieto, walks out of the bar. He took off his jacket and throw it away from himself. He then turned around toward Michael, who can be seen following him out of the bar. Michael appeared to swing at Joseph as Joseph swung at Michael. They started to fight, and Joseph fell to the ground. Michael gets on top of Joseph and continued to hit him as Mario and Rolando inserted themselves into the fight. They originally appeared to be trying to pull Michael away from Joseph, but as they are fighting on the ground, Mario kicked at Joseph's back. They eventually got back on their feet. Joseph had a hold of Michael's shirt, which was likely why it was stretched out. Rolando and Mario are holding Joseph and continued to pull him away from Michael. Michael hit Joseph several more times and then they separated. Nayeli was also outside and appeared to be telling Joseph to walk away. Joseph continued to point toward Michael, Mario and Rolando. Suzette pulled Rolando back toward the front door and eventually everyone except Joseph goes back inside. Joseph then went back to the front door, and it appeared that he yelled into the bar.

Mario and Rolando come outside of the bar again. Rolando took off his shirt as Mario and him continued to approach Joseph. Joseph backed into the street and Michael also exited the bar. Joseph then punched Mario in the face and started to swing at Rolando. Michael took off his shirt and Michael, Mario and Rolando started to hit Joseph. Joseph eventually fell to the ground and Michael continued to hit him. It appeared that Rolando was talking to Joseph and Joseph hit Rolando. Joseph and Rolando threw several more punches at one another. All parties eventually separated, and Joseph was the only one outside of the bar as law enforcement arrived.

Based on the videos, I determined that Mario, Rolando, Michael and Joseph would all be receiving citations for their actions in the disturbance. They all appeared to be mutual combatants in a physical disturbance that took place on the avenue. I spoke to Joseph about the incident.

I observed a cut above Joseph's left eye. I asked if he wanted medical attention, and he informed me that he did not. I asked if he wanted to press charges, and he said yes but then told me that he did not want to be involved in the incident. He confirmed that no consent was given, and he felt pain. He wanted the other parties to know not to mess with him if he saw them again. I explained that if Joseph wanted to not be involved then all parties would be receiving citations, himself included. Joseph claimed that he was attacked by Mario, Rolando and Michael, so he did not understand why he was receiving a citation as well. I asked him to explain to me why he had walked out of the bar first and took off his jacket. Joseph would not answer my question and kept changing the conversation. Eventually, Joseph asked if I had wanted him to get beat up inside of the bar and that he had left the bar to fight outside. I had nothing further for Joseph and he still did not want medical attention. I advised him that he was free to leave.

I then spoke with [REDACTED]. [REDACTED] was the original caller and had been watching the disturbance from down the street in his car. [REDACTED] had informed Dispatch that the heavysset man, Joseph, had been the primary aggressor when they were outside the bar.

I assisted Officer Geurts with transporting Mario to Outagamie Jail for his warrant. Mario explained the whole disturbance had started because Joseph was speaking down to Mario, Michael and Rolando. Joseph was also buying everyone drinks, but then trying to talk to [REDACTED] who was with Rolando. Joseph then started to brag about how much money he made and was instigating a fight.

All Avigilon and Alta Aware footage was bookmarked and uploaded to evidence. After reviewing the footage, Mario, Rolando, Mario were all issued citations for Disorderly Conduct Battery AC 10-9. Joseph received a citation for Disorderly Conduct AC 10-9.

I called and spoke with Vanessa Alvarado, the license holder for Mr. Frogs and the individual who had access to cameras. She informed me that she would upload the camera footage via the Axon Community link. A supplement will be added once that is completed.

Axon Recording

Arrest/ Custody:

Joseph Nieto DOB: 3/21/1993

Joseph was cited for Disorderly Conduct AC 10-9. He was involved in a physical disturbance on W College Ave.

Michael Jimenez DOB: 5/8/1998

Michael was cited for Disorderly Conduct Battery AC 10-9. He was involved in a physical disturbance and caused injury to Joseph Nieto.

Mario Perez DOB: 12/8/1997

Mario was cited for Disorderly Conduct Battery AC 10-9. He was involved in a physical disturbance and caused injury to Joseph Nieto.

Rolando Lima Pedraza DOB: 8/22/1996

Rolando was cited for Disorderly Conduct Battery AC 10-9. He was involved in a physical disturbance and caused injury to Joseph Nieto.

Status: Cleared by arrest

Victim Services: N/A

End of Report #9167

## Supplemental Narrative

**03/03/2025 02:53:18 9114 BRADY FELMER**

### OFFICER FELMER 9114 REPORTING:

On Monday, March 3, 2025, at 0208 hours, I, Officer Felmer, working in full uniform, operating a fully marked patrol vehicle #1032, assigned to the Southern District, with the Appleton Police Department, responded to Mr. Frogs; 409 W College Avenue, in the City of Appleton, Outagamie County, WI for a disturbance. Dispatch notes indicated there was an in progress physical fight with 4-5 men in the middle of College Ave.

Due to the nature of the call, I activated my emergency lights and siren and proceeded to the area. While responding, Officer Basak confirmed there was people fighting still.

Upon arrival, I observed a male standing outside on the sidewalk with blood on his face and appeared to be involved in the fight. Officer Basak was speaking with that male and advised that the others involved returned inside of Mr. Frogs. Officer Reader and I then entered the bar; while entering, I observed a few people still inside the bar and advised other Officers responding, to respond to the rear of the bar incase the others fled through the back door.

I then began identifying the party's in the bar and attempted to gather who was involved. I identified 3 party's, Mario Ruben Perez, Rolando Aldo Lima Pedraza, and [REDACTED]. Mario was identified via his passport, Rolando was identified via Mexico ID, and [REDACTED] was identified via Wisconsin DL. While gathering their identity's, I observed on the sleeve of Mario's flannel shirt, some red substance, of which I believed of blood. I asked Mario about that and asked to see his knuckles to determine if he was involved. I did not observe any redness on Mario's knuckles. Mario denied being involved and advised he was trying to break up the fight.

After identifying several party's, I returned to my patrol vehicle to watch Avigilon traffic cameras as it was being reported that the fight occurred outside of Mr. Frogs on the sidewalk. Upon observing the camera's, I observed Joseph Nieto exit the bar and take his jacket off and throw it on the ground before turning around and "squaring" up with Michael Jimenez. Joseph and Michael then began striking each other and while this was occurring, several others exited the bar and began striking what I believed to be Joseph. Due to the "scrum" that occurred, it was difficult to see who was striking who. Once I determined that all party's had an involvement in the disturbance, I relayed this to Officer Ballweg.

I stood by until dispatch advised me that Mario had a warrant through the Appleton Police Department. I then went over where Mario was seated at the bar and requested, he stand up and placed him in handcuffs advising him that he had a warrant. I then escorted Mario out of the bar and to my patrol vehicle where I conducted a search of his person, not locating anything of evidentiary value. Mario was cooperative and I secured him in the rear of my patrol vehicle.

Officer Hruby then stood by maintaining visual of Mario.

Once it was determined that all party's would be receiving citations for their involvement in the disturbance, I transferred Mario to Officer Geurts patrol vehicle due to my shift ending. See Officer Geurts supplement for further information on the transport of Mario to jail.

This concludes my involvement in this case.

End of Supplement.

Officer Felmer 9114.

## **Supplemental Narrative**

**03/05/2025 16:14:57 9124 JOSEPH BASAK**

### SUPPLEMENTAL REPORT

On 03/03/2025, I- -Officer Joseph Basak #9124- -was working as a fully uniformed Police Officer for the City of Appleton. I was working the 19:00 to 03:00 patrol shift, assigned to the Southern District, and operating fully marked patrol squad 978. At approximately 02:08, numerous units were dispatched to Mr. Frogs; Located at 409 West College Avenue, City of Appleton, Outagamie County, Wisconsin, 54911, reference a physical fight between four to five people. Additional call notes indicated one person was getting kicked.

At the time of dispatch, I was at the intersection of South Superior Street and West College Avenue. Due to my close proximity to this incident and the severity, I activated my emergency equipment and responded to the location. While westbound on West College Avenue, I observed numerous individuals still engaged in a physical altercation. As I approached North Division Street, the subjects returned inside. At this time, other units were arriving with me. As I exited my squad car, I observed a male walk towards Officer I. Hruby #9190, who was parked on West College Avenue, just west of North Division Street. I observed that the male was bleeding from his left eye. I identified the male via a Wisconsin Driver's license as ADULT OFFENDER Joseph Nieto. I asked Joseph if he wanted medical attention at which point he advised he was fine. Since Joseph's eye looked like it was cut, possibly in need of stitches and relatively severe, I asked Joseph another time if I could request an ambulance for him. Joseph again denied any medical treatment.

Since other units were interviewing other parties involved, I began to speak with Joseph. Joseph mentioned that he had spent approximately \$200.00. Joseph told me he was buying drinks for everyone. Joseph mentioned he had purchased drinks for girls at the bar but he also purchased drinks for there guys. Joseph explained multiple people were fighting with him. Joseph told me that he was also kicked. Joseph mentioned he was able to knock down a couple and seemingly was able to hold his own. Joseph continued to repeat that he was worried about getting knocked out because he did not know what would have happened to him if he was knocked out. Joseph also brought up the fact that he had a wife and children.

I stood by with Joseph while he continued to speak with me reference being able to hold his own and getting attacked by numerous individuals. Officer M. Ballweg #9167 was able to speak with him. Once Officer Ballweg finished

speaking with Joseph, I cleared from this incident.

My Axon BWC was activated throughout this contact.

END OF SUPPLEMENTAL REPORT

Officer Joseph Basak #9124

## **Supplemental Narrative**

**03/07/2025 04:58:43 9208 OWEN GEURTS**

On 03/03/2025, I, Officer O Geurts 9208, was working as a sworn Police Officer for the City of Appleton. I monitored a call for a disturbance at Mr. Frog's, in which 4-5 men were physically fighting.

I arrived on scene and entered the bar. I noted that the men's bathroom was locked and am aware that they only lock from the inside. I knocked on the door several times to get the person inside to come out. The individual inside had blood on his hands and a ripped shirt collar, as though they had just been involved in a fight. The male was detained, and identified by WI DL as Michael Jimenez.

I took Michael out to a squad car to speak to him. I asked Michael if he was injured. He stated that he was not injured and then proceeded to inform me that he was attacked by a "chubby" male. This male hit Michael and others in the face, according to Michael. Michael then began to complain of rib pain. I again asked Michael if he would like an ambulance to come and check him out. He denied medical. Michael then went on to say that the other male was "causing problems" but he and his friends did not want to get involved. Then the male just started hitting them. Michael then expressed confusion as to why he was getting arrested because it was all "the other guy". I then asked Michael to point out the individual that struck him and his friends, and he identified a male speaking with Officer Basak 9124. Michael then advised that he tried to "separate" the people who were fighting. It should be noted that I noted a strong odor of intoxicants coming from Michael, and he was slurring his speech. It should be noted that the only questions I asked Michael were regarding his injuries, and to identify the individual that struck him. This was all the information that Michael provided.

I then assisted with transporting a male who had a warrant to jail. After this was completed, I had no further involvement in this case.

End of Supplementary Report.

Axon on.

Ofc. Geurts 9208.



## APPLETON POLICE DEPT

Incident #: A25010274

Reporting Officer: 9167 MASON BALLWEG

Report Time: 03/03/2025 02:08:00

### Incident

Incident Nature  
Ordinance Violation

Address  
409 W COLLEGE AV; MR  
FROGS  
APPLETON, Wisconsin 54911

Occurred From  
03/03/2025 02:00:00

Occurred To  
03/03/2025 02:08:00

Received By  
9167 MASON BALLWEG

How Received  
Officer Report

Contact

Disposition  
Clrd Adlt, Arst (One Incident)

Disposition Date  
05/07/2025

Cleared

Intrnl Inc. Sts  
Mailed Ordinance Summons

Cleared Date

Clearance  
REPORT

Cargo Theft Related

Responding Officer(s)  
9167 MASON BALLWEG

Case Numbers  
A25009721

Digital Media Storage  
Code  
AXON

ID

### Offenses

#### Liquor Law Violations

Completed?

Method Of Entry

Gambling Motivated?

Premises Entered?

Location Type

Cargo Theft Related?

Statute  
AC 9-52(4)

Description  
OPEN AFTER  
HOURS/FAILURE TO VACATE  
PREMISES

Category  
ALC

## Persons

### TIERRABLANCA, NAYELI R Contact

Address	Phone	DOB
[REDACTED]	[REDACTED]	08/19/2003
Race	Sex	Ethnicity
	Female	Hispanic/Latino
Height	Weight	
5'05"	145	

### ALVARADO, VANESSA M Adult Offender

Address	Phone	DOB
[REDACTED]	[REDACTED]	03/14/1990
Race	Sex	Ethnicity
White	Female	Hispanic/Latino
Height	Weight	
5'01"	160	

## Narratives

### Original Narrative

**03/06/2025 03:22:31**

Officer Ballweg Reporting #9167:

On March 3rd, 2025, around 0208 hours, I, Officer Ballweg #9167, was working uniformed patrol for the City of Appleton Police Department. I wore a complete police uniform with all required gear, such as an APD police badge on my chest to identify me as a Police Officer and a department-issued Axon body-worn camera. I was operating my marked patrol squad #1015. I had responded to 409 W College Ave, Mr Frogs, Appleton, WI 54911, Outagamie County. I was there for the disturbance that was documented under A25009721. While investigating the disturbance, I was made aware of an ordinance violation.

The bartender for Mr Frogs, Nayeli Tierrablanca, had people inside of the establishment past 0200 hours. After reviewing Alta Aware and Avigilon Camera footage, it showed that people were still inside of the establishment after 0200 hours. The footage was uploaded to evidence. The physical disturbance under A25009721 did not take place until 0207 hours. Video showed the individuals involved coming out of the bar at that time to fight. Several of them were then brought back into the bar by Nayeli. I spoke with Nayeli and she informed me that the disturbance had taken place outside of Mr Frogs, so the establishment could not be held accountable for the situation. Nayeli also informed the patrons inside to tell officers that the entire disturbance had taken part outside, so that "It could not be used against Frogs."

After officers confronted Nayeli about the open after-hours violation, she explained that the disturbance had started inside of the bar, and she was unable to remove the patrons on time because they were being disruptive. When asked why she did not call the police to remove the

patrons before violating the ordinance, she did not have an answer. Lt. West #9119 also spoke with Nayeli and determined that she was intoxicated while working.

On March 5th, 2025, around 2000 hours, I, Officer Ballweg #9167, was working uniformed patrol for the City of Appleton Police Department. I wore a complete police uniform with all required gear, such as an APD police badge on my chest to identify me as a Police Officer and a department-issued Axon body-worn camera. I was operating my marked patrol squad #1015. I contacted Vanessa Alvarado to speak with her about the ordinance violation. Vanessa was the license premise holder for the establishment. I spoke with Vanessa over the phone. She wanted to know if they would be cited for the open after-hours AC 9-52(4). I explained that they would likely receive a citation, but I wanted to review the cameras from the inside of the bar before I issued one. I wanted to see if Nayeli had been honest about the disturbance occurring inside, which was why she was unable to remove the patrons prior to 0200 hours. Vanessa informed me that she would send me the camera footage to review. I also informed Vanessa that Nayeli was intoxicated at time of contact, which Vanessa had not been aware of. Vanessa informed me that Nayeli typically worked on Saturday nights. I asked if Nayeli knew that the bar had to be shut down by 0200 hours on Mondays and Vanessa stated "No, we told her, we told her, she's just not the brightest."

I will wait for Vanessa to send me the camera footage before issuing a citation.

Axon Recording

Arrest/ Custody: None

Status: Active

Victim Services: N/A

End of Report #9167

## Supplemental Narrative

**03/10/2025 15:49:17 9167 MASON  
BALLWEG**

Officer Ballweg Reporting #9167:

On March 10th 2025, around 1527 hours, I, Officer Ballweg #9167, was working uniformed patrol for the City of Appleton Police Department. I wore a complete police uniform with all required gear, such as an APD police badge on my chest to identify me as a Police Officer and a department-issued Axon body-worn camera. I was operating my marked patrol squad #1015. I was notified that Vanessa had uploaded the requested security camera footage from the interior of Mr. Frogs. I reviewed the two videos that had been uploaded.

The first video started to record at 0203 hours. It would have already been passed the hours that the bar was allowed to be open. Majority of the patrons could be seen sitting at the bar and talking. Nayeli was observed placing something in front of one of the patrons but does not appear to be asking any of them to leave. There are also no signs of a disturbance taking place inside except for arguing by some patrons, but Nayeli did not appear to be attempting to break that up.

The second video also started recording at 0203 hours on March 3rd, 2025. That video showed the interior of the bar and most of the parties involved in the disturbance are observed outside. They then make their way back into the bar as law enforcement arrived and could be seen running around the interior and toward the back door. The actual time was not shown on the footage, but based on the traffic cameras, it was likely after 0208 hours.

Due to what was observed in the camera footage, I determined that a citation would be issued for

open after hours. Mr. Frogs still had patrons inside and was making no effort to have the patrons leave despite it being after the allowed hours of operation. Nayeli's statements to officers about not being able to shut down on time due to a disturbance inside also does not appear to be the case.

Axon Recording

Arrest/ Custody: Vanessa Alvarado DOB: 3/14/1990

Vanessa was issued a citation for Open after hours/ Failure to Vacate Premises AC 9-52(4). Vanessa was the license holder for 409 W College Ave. The establishment had people on the premise after 0200 hours.

Status: Cleared by Arrest

Victim Services: N/A

End of Report #9167



# APPLETON POLICE DEPT

Incident #: A25013458

Reporting Officer: 9171 JACKSON READER

Report Time: 03/23/2025 01:54:20

## Incident

Incident Nature  
Disturbance

Address  
409 W COLLEGE AV; MR  
FROGS  
APPLETON, Wisconsin 54911

Occurred From  
03/23/2025 01:54:20

Occurred To  
03/23/2025 01:54:20

Received By  
436 KIMBERLY GLOEDE

How Received  
Officer Report

Contact

Disposition  
Clrd Adlt, Arst (One Incident)

Disposition Date  
03/24/2025

Cleared

Intrnl Inc. Sts  
Mailed Ordinance Summons

Cleared Date

Clearance  
REPORT

Cargo Theft Related

Responding Officer(s)

9119 TYRELL WEST

9181 NICKLAUS BROADHURST

9103 NICHOLAS MEYER

9128 WESTON WATERS

9219 JAMISON WELLS

9183 WILLIAM BERENS

9172 BLAKE HERBERT

9134 CHARLES ALLEN

9201 ROBERT DIFRANCESCO

9171 JACKSON READER

Case Numbers

A25013471

Circumstances

**Code**

BODY CAMERA

**Comment**

Digital Media Storage

**Code** **ID**

AXON

## Offenses

### Disorderly Conduct

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute AC 10-9	Description DISORDERLY CONDUCT	Category OTHER

## Persons

### WELLS, STEVEN JR Contact

Address [REDACTED]	Phone [REDACTED]	DOB 08/21/1996
Race Black/African American	Sex Male	Ethnicity Non-Hispanic/Latino
Height 5'07"	Weight 160	

### TIERRABLANCA, NAYELI R Contact

Address [REDACTED]	Phone [REDACTED]	DOB 08/19/2003
Race	Sex Female	Ethnicity Hispanic/Latino
Height 5'05"	Weight 145	

## Contact

Address	Phone	DOB
[REDACTED]	[REDACTED]	[REDACTED]
Race	Sex	Ethnicity
White	Female	Non-Hispanic/Latino
Height	Weight	
5'03"	130	

## ALANIS TORREZ, OLIVIA N Adult Offender

Address	Phone	DOB
[REDACTED]	[REDACTED]	12/25/2000
Race	Sex	Ethnicity
White	Female	Hispanic/Latino
Height	Weight	
5'03"	130	

## Narratives

### Original Narrative

**03/24/2025 23:45:31**

On Sunday, 03/23/2025, I, Officer Reader #9171, was working as a fully uniformed patrol officer for the City of Appleton Police Department. At approximately 01:54 hours, I was working the College Avenue Detail when I heard Lieutenant West call out a disturbance at Mr. Frogs (409 W College Ave). When I arrived, Lieutenant West escorted a female towards a patrol vehicle. She was later identified as Olivia Alanis-Torrez (F/W DOB: 12/25/2000). I assisted by stabilizing Olivia against a patrol vehicle unit Lieutenant Meyer secured her in handcuffs. I then escorted her to Officer Waters's patrol vehicle and seated her in the back.

I attempted to interview Olivia about what had happened. However, she appeared heavily intoxicated and unclear about specific details. The following is what I gathered from my conversation with her and others on scene. Olivia was in Mr. Frogs with her friend, [REDACTED] when she went to the bar to see if they had her purse. The bartender, Nayeli Teirrablanca (F/W DOB: 08/19/2003), informed Olivia that no purse had been found matching her description. The argument about the purse caused the bouncer, Steven Wells Jr (M/B DOB: 08/21/1996), to assist Olivia out of the bar.

I reviewed traffic camera footage of this, and it looked like as Olivia was being removed from the bar, she tried punching Steven. Another male who was not identified was pushing Olivia away from the entrance area, and Olivia looked like she tried to strike this male as well.

Olivia was with [REDACTED] during this incident. But after watching the traffic camera footage, it appeared like she was separated from Olivia early in the disturbance. Shortly after Olivia was removed from the entrance area, I could see on the camera that a male wearing black approached her. Olivia then used her right hand and struck this person in the face. The male who separated her initially, along with a security guard, took hold of Olivia and brought her to Lieutenant West. During

my investigation, I learned that Olivia had two active warrants for her arrest. She was transported to Outagamie County Jail by Officer Waters. See A25013471 for further. Because Olivia engaged in violent behavior that appeared to provoke a disturbance, I mailed her one citation for AC 10-9 Disorderly Conduct. The traffic camera video was uploaded to Evidence.com via Axon Capture.

RECORDING DEVICE:

Axon On.

ARREST/CUSTODY:

Olivia Alanis-Torrez (F/W DOB: 12/25/2000) was issued one citation for AC 10-9 Disorderly Conduct.

VICTIM SERVICES:

N/A

CASE STATUS/DISPOSITION:

Cleared by arrest.

End of Report.

Officer Reader #9171



## APPLETON POLICE DEPT

Incident #: A25015903

Reporting Officer: 9148 SAMUEL VANDINTER

Report Time: 04/05/2025 23:50:34

### Incident

Incident Nature Disturbance	Address 409 W COLLEGE AV; MR FROGS APPLETON, Wisconsin 54911	Occurred From 04/05/2025 23:50:27
Occurred To 04/05/2025 23:54:19	Received By 430 JASON MARTILLA	How Received 911 Line
Contact holly lukasvewitz	Disposition Clrd Adlt, Arst (One Incident)	
Disposition Date 04/05/2025	Cleared N	Intrnl Inc. Sts
Cleared Date	Clearance REPORT	Cargo Theft Related

Responding Officer(s)  
9148 SAMUEL VANDINTER  
9119 TYRELL WEST

Digital Media Storage Code	ID
AXON	9148

### Offenses

## Simple Assault

Completed? <b>C</b>	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type <b>03</b>	Cargo Theft Related?
Statute <b>AC 10-9</b>	Description <b>DISORDERLY CONDUCT</b>	Category <b>OTHER</b>

Bias Motivation

**88**

Offender Used

**A**

Criminal And Gang

**N**

Weapons

**40**

## Persons

### LUKASZEWICZ, HOLLY L Victim/Offender

Address [REDACTED]	Phone [REDACTED]	DOB <b>04/20/1974</b>
Race <b>White</b>	Sex <b>Female</b>	Ethnicity <b>Unknown</b>
Height <b>6'00"</b>	Weight <b>160</b>	

### WELLS, STEVEN JR Contact

Address [REDACTED]	Phone [REDACTED]	DOB <b>08/21/1996</b>
Race <b>Black/African American</b>	Sex <b>Male</b>	Ethnicity <b>Non-Hispanic/Latino</b>
Height <b>5'07"</b>	Weight <b>160</b>	

## Contact

Address	Phone	DOB
[REDACTED]	[REDACTED]	[REDACTED]
Race	Sex	Ethnicity
White	Female	Non-Hispanic/Latino
Height	Weight	
5'04"	118	

## LOVE, TAJA D Victim/Offender

Address	Phone	DOB
[REDACTED]	[REDACTED]	01/30/2001
Race	Sex	Ethnicity
Black/African American	Female	Unknown
Height	Weight	
5'06"	145	

## Narratives

### Original Narrative

**04/21/2025 04:15:05**

Reporting Officer: S. Van Dinter #9148  
A25015903

On 04/05/2025 at 11:50 PM while on duty for the City of Appleton Police Department I, Ofc. Van Dinter was dispatched to a disturbance at Mr. Frogs, 409 W. College Ave. in the City of Appleton. Dispatch advised Holly L. Lukaszewicz, F/W DOB:04/20/1974, called and stated she was struck in the tavern by an African American female in a red sweatshirt and jeans with her hair in a ponytail. This female was later identified as Taja D. Love, F/B DOB:01/30/2001.

Upon arrival I spoke with Holly. Holly stated she went into the restroom. Holly stated once she was in the restroom someone started banging on the door. Holly stated when she exited the restroom she asked Taja if she had to throw up or if something was wrong with her. Holly told me Taja told her to, "get the fuck out of the bathroom". Holly told me Taja started pushing her and then hit her in the face with an open hand. Holly told me when hit it caused her pain without her consent. Holly told me the bouncer also grabbed her and pushed her out of the business.

I spoke with Bouncer Steven Wells M/B DOB:08/21/1996, who was working at the time. Steven stated Holly exited the bathroom and yelled at Taja, "stop fucken knocking on the door". Steven stated he intervened and told both Holly and Taja to calm down. Steven stated Holly continued to yell at Taja and he told Holly she would need to leave. Steven stated Holly got aggressive towards him and he told her she needed to leave. Steven stated he escorted Holly out of the business. Steven located Taja in the business and I spoke with her outside.

Taja told me she knocked on the bathroom door once and then again as she did not know if someone was in there or not. Taja stated Holly exit the bathroom and asked her if she needed to

throw up. Taja stated Holly started getting in her face so she pushed her away from her. Taja stated Holly kept getting into her face and she pushed her out of her face again. Taja stated Steven got in between them and Holly kept coming at her. Taja stated she slapped Holly in the face. Taja stated she wanted to apologize to Holly. Taja stated security then escorted Holly out of the tavern.

I spoke with [REDACTED], F/W DOB: [REDACTED], who told me she was a witness to what happened. [REDACTED] stated she also knocked on the door to the bathroom. [REDACTED] stated when Holly came out she yelled, "Yall cant be knocking on the fucking door." [REDACTED] stated she tried to separate Taja and Holly however Holly got in Taja's face.

I issued Taja and Holly a citation for disorderly conduct. I issued Taja her copy on scene and mailed Holly her copy.

On 04/11/2025 Ofc. Burke attempted to obtain camera footage from Mr. Frogs, however was unable to.

ARREST/CUSTODY: Holly L. Lukaszewicz, F/W DOB:04/20/1974, issued citation for disorderly conduct AC 10-9. Taja D. Love, F/B DOB:01/30/2001 issued citation for disorderly conduct AC 10-9.

CASE STATUS: Cleared by adult arrest

AXON: 9148

END OF REPORT.

OFC. VAN DINTER #9148



# APPLETON POLICE DEPT

Incident #: A25019534

Reporting Officer: 9128 WESTON WATERS

Report Time: 04/26/2025 00:52:39

## Incident

Incident Nature Disturbance	Address 409 W COLLEGE AV; MR FROGS APPLETON, Wisconsin 54911	Occurred From 04/26/2025 00:52:39
Occurred To 04/26/2025 00:52:39	Received By 446 CALLEIGH MERRITT	How Received Officer Report
Contact	Disposition Clrd Adlt, Arst (One Incident)	
Disposition Date 04/26/2025	Cleared N	Intrnl Inc. Sts Ordinance Citation Issued
Cleared Date	Clearance REPORT	Cargo Theft Related

Responding Officer(s)  
9201 ROBERT DIFRANCESCO  
9167 MASON BALLWEG  
9156 CONNOR CHRISTOPHERSON  
9192 DOUGLAS LOVETT  
9128 WESTON WATERS

Digital Media Storage Code	ID
AXON	9128

## Offenses

# Simple Assault

Completed?

C

Method Of Entry

Gambling Motivated?

Premises Entered?

Location Type  
13

Cargo Theft Related?

Statute  
AC 10-9

Description  
DISORDERLY CONDUCT

Category  
OTHER

Bias Motivation

88

Offender Used

N

Weapons

40

## Persons

### POPOVICH, ANNA K Victim/Offender

Address

[REDACTED]

Phone

[REDACTED]

DOB

03/08/2003

Race  
White

Sex  
Female

Ethnicity  
Non-Hispanic/Latino

Height  
5'09"

Weight  
200

### Contact

Address

[REDACTED]

Phone

[REDACTED]

DOB

[REDACTED]

Race  
White

Sex  
Female

Ethnicity  
Unknown

Height  
5'01"

Weight  
125

# SEYMOUR, EMMA K

## Victim/Offender

Address

[REDACTED]

Phone

[REDACTED]

DOB

02/16/2000

Race

White

Sex

Female

Ethnicity

Non-Hispanic/Latino

Height

5'07"

Weight

200

## Narratives

### Original Narrative

04/30/2025 04:14:20

#### Original Narrative

On April 26th, 2025, I, Officer Waters 9128, was working as a fully uniformed Officer for the City of Appleton Police Department working the Downtown College Ave Detail. I was positioned at the intersection of N Division St and W College Ave within my marked patrol vehicle facing 409 W College Ave; Mr Frogs. I saw that a verbal disturbance was erupting outside of this bar as the bouncers were kicking a group of females out. I began approaching as this verbal disturbance transpired. As I was approaching, the group of females began throwing punches at each other. I began running toward this group and pulled one of the females off of the other as other Officers pulled the other female away.

I then pulled the female I had pulled away to the side of one of the nearby buildings. I asked her to explain to me what had happened while identifying her. The female appeared distressed as she was crying and appeared injured. She showed me her tooth where it appeared chipped and potentially damaged beyond that. This female was identified verbally as Emma Seymour (DOB: 02/16/2000). Emma had explained to me that she had been minding her own business before her cousin attacked her outside of the bar. Emma later identified her cousin as Anna Popovich (DOB: 03/08/2003).

I asked Emma why her cousin hit her. Emma said she did not know. Emma said that she had been caused pain without consent as a result of the injuries caused by Anna. Emma claimed to have not thrown any punches back at Anna. Additionally, Emma said that she did not want to be a victim of this incident. I then regrouped with other Officers. I was informed that Anna stated she had been in the bar when Emma was making claims that Anna was a bad mother. This began an argument which transpired outside of the bar. A fight ensued between the two shortly after. I was also informed by other Officers that camera footage existed of the incident. I watched this camera footage and it showed that Anna threw the first punch before a total of 4 females began hitting each other.

Two of the females remained on scene while others fled. It appeared in the video that both Anna and Emma were throwing punches at each other after the first punch had been thrown. Neither Emma nor Anna had any interest in pursuing charges against one another. I asked other Officers to search for the other involved parties. They were unable to locate them. Due to the mutual combatants within this situation, acting in a loud and boisterous manner within a populated area, I made the decision to charge both parties with Ordinance Disorderly Conduct. I created citations for both Anna and Emma and issued them accordingly.

I later logged the traffic camera into Evidence and ended my investigation.

Arrest/Custody Information:

The following individuals were issued citations for the following violations in the City of Appleton, Outagamie County, Wisconsin:

Emma Seymour (DOB: 02/16/2000)

DISORDERLY CONDUCT AC 10-9 for acting in a loud and boisterous manner within a public area and fighting with another person.

Anna Popovich (DOB: 03/08/2003)

DISORDERLY CONDUCT AC 10-9 for acting in a loud and boisterous manner within a public area and fighting with another person.

Victim Information:

No victims.

Disposition of Case:

Case is closed with an adult arrest.

Axon:

Axon footage was recorded.

Officer Waters 9128

## **Supplemental Narrative**

**04/28/2025 22:20:07 9201 ROBERT  
DIFRANCESCO**

SUPPLEMENTAL NARRATIVE:

On Saturday, 4/26/2025, at 00:52 hours, I, Officer R. DiFrancesco (9201) was working as a sworn Patrol Officer for the City of Appleton Police Department. On the above date, I was working the College Ave. detail from Friday, 4/25/2025 at 22:00 hours to Saturday, 4/26/2025, at 03:00 hours. I was working this detail with Officer W. Waters (9218). On the above date and time, we in a marked squad parked on N. Division St. at W. College Ave. facing south towards the College Ave. bars. Specifically, we were across from Mr. Frogs, located at 409 W. College Ave. (City of Appleton).

As I watched the front of Mr. Frogs, I observed there to be a group of women standing outside of the doorway on the sidewalk and a female subject just outside of the doorway to the bar. I heard a female's voice get louder and as I did, simultaneously, Officer M. Ballweg (9167) radioed to keep an eye on the group of people in front of Mr. Frogs. As I watched the group of women in front of Mr. Frogs, I observed the group of women all move out onto the sidewalk. I then observed a physical confrontation ensue between numerous women.

I ran across the street with other officers to intervene in this incident. Once across the street I grabbed onto one of the women. I verbally identified this woman later as Anna Popovich. I handed Anna to Officer C. Christopherson (9156) and began questioning another female subject standing in front of Mr. Frogs. I verbally identified this woman as [REDACTED]

[REDACTED] advised she was out with Anna when they saw Emma and her two friends at Mr. Frogs. [REDACTED] said there was tension inside the bar, but that Emma and her two friends left. [REDACTED] advised Emma

returned and that Emma and [REDACTED] exchanged words inside the bar, which resulted in them being told to leave. [REDACTED] said once outside of the bar, Emma and her two friends were in Anna's face and were recording her, saying how she was a bad mother and that they should call CPS. [REDACTED] said she saw Emma and her two friends get into a physical altercation with Anna and that she intervened to defend Anna. At this time I ended my contact with [REDACTED]

Officer Thor and I went into Mr. Frogs to look for the other two women involved, but did so with negative results. I returned to Officer Waters' location and provided him with the information I obtained. This concluded my involvement with this incident. Axon on.

END OF SUPPLEMENTAL NARRATIVE

DIFRANCESCO 9201



# APPLETON POLICE DEPT

Incident #: A25022181

Reporting Officer: 9156 CONNOR CHRISTOPHERSON

Report Time: 05/10/2025 01:27:48

## Incident

Incident Nature  
Damage to Property

Address  
409 W COLLEGE AV; MR  
FROGS  
APPLETON, Wisconsin 54911

Occurred From  
05/10/2025 01:27:48

Occurred To  
05/10/2025 01:27:48

Received By  
447 KATLYN PETROVS

How Received  
Officer Report

Contact

Disposition  
Clrd Adlt, Arst (One Incident)

Disposition Date  
05/10/2025

Cleared  
N

Intrnl Inc. Sts  
Ordinance Citation Issued

Cleared Date

Clearance  
REPORT

Cargo Theft Related

Responding Officer(s)

9156 CONNOR CHRISTOPHERSON

9171 JACKSON READER

9190 HRUBY IZABELLA

Digital Media Storage

Code

ID

AXON

9156

## Offenses

### Disorderly Conduct

Completed?

Method Of Entry

Gambling Motivated?

Premises Entered?

Location Type

Cargo Theft Related?

Statute  
AC 10-9

Description  
DISORDERLY CONDUCT

Category  
OTHER

## Destruction/Damage/Vandalism

Completed? **C** Method Of Entry Gambling Motivated?

Premises Entered? Location Type **03** Cargo Theft Related?

Statute **AC 10-23** Description **DESTRUCTION OF PROPERTY PROP** Category

Bias Motivation

**88**

Offender Used

**N**

## Persons

### NELSON, PRESTON R Adult Offender

Address **[REDACTED]** Phone **[REDACTED]**

DOB  
**07/15/2000**

Race **White** Sex **Male**

Ethnicity  
**Non-Hispanic/Latino**

Height **6'01"** Weight **220**

### CASHAW, JARON K SR Complainant

Address **[REDACTED]** Phone **[REDACTED]**

DOB  
**07/26/1993**

Race **Black/African American** Sex **Male**

Ethnicity  
**Non-Hispanic/Latino**

Height **5'06"** Weight **180**

## MENDOZA, BRYAN R

### Witness

Address	Phone	DOB
[REDACTED]	[REDACTED]	11/30/2001
Race	Sex	Ethnicity
White	Male	Hispanic/Latino
Height	Weight	
6'00"	240	

## MR FROGS

### Victim

Address	Phone	DOB
409 W COLLEGE AV; MR FROGS APPLETON Wisconsin 54911	(920)364-0511	
Race	Sex	Ethnicity
Unknown	Unknown	
Height	Weight	
	0	

## Property

### Door

### Damaged

Brand	Model	Serial Number
Color	Quantity	Total Value
Black	1	\$500.00
Measurement	Amount Recovered	Date Recovered
Items	\$0.00	
Status	Owner	
Destroyed/Damaged/Vandalized	MR FROGS	

## Narratives

### Original Narrative

**05/11/2025 17:21:24**

OFFICER CHRISTOPHERSON REPORTS:

On 05/10/25 at approximately 0127 hours, I, Officer Christopherson, was working uniformed patrol in the City of Appleton, Outagamie County, Wisconsin. I was patrolling the bar crowd in the 400blk of W College Ave when I observed staff at Mr. Frogs (409 W College Ave) forcefully removing someone from the bar. Officer made contact with the male who was being removed (later identified with a Wisconsin Driver's License as Preston Nelson) and detained him in handcuffs.

I entered the bar and made contact with Jaron Cashaw who was staff. Jaron explained that Preston had to use the restroom near the rear of the bar, but somebody was inside. He began knocking and requesting to enter, but was not able to as it was locked and being used. Eventually Preston forced entry into the restroom, damaging the door. At that point bar staff escorted him out of the bar where officers detained him. Jaron estimated the damages on the door to cost approximately \$500.00 and did not give anyone permission to damage it. I took photographs of the damage and uploaded them to evidence.com under this case number.

I then made contact with Officer Hruby who advised Bryan Mendoza (visually identified based on past contacts) had video footage of the incident. I sent him an Axon Community link and he was able to upload the video. I later reviewed the video which showed a male, who I was able to identify as Preston, knocking and hitting the door with his shoulder until he eventually lowered his shoulder into the door, forcing it open.

Officer Hruby issued Mr. Frogs an Outagamie County Victim Rights packet and they opted out of additional services.

Based on Preston's violent and disorderly behavior and the damage he caused to the door, I decided to issued him citations for Disorderly Conduct (AC 10-9) and Destruction of Property (AC 10-23). I made contact with Preston and issued and explained the citations to him. He had no further questions or concern's. He was then released.

**VICTIM RIGHTS:**

Issued - opted out

**ARRESTS/CUSTODY INFORMATION:**

Preston R Nelson DOB: 07/15/2000 was issued citations for for Disorderly Conduct (AC 10-9) and Destruction of Property (AC 10-23). Preston acted in a violent and disorderly manner as he forcefully broke through a locked bathroom door. Preston caused damages to the door.

**CASE STATUS:**

Closed with adult arrest

**RECORDING DEVICE:**

Axon in use 9156

End of report

Officer Christopherson 9156



## APPLETON POLICE DEPT

Incident #: A25023583

Reporting Officer: 9139 RYAN BIFFERT

Report Time: 05/18/2025 00:20:20

### Incident

Incident Nature Disturbance	Address 409 W COLLEGE AV; MR FROGS APPLETON, Wisconsin 54911	Occurred From 05/18/2025 00:20:20
Occurred To 05/18/2025 00:20:20	Received By 447 KATLYN PETROVS	How Received Officer Report
Contact	Disposition Clrd Adlt, Arst (One Incident)	
Disposition Date 05/18/2025	Cleared N	Intrnl Inc. Sts Mailed Ordinance Summons
Cleared Date	Clearance REPORT	Cargo Theft Related

Responding Officer(s)  
 9199 TURNER BOTZ  
 9172 BLAKE HERBERT  
 9129 TAYLOR JUSTICE  
 9139 RYAN BIFFERT  
 9216 BRANDON EDWARDS

Digital Media Storage Code	ID
AXON	9139

### Offenses

## Simple Assault

Completed? <b>C</b>	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type <b>03</b>	Cargo Theft Related?
Statute <b>AC 10-9 BATTERY</b>	Description <b>DISORDERLY CONDUCT BATTERY</b>	Category <b>OTHER</b>

Bias Motivation

88

Offender Used

A

Weapons

40

## Persons

[REDACTED]

### Victim

Address	Phone	DOB
[REDACTED]	[REDACTED]	[REDACTED]
Race	Sex	Ethnicity
<b>White</b>	<b>Male</b>	
Height	Weight	
<b>6'02"</b>	<b>165</b>	

### LEWIS, ANTONIO J Adult Offender

Address	Phone	DOB
[REDACTED]	[REDACTED]	<b>10/02/1983</b>
Race	Sex	Ethnicity
<b>Black/African American</b>	<b>Male</b>	<b>Non-Hispanic/Latino</b>
Height	Weight	
<b>6'06"</b>	<b>265</b>	

## Witness

Address	Phone	DOB
[REDACTED]	( ) - [REDACTED]	[REDACTED]
Race	Sex	Ethnicity
Black/African American	Male	Unknown
Height	Weight	
6'00"	150	

## ALVARADO, VANESSA M Contact

Address	Phone	DOB
[REDACTED]	[REDACTED]	03/14/1990
Race	Sex	Ethnicity
White	Female	Hispanic/Latino
Height	Weight	
5'01"	160	

## Contact

Address	Phone	DOB
[REDACTED]	[REDACTED]	[REDACTED]
Race	Sex	Ethnicity
White	Female	Unknown
Height	Weight	
5'05"	170	

## Narratives

### Original Narrative

**06/06/2025 02:19:41**

On 5/17/2025 I, Officer Biffert #9139 was working a College Ave. detail from 2200-0300 hrs. On 5/18/2025 at 0020 hrs. I was waived into Mr. Frogs (409 W College Av. Appleton, WI 54911) by a bouncer for a fight that occurred inside of the bar. Upon arrival, the bar was busy and multiple people were being escorted out. The individuals being escorted out were [REDACTED]. While exiting the bar, I was notified of another individual involved being described as a tall male/black wearing a white t-shirt. Witnesses on scene pointed the male out who was identified by WI DL as Antonio Lewis. Lt. Botz #9199 stopped Antonio to speak with him about the disturbance. I also walked over to Antonio and observed that Antonio was wearing a white t-shirt that had blood on it.

I then spoke with [REDACTED] across the street. [REDACTED] was identified verbally and asked what happened. [REDACTED] stated that she did not know exactly what happened. [REDACTED] stated that there was a lot of

pushing and pulling. [REDACTED] stated that the man (Antonio), came after her. I asked [REDACTED] how this happened. [REDACTED] stated that he grabbed her shirt. While speaking with [REDACTED] [REDACTED] along with others that did not want to identify themselves also approached me.

I then spoke with [REDACTED] (id by WI DL). [REDACTED] advised that [REDACTED] was his girlfriends mother. While speaking with [REDACTED] [REDACTED] and others continued to yell across the street towards Antonio and others. [REDACTED] continued by saying he was by the bathrooms in the bar and saw a male trying to swing on [REDACTED] [REDACTED] stated that he was then trying to separate the two. [REDACTED] then stated that a tall male/black in a white shirt got into his face and started to swing on him. [REDACTED] said that the male then grabbed him and punched him from behind. [REDACTED] then admitted that he was able to get his hand on his back and hold him down until he was pulled away. [REDACTED] was bleeding from his right eye and had a fresh cut. I then asked [REDACTED] again how this altercation started. [REDACTED] stated that people were getting loud but admitted that he did not see anything physical. I asked [REDACTED] why someone would hit him. [REDACTED] advised that he did not know and again described how he was trying to hold people back. [REDACTED] then described his interaction again with the male (identified as Antonio). [REDACTED] said that Antonio said "what,what". [REDACTED] then said he asked Antonio if he had a problem. [REDACTED] then stated that Antonio started to grabble with him and it became physical.

I then spoke with [REDACTED] (verbal ID). [REDACTED] stated that he was trying to get his mom ([REDACTED] away from the situation and a male came up behind him and put him in a choke hold. [REDACTED] then stated that he saw the tall male black (Antonio) sucker punching [REDACTED]

Officer Justice #9129 spoke with Antonio about the incident. Antonio told officers that he was just trying to separate people. Antonio then continued and stated that if someone hit him or jumped on him that he would react to it. Antonio ultimately denied punching anyone. It should be noted that Antonio was wearing the white t-shirt but also had a distinct black coat with lettering on it.

All of the parties were separated and left for the night. I spoke with bouncers at Mr. Frogs at around 0230 hrs. after they closed. The first bouncer I spoke with told me that they did not have video and that there was no disturbance. I told him that a different bouncer waived me into the bar in reference to a fight and also noticed multiple cameras in the ceiling. I then spoke with a different bouncer who ultimately stated that there was a disturbance but he did not see what actually happened. I also spoke with the bartender that noticed the disturbance and stated that she turned the lights on because of it but did not see what happened.

I contacted Vanessa Alvarado (owner/manager) in reference to video. I left Vanessa a voicemail on 5/21/25 requesting the video. On 5/23/25 I spoke with Vanessa and was advised that she would send me the video via axon link. I sent Vanessa the axon link after our conversation. On 5/25/25 I followed up with Vanessa by leaving her a voicemail because I had not received any video. On 6/2/25, I still had not received any video and left Vanessa another voicemail. On 6/6/2025 I was notified that Vanessa had submitted the video evidence. I reviewed the video and observed Antonio wearing the distinct black jacket. I then observed Antonio take the jacket off and swing multiple times at someone. The video quality was poor and I could not see who Antonio was hitting but I could distinguish Antonio due to the jacket he was wearing and then the white t-shirt. I could not see any type of disturbance prior to this.

Based on the following, Antonio was mailed a citation for disorderly conduct. Multiple witnesses pointed him out walking out of Mr. Frogs as being involved. Antonio admitted that he was trying to break the disturbance up and made the comment that if someone hit him he would react. Antonio was wearing a distinct black jacket and white shirt. Video evidence showed Antonio trying to hit someone. Antonio also had blood on his shirt. [REDACTED] and [REDACTED] both stated that Antonio was hitting [REDACTED] [REDACTED] also had visible injuries.

Arrest/Custody Information:

Antonio Lewis cited for Disorderly Conduct (AC 10-9)

Case Status and Disposition:

Case is cleared by arrest.

Recording Device:

Axon active.

Victim Information:

None.

End of Report

Officer Biffert #9139



# APPLETON POLICE DEPT

Incident #: A25024083

Reporting Officer: 9139 RYAN BIFFERT

Report Time: 05/18/2025 02:00:00

## Incident

Incident Nature Disturbance	Address 409 W COLLEGE AV; MR FROGS APPLETON, Wisconsin 54911	Occurred From 05/18/2025 02:00:00
Occurred To 05/18/2025 02:30:00	Received By 416 ALLISON SELL	How Received Officer Report
Contact	Disposition Clrd Adlt, Arst (One Incident)	
Disposition Date 05/21/2025	Cleared	Intrnl Inc. Sts Mailed Ordinance Summons
Cleared Date	Clearance REPORT	Cargo Theft Related
Responding Officer(s) 9139 RYAN BIFFERT		
Case Numbers A25023583		
Digital Media Storage Code	ID	
AXON	9139	

## Offenses

### Disorderly Conduct

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute AC 10-9	Description DISORDERLY CONDUCT	Category OTHER

## Persons

### LEAVITT, RONNI L Adult Offender

Address

[REDACTED]

Phone

[REDACTED]

DOB

12/13/1992

Race

White

Sex

Male

Ethnicity

Non-Hispanic/Latino

Height

6'02"

Weight

330

## Narratives

### Original Narrative

**05/21/2025 20:18:44**

On 5/18/2025 at approximately 0207 hrs. I, Officer Biffert #9139 was inside Mr. Frogs in reference to A25023583. At that time, I noticed a bouncer with Mr. Frogs later identified as Ronni Leavitt inside yelling at some individuals at the front door. It should be noted that the bar was closed and the door was locked. The individuals outside appeared to be asking for a lost phone. I then heard Ronni go up to the door and yell at the group of people saying "who the fuck you talking to". Ronni said this multiple times. Ronni then said "meet me in back", "meet me in the back alley", "meet me in the alley", "you better have a switch on you" "goofy ass nigga" "cornball".

Ronni was then separated and said that I did not know what the other guy was saying. I explained to Ronni that it was not appropriate and obtained updated information for follow up.

It should be noted that after leaving Mr. Frogs, I noticed Ronni start walking south on Walnut St. from College Av. towards the back alley behind Mr. Frogs. I then lost sight of him and observed the other male waiting in a vehicle in the St. Joseph Parish parking lot. That vehicle left shortly after I drove through the lot.

I attempted to follow up with Ronni in reference to this however have not been able to get ahold of him.

Based on my training and experience, Ronni was trying to incite a fight with another individual. I also know the term switch as an attachment to a weapon that turns the weapon into an automatic. Based on these statements and the fact that Ronni was observed walking back towards the area where he told the other guy to meet him, I am issuing Ronni a disorderly conduct citation. The citation was mailed to the current address Ronni provided me.

Arrest/Custody Information:

Ronni Leavitt cited for DC (AC 10-9) for trying to incite a fight with another.

Case Status and Disposition:

Case is cleared by arrest

Recording Device:

Axon active.

Victim Information:

None.

End of Report

Officer Biffert #9139



# APPLETON POLICE DEPT

Incident #: A25028772

Reporting Officer: 9171 JACKSON READER

Report Time: 06/14/2025 19:45:51

## Incident

Incident Nature  
Ordinance Violation

Address  
409 W COLLEGE AV; MR  
FROGS  
APPLETON, Wisconsin 54911

Occurred From  
06/14/2025 19:45:51

Occurred To  
06/14/2025 19:45:51

Received By  
9183 WILLIAM BERENS

How Received  
Officer Report

Contact

Disposition  
Clrd Adlt, Arst (One Incident)

Disposition Date  
06/14/2025

Cleared

Intrnl Inc. Sts  
Ordinance Citation Issued

Cleared Date

Clearance  
REPORT

Cargo Theft Related

Responding Officer(s)  
9183 WILLIAM BERENS  
9171 JACKSON READER

Circumstances

**Code**  
BODY CAMERA

**Comment**

Digital Media Storage

**Code**  
AXON  
EVIDENCE.COM

**ID**

## Offenses

## Liquor Law Violations

Completed?	Method Of Entry	Gambling Motivated?
Premises Entered?	Location Type	Cargo Theft Related?
Statute AC 9-51(SELLS)	Description ADULT DISPENSES OR SELLSALC ALCOHOL TO A MINOR	Category

## Persons

### TIERRABLANCA, NAYELI R Adult Offender

Address [REDACTED]	Phone [REDACTED]	DOB 08/19/2003
Race	Sex Female	Ethnicity Hispanic/Latino
Height 5'05"	Weight 145	

## Narratives

### Original Narrative

**06/14/2025 20:19:28**

On 06/14/2025, at 19:45, I, Ofc. Reader #9171 was conducting alcohol compliance checks within the City of Appleton and was assigned CSO Tyler Piton (M/W [REDACTED]) as an underage individual to work with me. Prior to beginning the compliance checks, I took a photograph of CSO Piton to document his appearance during the checks. The photograph was later uploaded to Axon Capture. CSO Piton went into Mr. Frogs, located at 409 W College Ave. CSO Piton spoke with the bartender, later identified verbally as Nayeli Tierrablanca (F/U DOB: 08/19/2003) who failed to identify him or ask for an ID. Nayeli sold CSO Piton a bottle of Pabst Blue Ribbon for \$5.10. The sale was completed through an exchange of cash. CSO Piton returned to me outside of the bar and informed me of the sale. CSO Piton stated the bartender was wearing a neon yellow dress. I entered the premise and immediately noticed that Nayeli was wearing the neon yellow dress. I spoke with Nayeli, who indicated she sold the beverage to CSO Piton without checking his identification. I issued Nayeli a summons and Officer Berens answered her questions regarding it. The alcoholic beverage purchased was still on the bar top when officers entered. It was photographed and uploaded into Axon Capture. Lt. Goodin was notified of the incident.

#### VICTIM SERVICES:

N/A

#### ARREST/CUSTODY INFORMATION:

Nayeli Tierrablanca (F/U DOB: 08/19/2003) was issued a citation for Licensee Dispense/Sell Alcohol to Minor 1st Offense pursuant to City of Appleton ordinance AC 9-51.

CASE STATUS:

Cleared by arrest (citation).

End of report

Reader #9171

# ALCOHOL LICENSE CHECKLIST

APPLICANT/BUSINESS NAME: Rivera Restaurants LLC / Mr. Frogs on the Ave

## FORMS NEEDED:

- AB-200 ORIGINAL ALCOHOL APPLICATION
- AB-100 INDIVIDUAL QUESTIONNAIRE
- AB-101 APPOINTMENT OF AGENT
- CITY OF APPLETON QUESTIONNAIRE
- SELLER'S PERMIT
- PROOF OF CONTROL
- RESP. BEVERAGE SERVER COURSE CERTIFICATE

Date Received: -7/18/24

\* Publication Dates: 8/12 - 8/14/24

Sent for Approval: 7/19/24

Granicus File #: 24-1004

Metafile: Sent  // Approved

Deposit: \$ 50 \$ 10,550 due

Receipt #: 7147-1

7309-2 (8-23-24)

## DEPARTMENT APPROVALS

### COMMUNITY DEVELOPMENT

- o Special Use Permit

Property has existing SUP: # 2-23 provide copy to applicant

Business has applied: Y/N SUP: # \_\_\_\_\_ Plan Commission Date: \_\_\_\_\_

- o APPROVED / DENIED D. Harp 7/23/24

### FINANCE

- o Department Holds: \_\_\_\_\_

- o APPROVED / DENIED L. Mantufel 7/19/24

### FIRE

- o Department Holds: \_\_\_\_\_

- o APPROVED / DENIED D. Henson 7/22/24

### HEALTH

- o Department Holds: \_\_\_\_\_

- o APPROVED / DENIED A. Lumber 8/16/24

### INSPECTIONS

- o Department Holds: \_\_\_\_\_

- o APPROVED / DENIED D. Meissner 8/20/24

### POLICE

- o Department Holds: \_\_\_\_\_

- o APPROVED / DENIED B. Goodin 7/27/24

### PUBLIC WORKS

- o Department Holds: \_\_\_\_\_

- o APPROVED / DENIED P. Newberger 8/19/24

SAFETY & LICENSING 8/14/24

COMMON COUNCIL 8/21/24

# Alcohol Beverage License Application

For Municipal Use Only	
Municipality	Appleton
License Period	24-25

**License(s) Requested:** (up to two boxes may be checked)

- Class "A" Beer ..... \$ \_\_\_\_\_    
  Class "B" Beer ..... \$ 100  
 "Class A" Liquor ..... \$ \_\_\_\_\_    
 "Class B" Liquor ..... \$ \_\_\_\_\_  
 "Class A" Liquor (cider only) \$ \_\_\_\_\_    
  Reserve "Class B" Liquor \$ 10,500  
 "Class C" Liquor (wine only) \$ \_\_\_\_\_    
 Deposit \$50

Fees	
License Fees	\$ 10,600
Background Check Fee	\$ 7
Publication Fee	\$ 60
<b>Total Fees</b>	<b>\$10,667</b>

Part A: Premises/Business Information			
1. Legal Business Name (individual name if sole proprietorship) Rivera Restaurants LLC			
2. Business Trade Name or DBA Mr. Frogs on the Ave			
3. FEIN 92-2207007		4. Wisconsin Seller's Permit Number 456-1031439664-04	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization			
6. State of Organization WI		7. Date of Organization 02/07/2023	8. Wisconsin DFI Registration Number R085474
9. Premises Address 409 W College Ave			
10. City Appleton		11. State WI	12. Zip Code 54911
13. County Outagamie		14. Governing Municipality: <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: <u>Appleton</u>	15. Aldermanic District
16. Premises Phone (920) 277-1575		17. Premises Email vmalvarado16@gmail.com	18. Website
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Bar/tavern. Serving and consumption of alcohol inside and outside <sup>in enclosed</sup> <del>of</del> back of building. Alcohol will be stoed in coolers and large cooler in basement. <u>Approximately 2,000 sq ft.</u>			
20. Mailing Address (if different from premises address)			
21. City		22. State	23. Zip Code

Part B: Questions			
1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list the details of violation below. Attach additional sheets if necessary.			
Law/Ordinance Violated OWI		Location Brown County	Trial Date 06/04/2009
Penalty Imposed Suspended DL		Was sentence completed? . . . . <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated		Location	Trial Date
Penalty Imposed		Was sentence completed? . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol . .  Yes  No beverages.  
 If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? . .  Yes  No  
 If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? . . . . .  Yes  No  
 If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN
-----------------------------	--------------------------

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. . . . .  Yes  No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? . . . . .  Yes  No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? . . . . .  Yes  No

**Part C: Individual Information**

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Alvarado	Vanessa	Owner	(920) 277-1575

**Part D: Attestation**

One of the following must sign and attest to this application:  
 • sole proprietor      • one general partner of a partnership      • one corporate officer      • one member of an LLC

**READ CAREFULLY BEFORE SIGNING:** Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Alvarado	First Name Vanessa	M.I. M
Title Owner	Email vmalvarado16@gmail.com	Phone (920) 277-1575
Signature <i>Vanessa Alvarado</i>		Date 07/18/20

**Part E: For Clerk Use Only**

Date Application Was Filed With Clerk 7/18/24	License Number 28-R-24	Date License Granted 8/21/24	Date License Issued 8/22/24
Signature of Clerk/Deputy Clerk <i>Kenneth</i>			Date Provisional License Issued (if applicable)



# City of Appleton

## Alcohol License Questionnaire

1. Name of Applicant: Vanessa M Alvarado

2. Name of Business: Rivera Restaurants LLC DBA Mr. Frogs on the Ave

(Check Applicable Box(s) to identify primary business activity)

- Restaurant
- Tavern/Night Club/Wine Bar
- Microbrewery/Brewpub
- Painting/Craft Studio
- Other (describe) \_\_\_\_\_

3. Address of Business: 409 W College Ave, Appleton WI 54911

4. Have you or any member of your organization ever been convicted of a misdemeanor or ordinance violation? Yes  No \_\_\_\_\_

AND/OR been convicted of a felony? Yes \_\_\_\_\_ No

If yes to either question, please explain in detail below:

OWI conviction in June of 2009

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5. List all partners, shareholders or investors of your business. Include full name, middle initial and date of birth. Please use additional sheets if necessary.

<u>Vanessa</u>	<u>M</u>	<u>Alvarado</u>	<u>03/ 14 /1990</u>
First name	M.I.	Last name	Date of Birth
			/ /
First name	M.I.	Last name	Date of Birth
			/ /
First name	M.I.	Last name	Date of Birth
			/ /
First name	M.I.	Last name	Date of Birth

6. Name of person/corporation you are <sup>renting</sup> ~~buying~~ the premise and equipment from?

Name: Julia Morales

First name

Middle Initial

Last name

Address: 1625 Coolidge Ct Appleton WI 54915

City

State

ZIP

**7. What was the previous name and primary nature of the business operating at this location?**

Name: Mr. Frogs

(Check Applicable Box(s) to identify primary business activity)

- Restaurant  
 Tavern/Night Club/Wine Bar  
 Microbrewery/Brewpub  
 Painting/Craft Studio  
 Other (describe) \_\_\_\_\_

**8. Was this premise licensed for alcohol sales/consumption during the past license year?**

Yes  *If yes, please contact the Community and Economic Development Department at 832-6468 about obtaining a copy of an existing Special Use Permit and related requirements that may run with property.*

No \_\_\_\_\_ *If no, please contact the Community and Economic Development Department at 832-6468 about obtaining a Special Use Permit. A Special Use Permit may be required for your business activity prior to the issuance of a Liquor License, pursuant to the City of Appleton Zoning Ordinance.*

**9. If alcohol sales were a previous use in this building, when did the operation cease?**

1/31/24 months ago.

**10. Seating capacity:** Inside 120 Outside 80

**11. Operating hours (Inside the building):** Monday thru Sunday 11am to 2am  
**Operating hours (Outdoor seating areas):** Monday thru Sunday 11am to 2am

**12. Employees/Staff**

Number of floor personnel 5 Number of door checkers 2

**13. In general, state the size and operational details of the proposed establishment:**

- a. Gross floor building area of the premises to be licensed: 2,600 square feet.  
b. Gross outdoor seating areas of the premises to be licensed: 2,500 square feet.  
c. Below, identify the operational details of the proposed establishment:

This establishment is a bar/tavern. Bar will be open all week from 11am to 2am.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Vanessa Alvarado  
Signature

7/18/2024  
Date

# Alcohol Beverage Appointment of Agent

Date

<b>Agent Type</b> (check one)	
<input checked="" type="checkbox"/> Original (no fee)	<input type="checkbox"/> Successor (\$10 fee for municipal licensees only)

<b>Part A: Business Information</b>	
1. Legal Business Name (individual name if sole proprietor) Rivera Restaurants LLC	
2. Business Trade Name or DBA Mr. Frogs on the Ave	
3. Entity Type (check one) <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	
4. Alcohol Beverage Business Authorization (check one) <input checked="" type="checkbox"/> Municipal Retail License <input type="checkbox"/> State Permit	5. If successor agent, provide State Permit or Municipal Retail License Number
6. Describe the reason for appointing a successor agent, if successor is checked above.	

<b>Part B: Agent Information</b>			
1. Last Name Alvarado	2. First Name Vanessa	3. M.I. M	
4. Email vmalvarado16@gmail.com		5. Phone (920) 277-1575	
6. Home Address 4821 N Latitude Ln Unit C			
7. City Appleton	8. State WI	9. Zip Code 54913	10. Age 34
11. Drivers License/State ID Number A416-8739-0594-09		12. Drivers License/State ID State of Issuance WI	

<b>Part C: Agent Questions</b>	
1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Have you completed Form AB-100, <i>Alcohol Beverage Individual Questionnaire</i> ? Submit a completed Form AB-100 with this form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Continued →

**Part D: Business Attestation**

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Alvarado	First Name Vanessa	M.I. M
Title Owner	Email vmalvarado16@gmail.com	Phone (920) 277-1575
Signature <i>Vanessa Alvarado</i>	Date 07/18/24	

**Part E: Agent Attestation**

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Alvarado	First Name Vanessa	M.I. M
Signature <i>Vanessa Alvarado</i>	Date 07/18/20	

# Alcohol Beverage Individual Questionnaire

Date
------

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

<b>Part A: Business Information</b>				
1. Legal Business Name (individual name if sole proprietor) Rivera Restaurants LLC				
2. Business Trade Name or DBA Mr. Frogs on the Ave				
3. Entity Type (check one)				
<input type="checkbox"/> Sole Proprietor	<input type="checkbox"/> Partnership	<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Corporation	<input type="checkbox"/> Nonprofit Organization

<b>Part B: Individual Information</b>					
1. Last Name Alvarado		2. First Name Vanessa		3. M.I. M	
4. Relationship to Business (Title) Owner		5. Email vmalvarado16@gmail.com		6. Phone (920) 277-1575	
7. Home Address 4821 N Latitude Ln Unit C					
8. City Appleton		9. State WI	10. Zip Code 54913		11. Date of Birth 03/14/90
12. Drivers License/State ID Number A416-8739-0594-09			13. Drivers License/State ID State of Issuance WI		

<b>Part C: Address History</b>					
1. Do you currently reside in Wisconsin? ..... <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application? ....			Years 34	Months 4	
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.					
Previous Address 1 681 Elderberry Ln		City Kaukauna		State WI	Zip Code 54130
Previous Address 2 1730 S Madison St		City Appleton		State WI	Zip Code 54915
Previous Address 3 657 Appleton St		City Menasha		State WI	Zip Code 54952
Previous Address 4		City		State	Zip Code
Previous Address 5		City		State	Zip Code
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.					
State WI	County Outagamie	State WI	County Calumet	State WI	County Winnebago
State	County	State	County	State	County

Continued →

**Part D: Criminal History**

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? . . . . .  Yes  No  
 If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated OWI	Location Brown County	Conviction Date 06/04/2009
-------------------------------	--------------------------	-------------------------------

Penalty Imposed Suspended DL	Was sentence completed? . . . . . <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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Law/Ordinance Violated	Location	Conviction Date
------------------------	----------	-----------------

Penalty Imposed	Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
-----------------	--

Law/Ordinance Violated	Location	Conviction Date
------------------------	----------	-----------------

Penalty Imposed	Was sentence completed? . . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
-----------------	--

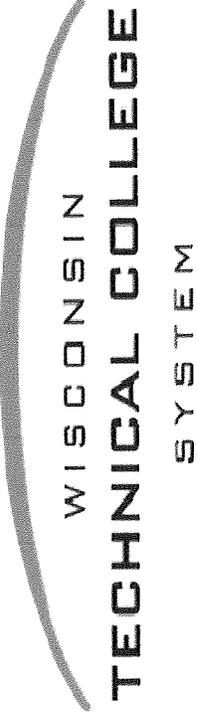
2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? . . . . .  Yes  No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

**Part E: Attestation**

**READ CAREFULLY BEFORE SIGNING:** Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature <i>Vanessa Alvares</i>	Date 07/18/2024
-------------------------------------	--------------------



# Wisconsin Responsible Beverage/Tobacco Server Certification Continuing Education Course Completion Certificate

*Vanessa Alvarado*  
Student Name

Above named individual completed the 4-hour WTCS Responsible Beverage/Tobacco Server Certification course #47-311-400 following the 2014 approved curriculum for Wisconsin Department of Revenue, Alcohol & Tobacco Chapters 125 & 134.

Course competencies:

1. Relate state laws to responsible alcoholic beverage service
2. Identify the effects of alcohol on the body and the behaviors associated with impairment
3. Explain the legal ramifications of intoxication
4. Develop tools for responsible beverage service
5. Identify state and federal tobacco laws

**2/5/2023**  
Date of Course Completion

**Chef Jeff Igel**  
Name of Instructor

**Fox Valley Technical College**  
Wisconsin Technical College Issuing Certificate



*Kevin J. Roberts*  
Education Director, WTCS



*Christopher S. Anthony*  
Fox Valley Technical College President



WISCONSIN DEPARTMENT OF REVENUE  
 PO BOX 8902  
 MADISON, WI 53708-8902

**Contact Information:**

2135 RIMROCK RD PO BOX 8902  
 MADISON, WI 53708-8902  
 ph: 608-266-2776 fax: 608-224-5761  
 email: DORBusinessTax@wisconsin.gov  
 website: revenue.wi.gov

Letter ID L0802467120

VANESSA MARIA ALVARADO  
 RIVERA RESTAURANTS LLC  
 4821 N LATITUDE LN UNIT C  
 APPLETON WI 54913-9433

**Wisconsin Department of Revenue Seller's Permit**

**Legal/real name:** RIVERA RESTAURANTS LLC  
**Business name:** MR FROGS ON THE AVE  
 4821 N LATITUDE LN  
 UNIT C  
 APPLETON WI 54913-9433

- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this permit at all events.

<b>Tax Type</b>	<b>Account Type</b>	<b>Account Number</b>
Sales & Use Tax	Seller's Permit	456-1031439664-04

**WISCONSIN COMMERCIAL LEASE AGREEMENT**

**I. THE PARTIES.** This Commercial Lease Agreement (“Agreement”) made on 07/01/2024 by and between:

Landlord: Julia Morales, with a mailing address of 1625 Coolidge Ave, Appleton, WI 54915-7700 (“Landlord”) who agrees to lease the premises to

Tenant: Rivera Restaurants LLC DBA Mr. Frogs on the Ave, who agree to rent the Premises under the following terms:

Collectively the Landlord and Tenant shall be known as the “Parties.”

**II. DESCRIPTION OF LEASED PREMISES.** The Landlord agrees to lease to the Tenant the following described space:

Street Address: 409 W College Ave, Appleton WI 54911

Square Feet: Approx 1,800 Sq Ft

Type of Space: Bar/Entertainment (Retail, Office, Industrial, etc.)

Hereinafter known as the “Premises”.

**III. USE OF LEASED PREMISES.** The Tenant agrees to use the Premises for:

**a. All purposes legal under the law**

**IV. TERM OF LEASE.** The Lease shall be considered month to month for the purpose of ensuring compliance with the agreement commencing on 8/1/2024.

**V. SECURITY DEPOSIT.** The Tenant is: (check one)

- **Not Required to pay a Deposit.** There shall be no deposit required for the successful performance of this Agreement by the Tenant (“Security Deposit”).

- **Required to Pay a Deposit.** The Tenant is required to pay \$ \_\_\_\_\_ and shall be due and payable in advance of the Term or at the signing of this Agreement.

**VI. RENT.** The Tenant shall be obligated to pay \$4,000 each month with the first payment due upon the commencement of this Agreement and each monthly installment payable thereafter on the 1<sup>st</sup> day of each month (“Due Date”) after the Initial Term (“Base Rent”). The Base Rent shall also be applied to any prorated period when the Tenant occupies the Premises for less than a one (1) month period.

**VII. LATE FEE.** If Rent has not been paid on the Due Date, there shall be: (Check one)

- **No Late Fee.** The Tenant shall not be liable to pay a penalty for any late payment under this Agreement.

- **A Late Fee.** If the Rent is not paid within five (5) days of the Due Date, the Landlord will charge a flat fee penalty of \$50.00 per day until the Rent is paid in full.

Landlord’s Initials JM

Tenant’s Initials VMA

**VIII. EXPENSES.** The Tenant is responsible for the following expenses:

- a. **Operating Expenses:** The Landlord shall have no obligation to provide any services, perform any acts, or pay expenses, charges, obligations, or costs of any kind whatsoever with respect to the Premises. The Tenant hereby agrees to pay one hundred percent (100%) of all Operating Expenses as required to maintain and operate said business.
- b. **Insurance.** The Tenant shall maintain, at all times during the Initial Term of this Agreement, comprehensive general liability insurance with the insurance company of their choice that is licensed to do business in the state of Wisconsin and provide proof of insurance to the Landlord. Required limits are as follows:
  - i. **\$300,000 for injury or death**
  - ii. **\$100,000 for property damage**
  - iii. **\$100,000 for casualty insurance**

During the Term of this Agreement, Tenant shall furnish the Landlord with certificate(s) of insurance, in a form acceptable to Landlord, covering such insurance so maintained by Tenant and naming Landlord and Landlord's mortgagees, EMILIANO TRUST as additional insured.

**IX. OPTION TO RENEW.** The Tenant may: (Check one)

- **Not Renew this Agreement.**

- **Renew this Agreement.** The Tenant may have the option to renew this Agreement with a total of (1) renewal period(s) with each term being (1) Year(s), which may be exercised by giving written notice to the Landlord no less than 60 days prior to the expiration of this Agreement or renewal period.

**X. LEASEHOLD IMPROVEMENTS.** The Tenant agrees that no leasehold improvements, alterations, or changes of any nature (except for those listed on any attached addenda) shall be made to the leasehold premises or the exterior of the building without first obtaining the consent of the Landlord in writing, which consent shall not be unreasonably withheld, and thereafter, any and all leasehold improvements made to the Premises which become affixed or attached to the leasehold Premises shall remain the property of the Landlord at the expiration or termination of this Agreement. Furthermore, any leasehold improvements shall be made only in accordance with applicable federal, state, or local codes, ordinances, or regulations, having due regard for the type of construction of the building housing the subject leasehold Premises.

If the Tenant makes any improvements to the Premises, the Tenant shall be responsible for any costs associated with normal wear and tear items, except the following: Roof repairs/Water pipe replacement.

Nothing in this Agreement shall be construed to authorize the Tenant or any other person acting for the Tenant to encumber the rents of the Premises or the interest of the Tenant in the Premises or any person under and through whom the Tenant has acquired its interest in the Premises with a mechanic's lien or any other type of encumbrance. Under no circumstance shall the Tenant be construed to be the agent, employee, or representative of Landlord. In the event a lien is placed against the Premises, through actions of the Tenant, Tenant will promptly pay the same or bond against the same and take steps immediately to have such lien removed. If the Tenant fails to have the lien removed, the Landlord shall take steps to remove the lien, and the Tenant shall pay Landlord for all expenses related to the lien and removal thereof and shall be in default of this Agreement.

**XI. DEFAULT AND POSSESSION.** In the event that the Tenant shall fail to pay said Rent, and expenses as set forth herein, or any part thereof, when the same is due and payable, or shall otherwise be in default of any other terms of said Agreement for a period of more than 15 days, after receiving notice of said default, then the parties hereto expressly agree and covenant that the Landlord may declare this Agreement terminated and may immediately re-enter said Premises and take possession of the same together with any of Tenant's personal property, equipment or fixtures left on the Premises which items may be held by the Landlord as security for the Tenant's eventual payment and/or satisfaction of rental defaults or other defaults of Tenant under this Agreement. It is further agreed that if the Tenant is in default, that the Landlord shall be entitled to take any and all action to protect its interest in the personal property and equipment, to prevent the unauthorized removal of said property or equipment which threatened action would be deemed to constitute irreparable harm and injury to the Landlord in violation of its security interest in said items of personal property. Furthermore, in the event of default, the Landlord may expressly undertake all reasonable preparations and efforts to release the Premises including, but not limited to, the removal of all inventory, equipment or leasehold improvements of the Tenant's, at the Tenant's expense, without the need to first procure an order of any court to do so, although obligated in the interim to undertake reasonable steps and procedures to safeguard the value of Tenant's property, including the storage of the same, under reasonable terms and conditions at Tenant's expense, and, in addition, it is understood that the Landlord may sue the Tenant for any damages or past Rents due and owing and may undertake all and additional legal remedies then available.

In the event any legal action must be instituted to enforce any terms or provisions under this Agreement, then the prevailing party in said action shall be entitled to recover a reasonable attorney's fee in addition to all costs of said action.

**XII. LICENSES AND PERMITS.** A copy of all local, state, or federal permits acquired by the Tenant which are required for the use of the Premises shall always be kept on-site and shall be readily accessible and produced to the Landlord and/or their agents or any local, state, or federal officials upon demand.

**XIII. OBLIGATIONS OF TENANT.** The Tenant shall be primarily responsible whenever needed for the maintenance and general pickup of the entranceway leading into the Premises so that this is kept in a neat, safe, and presentable condition. The Tenant shall also be responsible for all minor repairs and maintenance of the leasehold Premises, particularly those items which need immediate attention and which the Tenants, or their employees, can do and perform on their own, including but not limited to, the replacement of light bulbs, as well as the normal repair and cleaning of windows, cleaning, and clearing of toilets, etc., and the Tenant shall properly maintain the Premises in a good, safe, and clean condition. The Tenant shall properly and promptly remove all rubbish and hazardous waste and see that the same are properly disposed of according to all local, state, or federal laws, rules, regulations, or ordinances.

In the event the structure of the Premises is damaged as a result of any neglect or negligence of Tenant, their employees, agents, business invitees, or any independent contractors serving the Tenant or in any way as a result of Tenant's use and occupancy of the Premises, then the Tenant shall be primarily responsible for seeing that the proper claims are placed with the Tenant's insurance company, or the damaging party's insurance company, and shall furthermore be responsible for seeing that the building is safeguarded with respect to said damage and that all proper notices with respect to said damage, are made in a timely fashion, including notice to the Landlord, and the party or parties causing said damage. Any damage that is not covered by an insurance company will be the liability of the Tenant.

The Tenant shall, during the Term of this Agreement, and in the renewal thereof, at its sole expense, keep the interior of the Premises in as good a condition and repair as it is at the date of this Agreement, reasonable wear, and use excepted.

This obligation would include the obligation to replace any plate glass damaged as a result of the neglect or acts of the Tenant or her guests or invitees. Furthermore, the Tenant shall not knowingly commit nor permit to be committed any act or thing contrary to the rules and regulations prescribed from time to time by any federal, state, or local authorities and shall expressly not be allowed to keep or maintain any hazardous waste materials or contaminates on the Premises. Tenant shall also be responsible for the cost, if any, which would be incurred to bring her contemplated

operation and business activity into compliance with any law or regulation of a federal, state, or local authority.

- XIV. INSURANCE.** In the event the Tenant shall fail to obtain the insurance required hereunder and fails to maintain the same in force continuously during the Term, Landlord may, but shall not be required to, obtain the same and charge the Tenant for same as additional Rent. Furthermore, Tenant agrees not to keep upon the Premises any articles or goods which may be prohibited by the standard form of fire insurance policy, and in the event, the insurance rates applicable to fire and extended coverage covering the Premises shall be increased by reason of any use of the Premises made by Tenant, then Tenant shall pay to Landlord, upon demand, such increase in insurance premium as shall be caused by said use or Tenant's proportionate share of any such increase.
- XV. SUBLET/ASSIGNMENT.** The Tenant may not transfer or assign this Agreement or any right or interest hereunder or sublet said leased Premises or any part thereof without first obtaining the prior written consent and approval of the Landlord.
- XVI. DAMAGE TO LEASED PREMISES.** In the event the building housing the Premises shall be destroyed or damaged as a result of any fire or other casualty which is not the result of the intentional acts or neglect of Tenant and which precludes or adversely affects the Tenant's occupancy of the Premises, then in every such cause, the Rent herein set forth shall be abated or adjusted according to the extent to which the leased Premises have been rendered unfit for use and occupation by the Tenant and until the demised Premises have been put in a condition at the expense of the Landlord, at least to the extent of the value and as nearly as possible to the condition of the Premises existing immediately prior to such damage. It is understood, however, in the event of total or substantial destruction to the Premises that in no event shall the Landlord's obligation to restore, replace or rebuild exceed an amount equal to the sum of the insurance proceeds available for reconstruction with respect to said damage.
- XVII. INDEMNIFICATION.** The Tenant hereby covenants and agrees to indemnify, defend, and hold the Landlord harmless from any and all claims or liabilities which may arise from any cause whatsoever as a result of Tenant's use and occupancy of the Premises, and further shall indemnify the Landlord for any losses which the Landlord may suffer in connection with the Tenant's use and occupancy or care, custody, and control of the Premises. The Tenant also hereby covenants and agrees to indemnify and hold harmless the Landlord from any and all claims or liabilities which may arise from any latent defects in the subject Premises that the Landlord is not aware of at the signing of the lease or at any time during the Term.
- XVIII. BANKRUPTCY - INSOLVENCY.** The Tenant agrees that in the event all or a substantial portion of the Tenant's assets are placed in the hands of a receiver or a Trustee, and such status continues for a period of 30 days, or should the Tenant make an assignment for the benefit of creditors or be adjudicated bankrupt; or should the

Tenant institute any proceedings under the bankruptcy act or any amendment thereto, then such Agreement or interest in and to the leased Premises shall not become an asset in any such proceedings and, in such event, and in addition to any and all other remedies of the Landlord hereunder or by law provided, it shall be lawful for the Landlord to declare the Term hereof ended and to re-enter the leased land and take possession thereof and all improvements thereon and to remove all persons therefrom, and the Tenant shall have no further claim thereon.

**XIX. SUBORDINATION AND ATTORNMENT.** Upon request of the Landlord, Tenant will subordinate its rights hereunder to the lien of any mortgage now or hereafter in force against the property or any portion thereof, and to all advances made or hereafter to be made upon the security thereof, and to any ground or underlying lease of the property provided, however, that in such case the holder of such mortgage or the Landlord under such Agreement shall agree that this Agreement shall not be divested or in any way affected by foreclosure, or other default proceedings under the said mortgage, obligation secured thereby, or agreement, so long as the Tenant shall not be in default under the terms of this Agreement. Tenant agrees that this Agreement shall remain in full force and effect notwithstanding any such default proceedings under said mortgage or obligation secured thereby.

Tenant shall, in the event of the sale or assignment of Landlord's interest in the building of which the Premises form a part, or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage made by Landlord covering the Premises, attorn to the purchaser and recognize such purchaser as Landlord under this Agreement.

**XX. MISCELLANEOUS TERMS.**

- a. **Usage by Tenant.** Tenant shall comply with all rules, regulations, and laws of any governmental authority with respect to use and occupancy. Tenant shall not conduct or permit to be conducted upon the Premises any business or permit any act which is contrary to or in violation of any law, rules or regulations and requirements that may be imposed by any authority or any insurance company with which the premises is insured, nor will the Tenant allow the Premises to be used in any way which will invalidate or be in conflict with any insurance policies applicable to the building. In no event shall explosives or extra hazardous materials be taken onto or retained on the Premises. Furthermore, the Tenant shall not install or use any equipment that will cause undue interference with the peaceable and quiet enjoyment of the Premises by other tenants of the building.
- b. **Signs.** Tenant shall not place on any exterior door, wall, or window of the Premises any sign or advertising matter without Landlord's prior written consent and the approval of the local municipality. Thereafter, Tenant agrees to maintain such sign or advertising matter as first approved by Landlord in good condition

and repair. Furthermore, Tenant shall conform to any uniform, reasonable sign plan or policy that the Landlord may introduce with respect to the building. Upon vacating the Premises, Tenant agrees to remove all signs and to repair all damage caused or resulting from such removal.

- c. **Pets.** Unless otherwise stated in this Agreement, the only pets that shall be allowed on the Premises are those needed legally due to a disability or handicap.
- d. **Condition of Premises/Inspection by Tenant.** The Tenant has had the opportunity to inspect the Premises and acknowledges with its signature on this Agreement that the Premises are in good condition and comply in all respects with the requirements of this Agreement. Furthermore, the Landlord makes no representation or warranty with respect to the condition of the Premises or its fitness or availability for any particular use, and the Landlord shall not be liable for any latent or patent defect therein. Furthermore, the Tenant represents that Tenant has inspected the Premises and is leasing and will take possession of the Premises with all current fixtures present in their "as is" condition as of the date hereof.
- e. **Right of Entry.** It is agreed and understood that the Landlord and its agents shall have the complete and unencumbered right of entry to the Premises at any time or times for purposes of inspecting or showing the Premises and for the purpose of making any necessary repairs to the building or equipment as may be required of the Landlord under the terms of this Agreement or as may be deemed necessary with respect to the inspection, maintenance or repair of the building.

**XXI. ESTOPPEL CERTIFICATE.** Tenant at any time and from time to time, upon at least ten (10) days prior notice by Landlord, shall execute, acknowledge and deliver to Landlord, and/or to any other person, firm, or corporation specified by Landlord, a statement certifying that this Agreement is unmodified and in full force and effect, or if this Agreement has been modified that the same is in full force and effect except as modified and stating the modifications, stating the dates to which the Rent have been paid, and stating whether or not there exists any default by Landlord under this Agreement and, if so, specifying each such default.

**XXII. HOLDOVER.** Should Tenant remain in possession of the Premises after the cancellation, expiration, or sooner termination of this Agreement, or any renewal thereof, without the execution of a new agreement or addendum, such holding over in the absence of a written agreement to the contrary shall be deemed, if Landlord so elects, to have created and be construed to be a tenancy from month to month, terminable upon thirty (30) days' notice by either party.

**XXIII. WAIVER.** Waiver by Landlord of a default under this Agreement shall not constitute a waiver of a subsequent default of any nature.

**XXIV. GOVERNING LAW.** This Agreement shall be governed by the laws in the state of Wisconsin.

**XXV. NOTICE.** Payments shall be assigned to Emiliano Morales Trust and notices shall be addressed to the following:

Landlord:

Name: Julia Morales

Address: 1625 Coolidge Ave, Appleton WI 54915

**XXVI. AMENDMENT.** No amendment of this Agreement shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

**XXVII. BINDING EFFECT.** This Agreement and any amendments thereto shall be binding upon the Landlord and the Tenants and/or their respective successors, heirs, assigns, executors, and administrators.

**XXVIII. ADDITIONAL TERMS & CONDITIONS.**

- a. Rent payments shall be assigned to Emiliano Morales Trust.
- b. Mr. Frog's State Trademark shall be assigned to Emiliano Morales Trust.
- c. All assets except personal property shall become owned by Emiliano Morales Trust in case of default.



# CITY OF APPLETON

Community Development Department  
Planning Division  
100 N. Appleton Street  
Appleton, WI 54911  
p: 920.832.6484

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## Transfer of Special Use Permit #2-23 to Vanessa M. Alvarado, applicant 419 West College Avenue

**Date:** July 23, 2024

### **Background/History:**

Special Use Permit #2-23 was conditionally approved by the Common Council on April 19, 2023, for a tavern with an outdoor patio with alcohol sales located at 419 West College Avenue.

### **Analysis:**

Section 23-66(f)(4) of the Zoning Ordinance states, "Continuation of a special use permit. Once approved, a special use permit shall be allowed to continue and may be transferred to any entity, unless specified otherwise as a condition of approval, as long as all conditions placed on the special use are followed."

### **Ongoing Conditions of Approval:**

- A. The applicant shall receive approval of a Liquor License and/or an Alcohol License Premise Amendment from the City Clerk prior to serving alcohol on the premise.
- B. The use shall conform to the standards established in Chapter 9, Article III, Alcoholic Beverages, of the Appleton Municipal Code.
- C. The site shall be kept free of litter and debris.
- D. All Zoning, Building, Fire, Engineering, Utility and other Municipal Codes, and all applicable State and Federal laws shall be complied with.
- E. Any expansions of the special use, changes to the development plan(s), plan of operation or any conditions of approval may require a major or minor amendment request to this Special Use Permit pursuant to Section 23-66(g) of the Zoning Ordinance. Contact the Community and Economic Development Department to discuss any proposed changes.

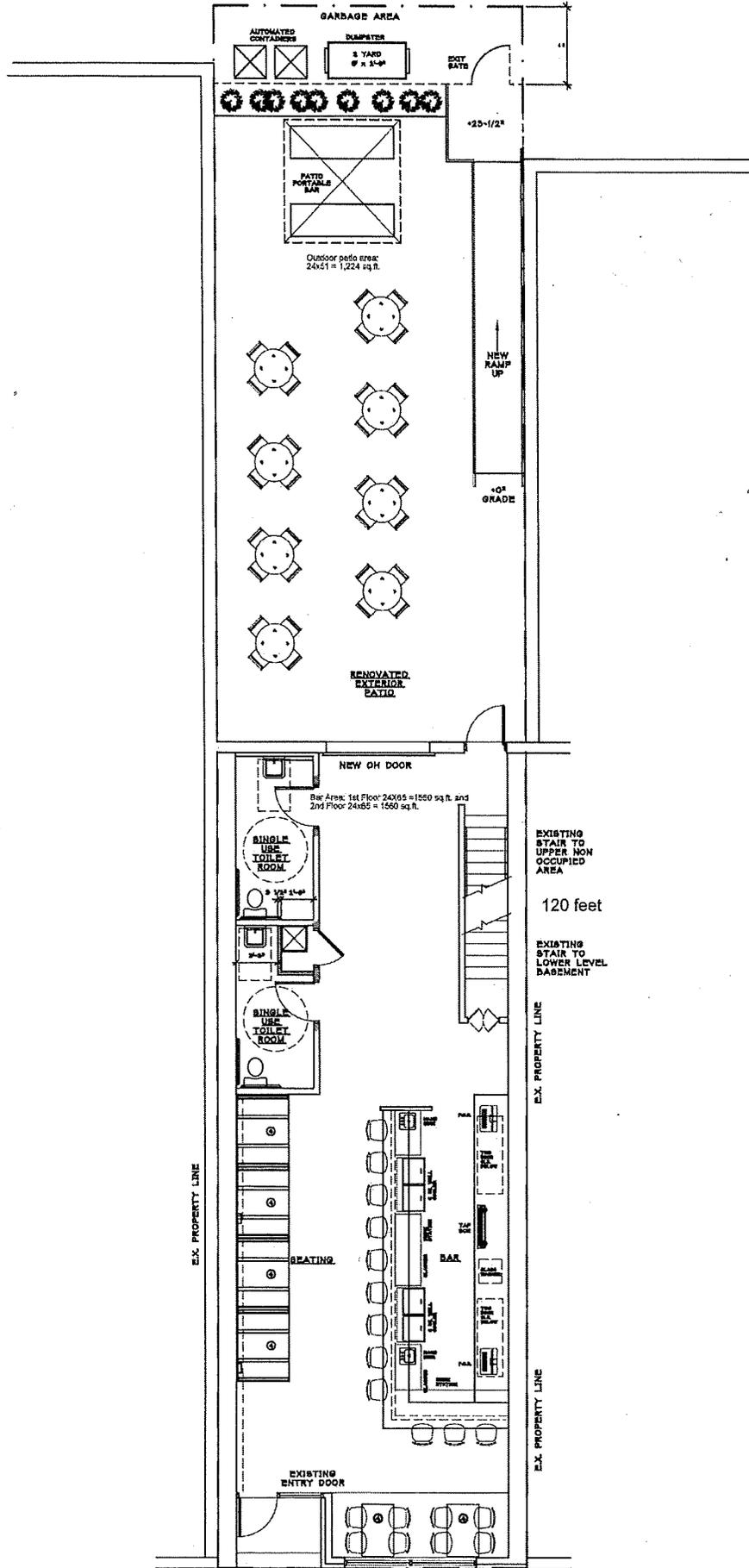
F. Deliveries must continue to use the rear entrance so College Avenue traffic flow is not interrupted.

G. All dumpsters and/or waste containers shall be kept out of the alley (public right-of-way).

**Conclusion:**

Based upon the above information, Special Use Permit #2-23 can be transferred to the applicant upon the issuance of the Liquor License, subject to the ongoing conditions listed above being complied. Please contact the Community Development Department at (920) 832-6468 with any questions.

24 feet



EXISTING STAIR TO UPPER NON OCCUPIED AREA

120 feet

EXISTING STAIR TO LOWER LEVEL BASEMENT

EX. PROPERTY LINE

EX. PROPERTY LINE

COLLEGE AVE

EXISTING BLDG.

STAGE  
• SEATING  
AREA  
• LIVE  
MUSIC

ROOM FOR GAMES  
OR SEATING

CIRCULAR  
BAR

CLOSET

EXISTING  
R.R.  
(GROUPEL)

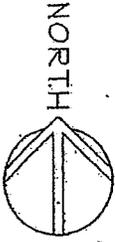
EXISTING  
R.R.  
(GROUPEL)

EXIT STAIR

FIRES  
ESCAPE

SECOND FLOOR PLAN (1562 G.S.F.)

SCALE 1/4" = 1'-0"



# CITY OF APPLETON

## CLASS "B" / RESERVE "CLASS B" RETAIL LICENSE

for the sale  
FERMENTED MALT BEVERAGES AND INTOXICATING LIQUORS

WHEREAS, the local governing body of the CITY OF APPLETON, Outagamie, Winnebago and Calumet Counties, Wisconsin, has, upon application duly made, granted and authorized the issuance of a Retail Class "B" License to RIVERA RESTAURANTS LLC d/b/a MR FROGS ON THE AVE, VANESSA ALVARADO, AGENT to sell Fermented Malt Beverages as defined by and pursuant to Section 125.26 of the Statutes of the State of Wisconsin and Local Ordinances and the said applicant has paid to the treasurer the sum of \$100.00 for such Class "B" Retailer's Fermented Malt Beverage license as required by local ordinances;

AND WHEREAS, the local governing body has granted and authorized the issuance of a Reserve "Class B" Intoxicating Liquor License to said applicant to sell intoxicating liquor as defined in and pursuant to Chapter 125.51(3) of the Statutes of the State of Wisconsin and Local Ordinances and the said applicant has paid to the treasurer the sum of \$500.00 for such Reserve "Class B" Intoxicating Liquor License as provided by local ordinances and has complied with all the requirements necessary for obtaining such licenses;

LICENSE IS HEREBY ISSUED to said applicant to sell, deal and traffic in, at retail, Fermented Malt Beverages and Intoxicating Liquors at the following described premises: 409 WEST COLLEGE AVE - APPROX. 2,600 SQ. FT., BARTAVERN AND ENCLOSED BACK OF BUILDING. STORAGE IN COOLERS AND LARGE COOLER IN BASEMENT.

For the period of August 22, 2024 through June 30, 2025.

Given under my hand and the corporate seal of the CITY OF APPLETON, this 22<sup>nd</sup> day of AUGUST, 2024.

No. 28-R-24



  
KAMI LYNCH, City Clerk

**Renewal 2025-2026**

**Trade Name:** MR FROGS ON THE AVE  
**Company Name:** RIVERA RESTAURANTS LLC  
**Address of Establishment:** 409 WEST COLLEGE AVE  
**Agent's Name:** VANESSA ALVARADO  
**Agent's Home Address:** 4821 N LATITUDE LN UNIT C APPLETON WI 54913  
**License Mailing Address:**

Receipt: 8461-9

Date Pd: 4/18/25

<b>Code</b>	<b>Type of License</b>	<b>Fee</b>	<b>Amount Pd</b>	<b>Balance</b>
CLCABR	Class "A" Beer License	\$ 250.00		
CLCALQ	"Class A" Liquor License	\$ 450.00		
CLCABL	"Class A" Beer/Liquor (if paid by 3/15)	\$ 600.00		
CLCABM	"Class A" Beer/Liquor (after 3/15)	\$ 700.00		
CLCBBR	Class "B" Beer License	\$ 100.00		
CLCLQL	"Class B" Liquor License	\$ 500.00		
<b>CLCBLE</b>	<b>"Class B" Beer/Liq Lic (paid by 3/15)</b>	<b>\$ 500.00</b>		
<b>CLCBLL</b>	<b>"Class B" Beer/Liquor Lic- after 3/15</b>	<b>\$ 600.00</b>	600	
CLRBLI	"Class B" Reserve Liquor License NEW	\$10,500		
CLCCWN	"Class C" Wine License	\$ 100.00		
CLCAGP	Change of Agent/Premises Description	\$ 10.00		
<b>CLCPUR</b>	<b>Publication Fee - Renewal</b>	<b>\$ 20.00</b>	20	
<b>CLCPIF</b>	<b>Police Investigation Fee X</b>	<b>\$ 7.00</b>	7	
CLCCIG	Cigarette/Tobacco/Vapor License	\$ 100.00		
CLCAMS	Amusement Device License-#machine	\$ 25.00		
CLCOPS	Operator's (Bartender's) License	\$ 65.00		
CLCOPP	Operator's License w/ Provisional	\$ 75.00		
CLCLAT	Late fees: No. days x \$20.00 per day =			
	<b>Total Charges:</b>		627	

**Premises Description:** 409 WEST COLLEGE AVE - APPROX. 2,600 SQ. FT., BAR/TAVERN AND ENCLOSED BACK OF BUILDING. STORAGE IN COOLERS AND LARGE COOLER IN BASEMENT.

<b>For Clerk's Office Use Only</b>			
<input checked="" type="checkbox"/> Seller's Permit	<input type="checkbox"/> Publish	<input type="checkbox"/> Send for approval	<input type="checkbox"/> Granicus
Notes:			
Safety & Licensing	<u>MAY 28 2025</u>	Council	<u>JUN 4 2025</u>
			License # <u>18-R-25</u>
License Issued: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Date license mailed or picked up _____			

Form  
AB-200

## Alcohol Beverage License Application

For Municipal Use Only	
Municipality	Appleton
License Period	25-26

License(s) Requested: (up to two boxes may be checked)

- Class "A" Beer ..... \$ \_\_\_\_\_      Class "B" Beer ..... \$ \_\_\_\_\_  
 "Class A" Liquor ..... \$ \_\_\_\_\_      "Class B" Liquor ..... \$ \_\_\_\_\_  
 "Class A" Liquor (cider only) \$ \_\_\_\_\_      Reserve "Class B" Liquor \$ \_\_\_\_\_  
 "Class C" Liquor (wine only) \$ \_\_\_\_\_

Fees	
License Fees	\$ 600
Background Check Fee	\$ 7
Publication Fee	\$ 20
<b>Total Fees</b>	<b>\$ 627</b>

### Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship) Rivera Restaurants LLC			
2. Business Trade Name or DBA Mr. Frogs On the Ave			
3. FEIN 92-2207007		4. Wisconsin Seller's Permit Number 456-1031439664-04	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization			
6. State of Organization WI		7. Date of Organization 2/7/23	8. Wisconsin DFI Registration Number R085474
9. Premises Address 409 W College Ave			
10. City Appleton		11. State WI	12. Zip Code 54911
13. County Outagamie		14. Governing Municipality: <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: Appleton	15. Aldermanic District Appleton
16. Premises Phone 920-903-1019		17. Premises Email Nmalvarado16@gmail.com	18. Website N/A
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. 2600 sq ft bar/tavern and enclosed back of building patio. Beverages are stored in coolers and large cooler in basement.			
20. Mailing Address (if different from premises address) <del>409 W C</del>			
21. City		22. State	23. Zip Code

### Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list the details of violation below. Attach additional sheets if necessary.			
Law/Ordinance Violated OWI		Location Green Bay WI	Trial Date 05/2009
Penalty Imposed Suspend DL		Was sentence completed? . . . . <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Law/Ordinance Violated		Location	Trial Date
Penalty Imposed		Was sentence completed? . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No	

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol . . .  Yes  No beverages.  
 If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? . . .  Yes  No  
 If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? . . . . .  Yes  No  
 If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN
-----------------------------	--------------------------

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. . . . .  Yes  No  
 6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? . . . . .  Yes  No  
 7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? . . . . .  Yes  No

**Part C: Individual Information**

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Alvarado	Vanessa	Owner	920-277-1575

**Part D: Attestation**

One of the following must sign and attest to this application:  
 • sole proprietor      • one general partner of a partnership      • one corporate officer      • one member of an LLC

**READ CAREFULLY BEFORE SIGNING:** Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Alvarado	First Name Vanessa	M.I. M
Title Owner	Email vmalvarado16@gmail.com	Phone 920-277-1575
Signature Vanessa Alvarado		Date 4/8/2025

**Part E: For Clerk Use Only**

Date Application Was Filed With Clerk 4/18/25	License Number 18-R-25	Date License Granted 6/4/25	Date License Issued JUN 5 2025
Signature of Clerk/Deputy Clerk Kam [Signature]		Date Provisional License Issued (if applicable)	



WISCONSIN DEPARTMENT OF REVENUE  
PO BOX 8902  
MADISON, WI 53708-8902

**Contact Information:**

2135 RIMROCK RD PO BOX 8902  
MADISON, WI 53708-8902  
ph: 608-266-2776 fax: 608-224-5761  
email: DORBusinessTax@wisconsin.gov  
website: revenue.wi.gov

Letter ID L0802467120

VANESSA MARIA ALVARADO  
RIVERA RESTAURANTS LLC  
4821 N LATITUDE LN UNIT C  
APPLETON WI 54913-9433

## Wisconsin Department of Revenue Seller's Permit

<b>Legal/real name:</b>	RIVERA RESTAURANTS LLC
<b>Business name:</b>	MR FROGS ON THE AVE 4821 N LATITUDE LN UNIT C APPLETON WI 54913-9433

- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this permit at all events.

<b>Tax Type</b>	<b>Account Type</b>	<b>Account Number</b>
Sales & Use Tax	Seller's Permit	456-1031439664-04

# CITY OF APPLETON

## CLASS "B" / RESERVE "CLASS B" RETAIL LICENSE

for the sale  
FERMENTED MALT BEVERAGES AND INTOXICATING LIQUORS

WHEREAS, the local governing body of the CITY OF APPLETON, Outagamie, Winnebago and Calumet Counties, Wisconsin, has, upon application duly made, granted and authorized the issuance of a Retail Class "B" License to RIVERA RESTAURANTS LLC d/b/a MR FROGS ON THE AVE, VANESSA ALVARADO, AGENT, to sell Fermented Malt Beverages as defined by and pursuant to Section 125.26 of the Statutes of the State of Wisconsin and Local Ordinances and the said applicant has paid to the treasurer the sum of \$100.00 for such Class "B" Retailer's Fermented Malt Beverage license as required by local ordinances;

AND WHEREAS, the local governing body has granted and authorized the issuance of a Reserve "Class B" Intoxicating Liquor License to said applicant to sell intoxicating liquor as defined in and pursuant to Chapter 125.51(3) of the Statutes of the State of Wisconsin and Local Ordinances and the said applicant has paid to the treasurer the sum of \$500.00 for such Reserve "Class B" Intoxicating Liquor License as provided by local ordinances and has complied with all the requirements necessary for obtaining such licenses;

LICENSE IS HEREBY ISSUED to said applicant to sell, deal and traffic in, at retail, Fermented Malt Beverages and Intoxicating Liquors at the following described premises: 409 WEST COLLEGE AVE - APPROX. 2,600 SQ. FT., BAR/TAVERN AND ENCLOSED BACK OF BUILDING. STORAGE IN COOLERS AND LARGE COOLER IN BASEMENT.

For the period from July 1, 2025 through June 30, 2026

Given under my hand and the corporate seal of the CITY OF APPLETON, this 5<sup>th</sup> day of June 2025

No. 18-R-25



  
KAMI LYNCH, City Clerk

This License must be POSTED in a conspicuous place in the room where Fermented Malt Beverages and Intoxicating Liquors are sold or served.



DEPARTMENT OF  
**LEGAL AND  
ADMINISTRATIVE  
SERVICES**

**OFFICE OF THE CITY CLERK**

100 North Appleton Street  
Appleton, WI 54911  
p: 920.832.6443  
f: 920.832.5823  
[www.appletonwi.gov](http://www.appletonwi.gov)

**January 7, 2025**

**Mr. Frog's on the Ave  
409 W College Avenue  
Appleton, WI 54911**

**Attention: Vanessa Alvarado**

Dear Alcohol License Holder,

The purpose of this letter is to inform you of the status of the demerit points against your alcohol license for the premises known as Mr. Frog's, located at 409 W College Ave, in the City of Appleton. Furthermore, you are hereby required to attend the Safety and Licensing Committee on Wednesday, January 22nd at 5:30 p.m. in the Council Chambers, 6<sup>th</sup> floor of City Hall, to inform the Committee about your efforts to rectify the issues that caused the imposition of any demerit points.

Your establishment recently had a violation for Underage Person(s) on Premises and Dispense Alcohol to Minor on September 15, 2024 which resulted in convictions on December 4, 2024. Underage Person(s) on premises carries an assessment of 80 demerit points and Dispense Alcohol to Minor carries an assessment of 80. At this time, the license for this establishment has a total of 160 demerit points assessed against it within the last 24 months.

Please be advised that if any establishment holding an alcohol license accumulates 150-199 demerit points within a 24-month period, the license is subject to suspension for not less than 10 days nor more than 90 days. If any alcohol licensee accumulates 200 or more demerit points within a 36-month period, the license is subject to revocation. A copy of the ordinance was provided to you at the time you received your license.

*The City of Appleton Police Department offers free training to help ensure your establishment is operating in a manner that is safe and legal. If you are interested in taking advantage of this free training, please contact Lt. Benjamin Goodin at the Appleton Police Department.*

If you have any questions related to this matter, please contact me at 920-832-6443.

Respectfully,

Kami Lynch, City Clerk



DEPARTMENT OF  
**LEGAL AND  
ADMINISTRATIVE  
SERVICES**

**OFFICE OF THE CITY CLERK**

100 North Appleton Street  
Appleton, WI 54911  
p: 920.832.6443  
f: 920.832.5823  
[www.appletonwi.gov](http://www.appletonwi.gov)

**May 12, 2025**

**Mr. Frog's on the Ave  
409 W College Avenue  
Appleton, WI 54911**

**Attention: Vanessa Alvarado**

Dear Alcohol License Holder,

The purpose of this letter is to inform you of the status of the demerit points against your alcohol license for the premises known as Mr. Frog's, located at 409 W College Ave, in the City of Appleton. Furthermore, you are hereby required to attend the Safety and Licensing Committee on Wednesday, May 28th at 5:30 p.m. in the Council Chambers, 6<sup>th</sup> floor of City Hall, to inform the Committee about your efforts to rectify the issues that caused the imposition of any demerit points.

Your establishment recently had a violation for Open After Hours on March 13, 2025, which resulted in convictions on May 7, 2025. Open After Hours carries an assessment of 50 demerit points. At this time, the license for this establishment has a total of 130 demerit points assessed against it within the last 24 months.

Please be advised that if any establishment holding an alcohol license accumulates 150-199 demerit points within a 24-month period, the license is subject to suspension for not less than 10 days nor more than 90 days. If any alcohol licensee accumulates 200 or more demerit points within a 36-month period, the license is subject to revocation. A copy of the ordinance was provided to you at the time you received your license.

*The City of Appleton Police Department offers free training to help ensure your establishment is operating in a manner that is safe and legal. If you are interested in taking advantage of this free training, please contact Lt. Benjamin Goodin at the Appleton Police Department.*

If you have any questions related to this matter, please contact me at 920-832-6443.

Respectfully,

Kami Lynch, City Clerk

\*\*\*\*\*  
FAX TX REPORT  
\*\*\*\*\*

TRANSMISSION OK

JOB NO.	3744
DESTINATION ADDRESS	9208325553
SUBADDRESS	
DESTINATION ID	
ST. TIME	08/20 14:41
TX/RX TIME	01' 02
PGS.	2
RESULT	OK



**JOHN MILLER CARROLL  
LAW OFFICE S.C.**

226 S. State Street  
Appleton, Wisconsin 54911  
Telephone 920-734-4878  
Facsimile 920-734-7725  
Tax ID No. 82-4501277

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**FACSIMILE COVER SHEET**

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**To:** Appleton Police Department  
222 S Walnut Street  
Appleton, WI 54911

**Fax Number:** (920) 832-5553

**Re:** Open Records Request

**From:** Attorney John Miller Carroll

**Date:** 8/20/2025

**Number of pages (including cover sheet):** 2

**Comments:**

To Whom It May Concern,

Please see the attached Open Records Request.

**JOHN MILLER CARROLL  
LAW OFFICE, S. C.**

August 20, 2025

**VIA FACSIMILE: (920) 832-5553**

City of Appleton Police Dept  
222 S Walnut St  
Appleton, WI 54911

**RE: Mr. Frogs 409 W College Ave, Appleton, WI 54911  
September 21, 2024 - Current**

To Whom It May Concern:

Please be advised that I represent the above-named individual, and am hereby requesting that you or your designee(s) provide copies of the following records, as the term is defined in §19.31(2) Wis. Stats.:

1. All police officers' reports or incident reports, accident reports, including notebooks and memorandums.
2. Any statements made by the parties.
3. All witness lists, names, addresses and phone numbers or reports.
4. Any photographs of the incident.
5. Any documents sign by the above-named individual.
6. Any booking card/log or release forms regarding the above-named individual.
7. Any money or property inventory regarding the above-named individual.
8. Any recording (video and audio) recordings associated with the events at issue.
9. All CAD reports.
10. Any 911 audio.
11. All text messages between all squads involved in the incident.
12. Any police squad camera recordings or on-body cameras worn by any officers.

**These records are needed immediately as there is a hearing on August 27, 2025.** If there is a charge involved in providing these documents, kindly enclose the same and I will promptly remit a check for that amount. Thank you for your anticipated cooperation.

Very Truly Yours,

**JOHN MILLER CARROLL  
LAW OFFICE, S. C.**

John Miller Carroll

JMC/sc  
Cc: Sandra Munoz

**IN THE CITY OF APPLETON,  
OUTAGAMIE COUNTY, STATE OF  
WISCONSIN, BEFORE THE  
SAFETY AND LICENSING COMMITTEE**

---

**MEGHAN CASH,**

Complainant,

**V.**

**RIVERA RESTAURANTS LLC**

**AGENT: Vanessa Alvarado**

**d/b/a Mr. Frogs on the Ave**

**409 W. COLLEGE AVE.**

**APPLETON, WI 54911.**

Respondent.

---

**IN RE THE ALCOHOL LICENSES OF RIVERA RESTAURANTS LLC  
REPORT OF THE SAFETY AND LICENSING COMMITTEE  
TO THE COMMON COUNCIL OF THE CITY OF APPLETON**

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The above matter came before the Safety and Licensing Committee of the Common Council of the City of Appleton on August 27, 2025, as a hearing on the revocation of the alcohol beverage licenses of Rivera Restaurants LLC. A copy of this report shall be given to the licensee.

**FINDINGS OF FACT**

1. Rivera Restaurants LLC (“Licensee”), doing business as Mr. Frogs on the Ave (“Mr. Frogs”), has a premises licensed by the City of Appleton for retail alcohol beverage sales located at 409 W. College Avenue in the city of Appleton, Wisconsin.
2. Licensee was issued Class “B” (beer) and “Class B” (liquor) licenses for the 2025-26 alcohol licensing year.

3. On or about August 18, 2025, a Complaint seeking the revocation of Licensee's alcohol beverage licenses for Mr. Frogs was filed with the Appleton City Clerk by Meghan Cash, a resident of the city of Appleton.
4. The Complaint articulated two causes that individually constitute grounds for revocation of the Licensee's retail alcohol licenses, specifically:
  - a. Licensee has accumulated sufficient demerit points to require that their alcohol licenses be revoked, ("Count 1 – Demerit Points") and
  - b. Licensee "Keeps or maintains a disorderly or riotous, indecent or improper house," contrary to Wisconsin Statutes §125.12(2)(ag)2., and that the licensee's alcohol licenses should therefore be revoked ("Count 2 – Disorderly House").
5. On August 27, 2025, Licensee was provided with an opportunity to show cause as to why their licenses should not be revoked at a hearing to the Safety and Licensing Committee.
6. Based upon the following respective convictions, the imposition of 265 / demerit points within a 36-month period is / is not confirmed as follows:
  - a. 45 demerit points for the September 14, 2024 violation for failure to maintain order (July 15, 2025, date of conviction).
  - b. 80 demerit points for the November 8, 2024 violation for allowing an underage person to enter or remain on the premises (December 4, 2024, date of conviction).
  - c. 45 demerit points for the March 3, 2025 violation for failure to maintain order (June 18, 2025, June 25, 2025, and July 9, 2025 dates of convictions).
  - d. 50 demerit points for the March 3, 2025 violation for open after hours / failure to vacate (May 7, 2025, date of conviction).
  - e. 45 demerit points for the May, 18, 2025 violation for failure to maintain order (July 23, 2025, date of conviction).
7. As to Count 1 – Demerit Points, the Complaint is / is not found to be true.

8. As to Count 2 – Disorderly House, the Complaint is / is not found to be true and the licensed premises constitutes / does not constitute a disorderly or riotous, indecent or improper house.
9. On August 18, 2025, City Clerk Amy Molitor, issued a Summons to Vanessa Alvarado commanding her to appear on this matter and show cause why her “Class B” and Class “B” Alcohol Beverage Licenses should not be revoked; and, on August 19, 2025, Vanessa Alvarado, as Agent for the Licensee, was personally served a copy of the Summons and a copy of the Complaint.

### CONCLUSIONS OF LAW

1. The Safety and Licensing Committee of the Common Council of the City of Appleton has proper jurisdiction to conduct a hearing for the suspension or revocation of alcohol beverage licenses based on noncompliance with Wis. Stats. Ch. 125 and §125.12 in particular.
2. Licensee was served notice of this hearing in compliance with Wis. Stat. §125.12(2)(ar).
3. The Safety and Licensing Committee concludes that the convictions identified above are / are not substantially related to the licensed business of the retail sale of alcohol beverages.
4. Pursuant to Section 9-54(d) of the Municipal Code of the City of Appleton and Wis. Stat. §125.12(2)(ag)1, based on the number of Demerit Points found in paragraph 6 above, the Safety and Licensing Committee concludes that the retail alcohol licenses previously granted to RIVERA RESTAURANTS LLC shall / shall not be REVOKED.
5. Pursuant to Section 9-81 of the Municipal Code of the City of Appleton and Wis. Stat. §125.12(2)(ag)2, based on the finding in paragraph 8 above, the Safety and Licensing Committee concludes that the retail alcohol licenses previously granted to RIVERA RESTAURANTS LLC shall / shall not be REVOKED.

**RECOMMENDATION**

Based on the above Findings of Fact and Conclusions of Law, the Safety and Licensing Committee recommends that the Common Council of the City of Appleton REVOKE/ NOT REVOKE the 2025-26 retail alcohol licenses for Class "B" (beer) and "Class B" (liquor) issued to Rivera Restaurants LLC for the establishment known as Mr. Frogs on the Ave.

STEP #1  
5-0

STEP #2  
5-0

Dated this 27th day of August 2025.

Chris W. Croatt 8/27/2025

Aldersperson Chris Croatt  
Chairperson, Safety and Licensing  
Committee

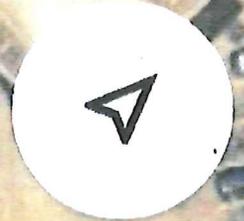


John St

137 E John  
Recently view

JD's Drive-In  
As busy as it gets

remont St



Form  
AB-200

# Alcohol Beverage License Application

For Municipal Use Only	
Municipality	Appleton
License Period	25-26

License(s) Requested: (up to two boxes may be checked)

<input checked="" type="checkbox"/> Class "A" Beer .....	\$ _____	<input checked="" type="checkbox"/> Class "B" Beer .....	\$ <u>100</u>
<input type="checkbox"/> "Class A" Liquor .....	\$ _____	<input type="checkbox"/> "Class B" Liquor .....	\$ _____
<input type="checkbox"/> "Class A" Liquor (cider only) \$ _____		<input type="checkbox"/> Reserve "Class B" Liquor \$ _____	
<input checked="" type="checkbox"/> "Class C" Liquor (wine only) \$ <u>100</u>		Deposit \$ <u>50</u>	

Fees	
License Fees	\$ <u>200</u>
Background Check Fee	\$ <u>7</u>
Publication Fee	\$ <u>60</u>
<b>Total Fees</b>	<b>\$ <u>267</u></b>

Part A: Premises/Business Information			
1. Legal Business Name (individual name if sole proprietorship) <u>Ototo LLC WI</u>			
2. Business Trade Name or DBA <u>Ototo</u>			
3. FEIN		4. Wisconsin Seller's Permit Number <u>456-1032138331-02</u>	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization			
6. State of Organization <u>WI</u>		7. Date of Organization <u>07/07/25</u>	8. Wisconsin DFI Registration Number <u>0046738</u>
9. Premises Address <u>205 N Richmond St</u>			
10. City <u>Appleton</u>		11. State <u>WI</u>	12. Zip Code <u>54911</u>
13. County <u>Outagamie</u>		14. Governing Municipality: <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: <u>Appleton</u>	15. Aldermanic District <u>10</u>
16. Premises Phone <u>920-666-8667</u>		17. Premises Email <u>ototo WI @ outlook.com</u>	18. Website <u>N/A</u>
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. <u>Alcohol beverage are purchase from asahi and beechwood. alcohol will be sell inside inside the restaurant, stored in the refrigerator inside the kitchen and serve to customers in the dining area where customers were eating, related records are keep in the basement in a small office. the building have dining area, kitchen and basement where dry good and an additional</u>			
20. Mailing Address (if different from premises address) <u>attn alcohols are storage.</u>			
21. City		22. State	23. Zip Code

1250  
59-ft

Part B: Questions		
1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list the details of violation below. Attach additional sheets if necessary.		
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed		Was sentence completed? . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed		Was sentence completed? . . . . <input type="checkbox"/> Yes <input type="checkbox"/> No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol . . .  Yes  No beverages.  
 If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? . . .  Yes  No  
 If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? . . .  Yes  No  
 If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity	4b. Business Entity FEIN
-----------------------------	--------------------------

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. . . . .  Yes  No  
 6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? . . . . .  Yes  No  
 7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? . . . . .  Yes  No

**Part C: Individual Information**

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.  
 Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Thao	Yia	managers or owner	

**Part D: Attestation**

One of the following must sign and attest to this application:  
 • sole proprietor • one general partner of a partnership • one corporate officer • one member of an LLC  
**READ CAREFULLY BEFORE SIGNING:** Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Thao	First Name Yia	M.I.
Title Owner	Email	Phone
Signature 		Date 8-6-25

**Part E: For Clerk Use Only**

Date Application Was Filed With Clerk 8-7-2025	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

# Alcohol Beverage Appointment of Agent

Date

<b>Agent Type (check one)</b>	
<input checked="" type="checkbox"/> Original (no fee)	<input type="checkbox"/> Successor (\$10 fee for municipal licensees only)

<b>Part A: Business Information</b>	
1. Legal Business Name (Individual name if sole proprietor) <i>Ototo LLC WI</i>	
2. Business Trade Name or DBA <i>Ototo</i>	
3. Entity Type (check one) <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization	
4. Alcohol Beverage Business Authorization (check one) <input checked="" type="checkbox"/> Municipal Retail License <input type="checkbox"/> State Permit	5. If successor agent, provide State Permit or Municipal Retail License Number
6. Describe the reason for appointing a successor agent, if successor is checked above.	

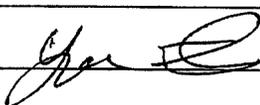
<b>Part B: Agent Information</b>			
1. Last Name <i>Thao</i>	2. First Name <i>Yia</i>	3. M.I.	
4. Email		5. Phone	
6. Home Address <i>5561 N Calmes Dr</i>			
7. City <i>Appleton</i>	8. State <i>WI</i>	9. Zip Code <i>54913</i>	10. Age
11. Drivers License/State ID Number		12. Drivers License/State ID State of Issuance	

<b>Part C: Agent Questions</b>	
1. Have you satisfied the responsible beverage server training requirement? Submit proof of completion.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Have you completed Form AB-100, Alcohol Beverage Individual Questionnaire? Submit a completed Form AB-100 with this form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Have you been a Wisconsin resident for at least 90 continuous days? See instructions for exceptions.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Continued →

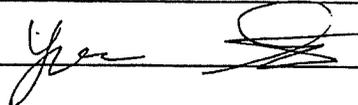
**Part D: Business Attestation**

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Thao		First Name Yia		M.I.
Title Owner	Email		Phone	
Signature 			Date 8-6-25	

**Part E: Agent Attestation**

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Thao		First Name Yia		M.I.
Signature 			Date 8-6-25	



# City of Appleton

## Alcohol License Questionnaire

1. Applicant Name: Yia Thao

2. Business Name: Ototo

Date the LLC/corporation/partnership/sole proprietorship commenced: 7/7/2025

NOTE: A copy of a business's Wisconsin Department of Revenue Seller's Permit is required to be submitted with an alcohol license application.

3. Business Address: 205 N Richmond St

4. Primary Business Activity:

- Restaurant
- Tavern/Night Club/Wine Bar
- Painting/Craft Studio
- Other (describe) \_\_\_\_\_

5. Select the type of business premises:  Existing Building  New Construction

If existing building, please indicate the primary nature of the previous business that operated at this location: Restaurant

If existing building, will there be construction or renovations?  Yes  No

If yes, explain \_\_\_\_\_

NOTE: Contact the Inspections department (920-832-6411) for information on building codes and permits.

6. Do you lease or own the building?  Lease  Own

NOTE: Proof of control of premises is required to be submitted with an alcohol license application. Acceptable documents include a lease or purchase agreement.

What is the date of purchase or the date the lease began? 8-4-25

7. Did you purchase the business from another individual or entity?  Yes  No

If yes, is your acquisition of the business based upon an "arm's length transaction"?

An arm's length transaction is defined as an open market sale in which the owner is willing but not obligated to sell, and the buyer is willing, but not obligated to buy.

Yes  No

If yes, are you related to the former business owner/licensee by blood, adoption, or marriage?

Yes  No

Did you hold ANY interest in the previously licensed business, or related real estate or equipment used by the previous business?

Yes  No If yes, explain: I wanted to start a business as that concept and type.

8. Anticipated date of opening? 8/2/25

9. Will your business sell or serve food?

Yes  If yes, please describe the type of food offerings available Asias Asian cuisine food

No

10. Fill in the information about operational details listed below. Attaching a copy of the floor plan is encouraged.

Seating Capacity: Inside: 20-30

Outside: 0

Operating Days/Hours: Inside: 11am-9pm

Outside: none

Employees/Staff (per shift/day) Number of Personnel: 3

Approximate floor building area of the premises to be licensed: 1250 sq. ft.

Approximate outdoor area of the premises to be licensed: 0 sq. ft.

Summarize the day-to-day operations of the business in the space below:

Days of operations Tuesday, Wednesday, Thursday, Friday, Saturday and Sunday

I, the applicant, understand that providing materially false information on this or any application for a license or permit under State Statute §125 is subject to civil, monetary, and license penalties. I understand that providing false information to a police officer in conjunction with the required background check for this application is subject to criminal and civil prosecution as "obstructing an officer".

Signature [Handwritten Signature]

Date 8-6-25



# CITY OF APPLETON

## MEMORANDUM

**Date:** August 27, 2025  
**To:** City Plan Commission  
**From:** Colin Kafka, Principal Planner  
**Subject:** Dedication of Public Right-of-Way for West Johnston Street

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### GENERAL INFORMATION

**Owner/Applicant:** David Baehr / Oshkosh Investment LLC and Lofgren Properties 6 LLC

**Address/Parcel Number:** 200 West College Avenue (Tax Id #31-2-0263-00)

**Applicant's Request:** The applicant is requesting a dedication of land for public right-of-way for West Johnston Street.

**Plan Commission Meeting Date:** August 27, 2025

**Common Council Meeting Date:** September 3, 2025

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### BACKGROUND

The public right-of-way dedication is proposed to provide complete public right-of-way access through the 200 block of West College Avenue. The basement of 200 W. College Avenue will encroach under the proposed dedication; therefore, the owner/applicant has submitted a permanent street occupancy permit for review and approval by the Municipal Services Committee and Common Council.

Wis. State Statute 62.23(5) states that the location, acceptance and/or acquisition of land to be used as a public way, (i.e. public alley) or public grounds shall be referred to the Plan Commission for its consideration and report before final action is taken by the Common Council.

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### STAFF ANALYSIS

**Public Right-of-Way Dedication:** The owner/applicant has submitted an application to dedicate a portion of parcel #31-2-0263-00 for right-of-way. The limits and dimensions of the proposed dedication are identified in Exhibit A.

**Surrounding Zoning and Land Uses:** The surrounding zoning and uses (north, south, east, and west) are generally commercial in nature.

**North:** CBD Central Business District. The adjacent land use to the north is commercial (parking lot).

South: CBD Central Business District. The adjacent land use to the south is mixed use (apartments and ground floor commercial).

East: CBD Central Business District. The adjacent land use to the east is N. Appleton Street right-of-way.

West: CBD Central Business District. The adjacent land use to the west is W. Johnston Street right-of-way.

**Appleton Comprehensive Plan 2010-2030:** The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as future Central Business District. The proposed public right-of-way dedication is consistent with the following goals and objectives of the *Comprehensive Plan 2010-2030*.

*Goal 4 – Transportation*

*Appleton will support a comprehensive transportation network that provides viable options for pedestrian, bicycle, highway, rail, and air transportation, both locally and within the region.*

*OBJECTIVE 6.1 Transportation:*

*Plan for the safe and efficient movement of vehicles on local and regional roads.*

*OBJECTIVE 6.8 Transportation:*

*Implement transportation improvements which also support the City’s desired land use, housing and neighborhood goals, objectives, and policies.*

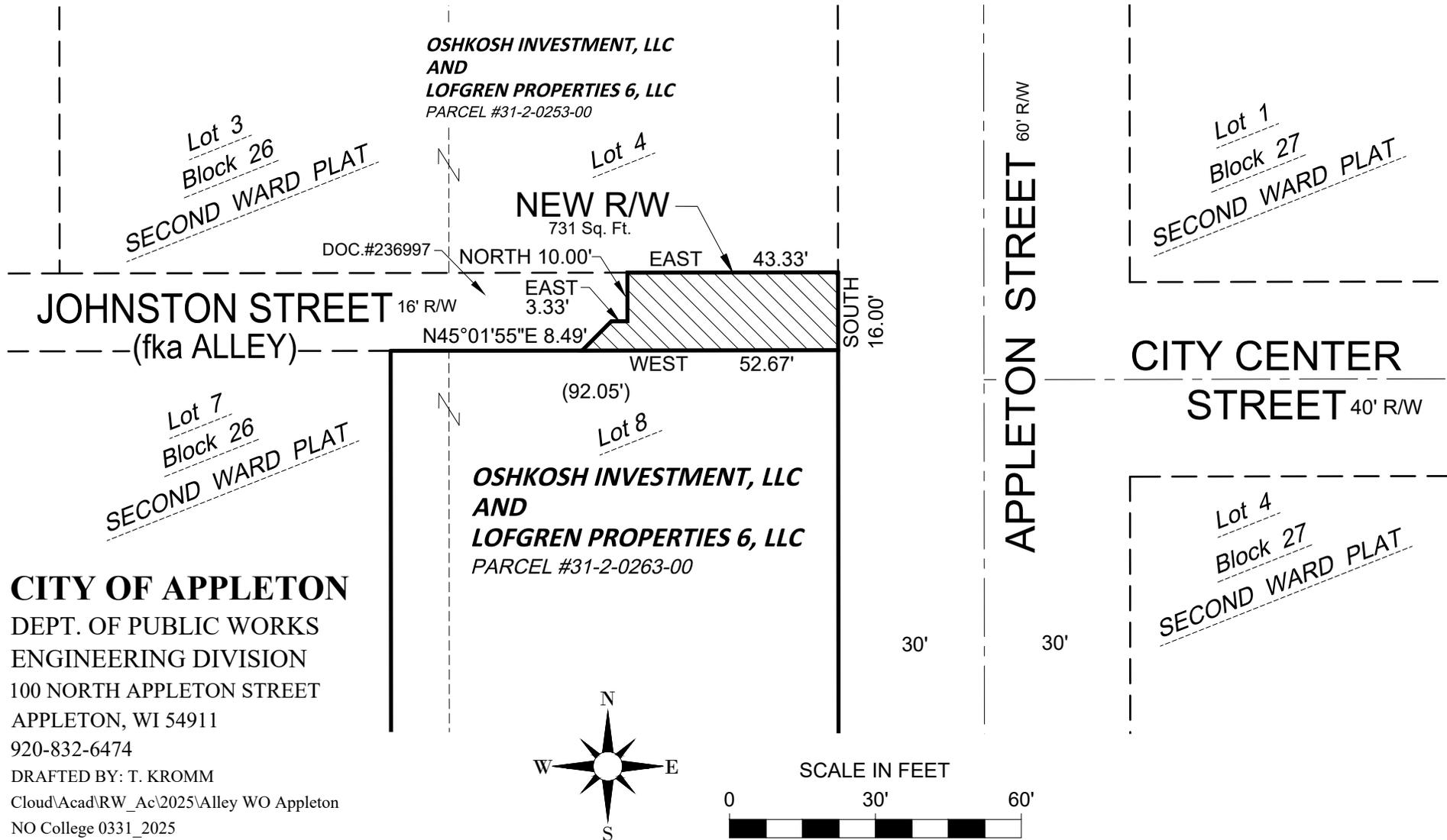
**Development Review Team (DRT) Report:** This item appeared on the April 22, 2025 DRT agenda. No negative comments were received from participating departments. Staff did note that a permanent street occupancy permit would be required due to basement portions of the building located at 200 W. College Avenue encroaching under the proposed dedication. A permanent street occupancy permit would be required to be submitted for review and approval by the Municipal Services Committee and Common Council.

**RECOMMENDATION**

Staff recommends the dedication of land for public right-of-way for West Johnston Street, as shown on the attached map, **BE APPROVED**, subject to Common Council approval of the permanent street occupancy permit.

# EXHIBIT "A"

A portion of land for street right way and being more fully described by: The North 16 feet of Lot Eight (8), of Block Twenty-Six (26), **SECOND WARD PLAT (aka APPLETON PLAT)**, according to the recorded Assessor's Map of said City, being located in the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-Six (26), Township Twenty-One (21) North, Range Seventeen (17) East, City of Appleton, Outagamie County, Wisconsin, less all that part of said Lot 8 that has previously been dedicated to the public for street right of way.



## CITY OF APPLETON

DEPT. OF PUBLIC WORKS  
ENGINEERING DIVISION  
100 NORTH APPLETON STREET  
APPLETON, WI 54911  
920-832-6474

DRAFTED BY: T. KROMM

Cloud\Acad\RW\_Ac\2025\Alley WO Appleton

NO College 0331\_2025



# CITY OF APPLETON

## MEMORANDUM

**Date:** August 27, 2025  
**To:** Plan Commission  
**From:** Lily Paul, Economic Development Specialist  
**Subject:** Annual Review of Business Improvement District (BID) Operating Plan

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## GENERAL INFORMATION

On behalf of Jennifer Stephany, Executive Director of Appleton Downtown Inc., please find the attached 2026 Business Improvement District (BID) Operating Plan for your review and recommendation.

Staff has reviewed the Operating Plan, and there are no BID boundary changes proposed. The annual BID map is included in Appendix F of the Operating Plan.

Page 9 of the Operating Plan identifies the parcels that are removed from or added to the schedule of assessments. Only BID contributing parcels are listed in the schedule of assessments (Appendix E). The language on page 8 clarifies how contributing versus non-contributing status is determined.

Business Improvement Districts are regulated by Section 66.1109 of the Wisconsin State Statutes. These Statutes require that a BID Operating Plan be reviewed and approved by the local legislative body on an annual basis. The Plan Commission is being asked to review and make recommendation to the Common Council in regard to the submitted 2026 Operating Plan.



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GREAT  
PLACE**

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**GREAT Attractions**  
**GREAT Shopping**  
**GREAT Dining & Drinks**  
**GREAT Services**

**DOWNTOWN**

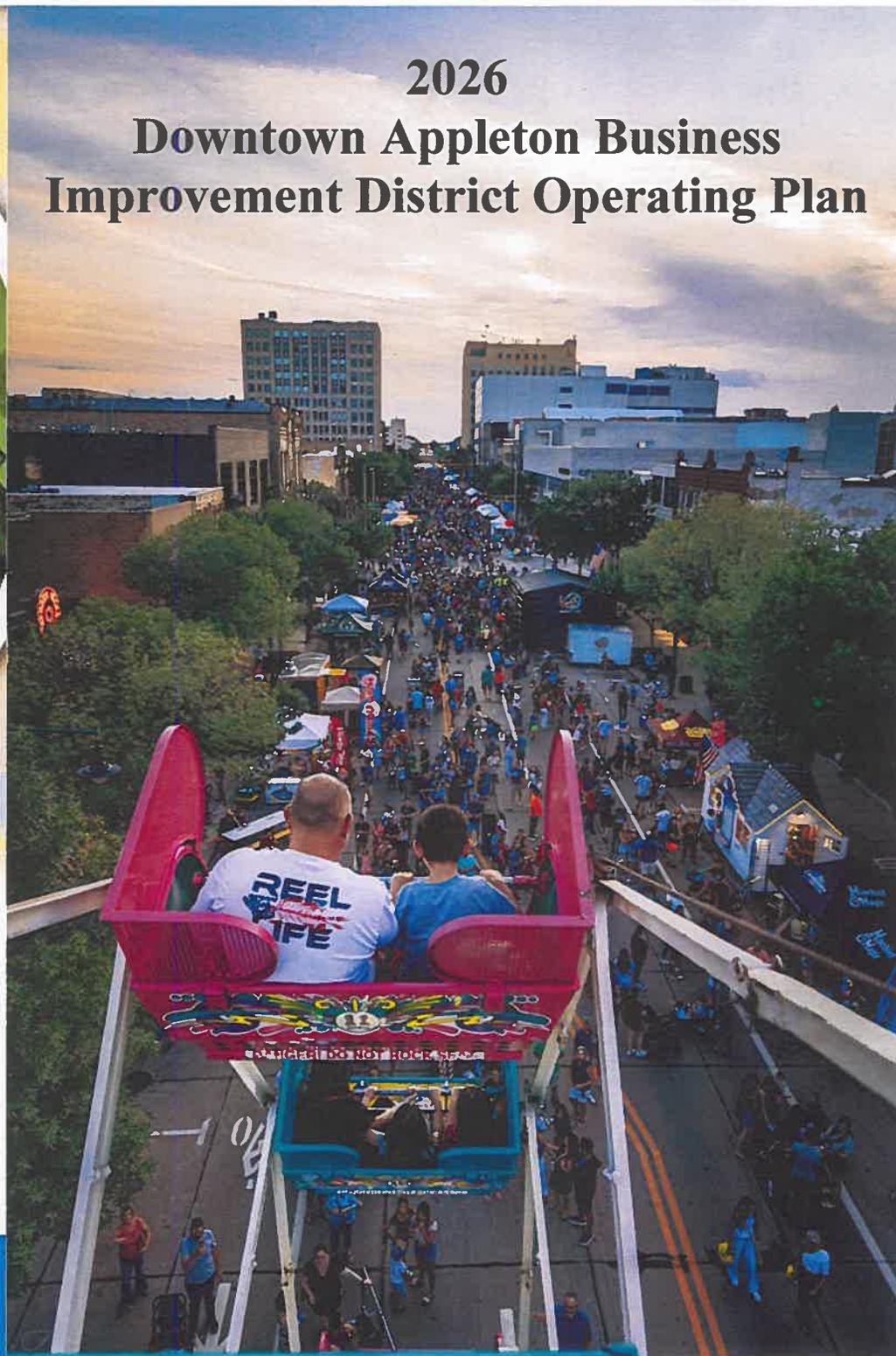
Appleton



[appletondowntown.org](http://appletondowntown.org)

**ONE GREAT PLACE  
DOWNTOWN APPLETON**

# 2026 Downtown Appleton Business Improvement District Operating Plan



# Downtown Appleton Business Improvement District Operating Plan 2026

## I. Preface

Wisconsin Act 184, signed into law in 1984, gives Wisconsin municipalities the power to establish business improvement districts (BIDs) within their communities upon petition of at least one property owner within the proposed district. The State Legislature created 66.1109 of the Wisconsin Statutes (the “BID Law”) to provide a mechanism by which business properties within an established district could voluntarily assess themselves to pay for programs aimed at promoting, developing, redeveloping, managing and maintaining the district. In many instances, BIDs are established in downtowns so property owners can jointly attract tenants and increase the value of their properties.

Business improvement district assessments are quite similar to traditional special assessments wherein property owners are assessed for improvements or services that benefit them. Unlike traditional special assessments, however, business improvement district assessments can be used to finance a wide range of activities, services, and improvements. Business improvement districts in Wisconsin have been used to fund a broad scope of activity including business retention and recruitment programs, marketing and promotional activities, environmental enhancement and maintenance programs, and crime prevention and security activities.

Pursuant to the BID Law, this shall be, when adopted, the 2026 Operating Plan for the Downtown Appleton Business Improvement District. This Operating Plan has been prepared by Appleton Downtown Incorporated (ADI) in partnership with the Business Improvement District Board of Directors and Appleton Downtown Board of Directors.

As used herein, BID shall refer to the business improvement district’s operating and governance mechanism, and “District” shall refer to the property located within the physical boundaries of the business improvement district, as provided herein.

Further development of the District through establishment of the BID is proposed because:

1. The BID law provides a mechanism whereby private property owners can work together in conjunction with the City to develop the district.
2. Existing public funding sources used to maintain and promote the district may not be sufficient. Unified development efforts will have to be financed with new private resources as well as existing public dollars.
3. The District is dynamic, including properties of varying types and sizes. Some form of cost sharing is necessary because it is not feasible for a small group alone or the City of Appleton to support District development efforts. The BID Plan provides a fair and equitable mechanism for cost sharing which will benefit all businesses and properties within the district.
4. Use of the BID mechanism helps to ensure that the entire District will be promoted, programmed and developed as expeditiously as possible.

The property owners advocating the continuation of the BID view it as a method to build on work previously done in the community to improve the downtown. These property owners and the board of directors of Appleton Downtown Inc. have pledged to work cooperatively with other organizations and the City of Appleton to enhance the vibrancy and overall health of downtown Appleton.

This Plan, when adopted by the City Council of the City of Appleton, after public hearing and recommendation of the Plan Commission in the manner required by the BID Law, shall govern the BID for the calendar year of 2026 which shall be the Twenty fifth “Plan Year”. However, it is anticipated that the BID shall continue to be so successful that it will be renewed, upon essentially the same terms and conditions for subsequent years, each of which shall be the “Plan Year”. In the manner allowed under Section 66.1109 (3)(b) of the BID Law, although with changes to the budget, work plans and assessment Appendices.

## II. Plan Development

This shall be the Business Improvement District Operating Plan for the Downtown Appleton Business Improvement District, for the year 2026.

### A. Plan of Action

The Plan of Action Work Plan was developed by the BID Board of Directors, and Standing Committees with approval from the BID and ADI Board of Directors. Those participating in this process were ever conscious of the need to represent the full membership of the BID and of ADI. The following initiatives identified in the Work Plan (**Appendix A**) align with the City of Appleton Comprehensive plan Chapter 14.

### B. Goals and Objectives

The BID seeks to protect public and private assets in downtown Appleton and to attract new investment to the district. The BID exists to promote the orderly development of the district in cooperation with the City of Appleton, including implementation of the Downtown Plan (Chapter 14 of the Comprehensive Plan) and to develop, redevelop, maintain, operate, and promote the district. The BID shall work to preserve and improve economic, cultural, and social conditions within the district by facilitating partnerships of people and organizations to achieve mutual goals. The BID provides the necessary funding to plan, evaluate, facilitate and implement district development projects, planning activities, and promotional activities in partnership with Appleton Downtown Inc. that fit within the identified mixed-use strategy for developing viable and sustainable markets that the district in downtown Appleton can serve.

### C. Benefits

Money collected by the BID under this plan will be spent within the district or for the benefit of the district, and used to help property owners attract and retain tenants, keep downtown clean, safe and attractive, increase the value of property downtown and expand on a strong brand and marketing campaign for downtown. **Appendix A** outlines the goals and objectives for the plan year as they align with Chapter 14 Downtown Plan of the City of Appleton Comprehensive Plan. The plan is presented as a collaborative plan between the Business Improvement District, Appleton Downtown Inc. and Creative Downtown Appleton Inc. noted herein as: BID/ADI/CDA

#### D. 2024 Annual Report

##### **The 2024 annual report is attached.**

The Business Improvement District 202 properties in 2024 experienced an overall increase of 4.85% over the previous year.

The 2025 midyear update report is attached as **Appendix B**

#### E. 2026 Budget

All of the estimated expenditures of the BID are shown on **Appendix C**, the Budget. Expected expenditures will be financed by the collection of BID assessments and with other revenues generated by Appleton Downtown Incorporated (ADI) and Creative Downtown Appleton Inc. (CDA) including but not limited to sponsorships and donations, ADI memberships, and by generated revenues from events and promotional activities. Ownership of all activities, programs, promotions, and events, along with any related revenues shall remain with ADI or CDA respectively but shall be applied to programs and services that further collective goals of the BID.

It is anticipated that the BID will contract with ADI to carry out the BID's Operational Plan, and that the BID will have no paid staff of its own. Funds collected through BID assessments shall be used to pay for the contracted and approved expenditures with ADI, and are expected to provide approximately 27% of the projected total annual budget to implement a full downtown management and event program of work.

Except as identified herein, all expenditures will be incurred during the Plan Year. Any funds remaining on any line item above may be moved to another budget line item, as determined by the Board of the BID. Any unused funds remaining at the end of the year shall be deposited into a contingency fund for the following Plan Year. If any additional funds are received by the BID, whether from gifts, grants, government programs, or other sources, they shall be expended for the purposes identified herein, and in the manner required by the source of such funds, or, if the funds have no restrictions, in the manner determined by the Board of the BID, in keeping with the objectives of this BID Plan. All physical improvements made with these funds shall be made in the BID District. The location of other expenditures shall be determined by the BID Board, but for the benefit of the District.

#### F. Powers

The BID, and the Board managing the BID shall have all the powers authorized by law, and by this Plan, and shall have all powers necessary or convenient, to implement the Operating Plan, including, but not limited to, the following powers:

1. To manage the affairs of the District.
2. To promote new investment and appreciation in value of existing investments in the District.
3. To contract with Appleton Downtown Incorporated on behalf of the BID to implement the Operational Plan.
4. To develop, advertise and promote the existing and potential benefits of the District.
5. To acquire, improve, lease and sell properties within the District, and otherwise deal in real estate.
6. To undertake on its own account, public improvements and/or to assist in development, underwriting or guaranteeing public improvements within the District.

7. To apply for, accept, and use grants and gifts for these purposes.
8. To elect officers, and contract out work as necessary to carry out annual goals.
9. To elect Officers to carry out the day to day work authorized by the BID Board, including signing checks and contracts on behalf of the Board, and to adopt, if the Board wishes, By-Laws governing the conduct of the Board and its Officers, not inconsistent with this Operating Plan.
10. To uphold the by-laws related to the day to day operation of the Board and Board meetings.

G. Relationship to Plans for the Orderly Development of the City

Creation of a business improvement district to facilitate District development is consistent with the City of Appleton's Downtown Plan and will promote the orderly development of the City in general and downtown in particular.

H. Public Review Process

The BID Law establishes a specific process for reviewing and approving the proposed Operating Plan, and the boundaries of the proposed District. All statutory requirements to create the BID were followed.

**I. District Boundaries**

The District is defined as those tax key parcels, which are outlined in blue and indicated by property in dark green on **Appendix F**, attached hereto and incorporated herein by this reference, reflecting the parcels as they existed in the City of Appleton Assessor's records as of June 2025.

The District is generally bounded on the south by the south right of way line of Lawrence Street, on the north by the north right of way line of Franklin Street, on the east by the right of way line of Drew Street and on the west by the west right of way line of Richmond Street/Memorial Drive, with additional corridors extending north on Richmond Street to Packard Street and west along college Avenue to Badger Avenue. Properties on both sides of boundary streets are included in the District. The District includes **204** contributing parcels and units. Notwithstanding the parcels of property which are not subject to general real estate taxes, shall be excluded from the district by definition, even though they lie within the boundaries of the BID as in the map in **Appendix F**.

See Section: VI. *Method of Assessment, Item A. Parcels Assessed*: For identification of parcels that are assessed for the BID as contributing parcels based on their use and parcels that are non-contributing. Annual adjustments to contributing and non-contributing parcels in the BID are made based on parcel combinations and parcel divisions.

## **I. Organization (no change has been made to this section from the previous year.)**

### **A. Operating Board**

The BID Board (“Board”) as defined below, shall be appointed by the Mayor of the City of Appleton, with substantial input from ADI and the property owners in the District. Appointments by the Mayor must be confirmed by the City Council and voted in by the BID Board. The appointments and confirmation shall be made before the commencement of the Plan Year for which the Operating Plan was adopted.

This Board’s primary responsibility shall be to implement the current year’s Operating Plan, to contract for the carrying out of the Operating Plan, contracting for preparation of an annual report and audit on the District, annually considering and making changes to the Operating Plan including suggestions made by Appleton Downtown Incorporated and submitting the Operating Plan for the following Plan Year to the Common Council of the City of Appleton for approval, and other powers granted in this Plan. This requires the Board to negotiate with providers of service and materials to carry out the Plan; to enter into various contracts; to monitor development activity; and to ensure District compliance with provisions of applicable statutes and regulations.

#### **The BID Board shall be structured as follows:**

1. Board size maximum of 9
  2. Composition – A majority (at least 5) members shall be owners or occupants of the property within the District. Any non-owner, non-occupant appointee to the Board shall be a resident of the City of Appleton. At least 2 members shall be representative of each of the 3 identified market sectors, service/retail, hospitality, and office. One member shall be a representative of the Mayor or City Council. Any Board member who because of transfer of ownership of property is no longer eligible to act as a representative for a particular sector, or where such transfer of property shall cause the make-up of the Board to fall out of compliance with this Operational Plan shall be replaced. The Board shall make a recommendation for replacement to the Mayor who shall appoint a new Board member within 30 days of the recommendation.
  3. Term – Appointments to the Board shall be for a period of 3 years-for staggered terms, each ending on December 31 of the applicable year. The Board may remove by majority vote, any BID Board member who is absent for more than 3 meetings, without a valid excuse, and may recommend to the Mayor replacement members, which the Mayor shall act upon within 30 days of the recommendation.
  4. Compensation – None.
  5. Meetings – all Meetings of the Board shall be governed by Wisconsin Open Meetings Law. Minutes will be recorded and submitted to the City and the Board. The Board shall adopt rules of order to govern the conduct of its meetings and meet regularly, at least annually.
  6. Record keeping – Files and records of the Board’s affairs shall be kept pursuant to public records requirements.
  7. Staffing – The Board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof. Unless requested otherwise by the Board, and any staff members or employees of contractors may attend all meetings of the Board, but will not have voting authority.
  8. Officers – The Board shall appoint a Chairman, Treasurer and Secretary, any two of the three of which shall have the authority to execute documents on behalf of the full Board, for the purposes authorized by the full Board, including the writing of checks. Attached Board list
- Appendix D**

9. For purposes of this section “person” means an individual owner of a parcel, or a representative of an entity owner of such parcel. No one individual, and no more than one representative of any entity, may hold more than one Board position. If, during the course of a term, a Board member’s situation changes, so that they no longer fit the definition for that seat, such as by selling their parcel, they shall resign within 10 days of selling their parcel.

B. Amendments

This Operating Plan, when adopted, shall be the governing plan for the Plan Year 2026. However, section 66.1109 (3) (b) of the BID Law requires the Board of the city to annually review and make changes as appropriate to the district Plan, when adopting a new Operating Plan for later Plan Years. Approval by the City’s Common Council of such Plan updates shall be conclusive evidence of compliance of such Plan with the BID Law.

The BID Law allows the BID to annually present amendments to its Plan. The following process for approval of the amended Plan will be followed.

1. A joint strategy session of the BID Board and the ADI Board of Directors will develop the objectives of the Operational Plan for the next Plan Year.
2. The proposed Goals and Objectives for the Plan Year will be drafted by Appleton downtown Incorporated Staff and submitted to the ADI and BID Board for review and input.
3. The BID Board will review the proposed BID Plan and submit to Planning Commission for approval.
4. ADI Staff will submit the plan draft it to the ADI Board for review.
5. The proposed plan will be submitted to the Community Development Department.
6. The Planning Commission and Common Council will act on the proposed BID Operational Plan as scheduled.
7. The Mayor of Appleton will appoint new members to the BID Board at least 30 days prior to the expiration of outgoing Board members’ terms.

It is anticipated that the BID will continue to revise and develop the master Operating Plan for later Plan Years, in response to changing development needs and opportunities in the District, within the purpose and objectives defined herein and therein.

**II. Finance Method** (no change has been made to this section from the previous year.)

The proposed expenditures contained in Section II (D) above, will be financed with moneys collected from the BID assessment, and will be made, from time to time, throughout the year, in accordance with the BID Budget, attached hereto as **Appendix C**.

Moneys collected from BID assessments by the City will be used to pay Appleton Downtown Incorporated in accordance with the implementation contract between the BID and ADI

**III. Method of Assessment**

**Special Note:** There was no change to the BID assessment rate or methodology.

A. Parcels Assessed – Appendix E

All tax parcels within the District required to pay real estate taxes, including those taxed by the State as manufacturing, will be assessed with the exception of those parcels used solely for parking and those parcels subject to a recorded condominium declaration, and parcels classified as commercial use as shown on the City of Appleton Assessors records. Commercial Condominiums shall be assessed as if the entire building in which the Commercial Condominiums are located were not subject to the Condominium act and instead were assessed as one building, and the assessment for that entire building shall be levied against each Commercial Condominium unit in such proportion as the condominium assessments of that condominium are prorated, as defined in the Declaration of Condominium for that building.

Real property used exclusively for residential purposes may not be assessed, as required by the BID Law. Property exempt from paying real estate taxes, parcels classified as ‘vacant’ use by the City of Appleton Assessors records or owned by government agencies will not be assessed.

For identification of parcels that are assessed for the BID as contributing parcels based on their use and parcels that are non-contributing. Annual adjustments to contributing and non-contributing parcels in the BID are made based on parcel combinations and parcel divisions.

The Business Improvement District reassessment was completed by the City of Appleton Assessor’s Office. The current property assessment list was generated by the Assessor’s office and reviewed by the Finance Department, ADI staff and the BID Board.

B. Levy of Assessments

Special assessments under this Operating Plan are hereby levied, by the adoption of this Operating Plan by the City Council against each tax parcel of property within the District which has a separate tax key number, in the amount shown on the assessment schedule which is attached hereto as **Appendix E**.

The BID Board of Directors approved BID rate for the 2026 plan year is \$2.75 per \$1000 of assessed value, minimum \$275 and maximum \$5500.

The 2026 plan year assessment list **Appendix E** shows the calculation with the current rate at \$2.75 for each \$1000 of assessed value for each parcel in the District with no parcel assessed more than \$5,500 and no parcel assessed less than \$275, with parcels used solely for parking excluded, with parcels solely used for residences excluded, and with the adjustments for the Commercial Condominiums and adjustments for relocation of the caps and minimums. The assessment was based on the assessed value of that parcel (land and improvements) as shown in the records of the City Assessor’s Office except as otherwise identified below. It is understood that some properties within the BID may be re-assessed. The changes in the tax assessment may impact the BID assessment for these properties.

The principal behind the assessment methodology is that each non-exempt parcel’s owner should pay for District development in proportion to the benefit derived. Obviously, not every parcel in the District will benefit equally, nor should each parcel, regardless of size or value contribute in exact ration of property value. It is assumed that a minimum and maximum benefit can be achieved for each parcel, thus, minimum and maximum BID assessments have been established.

For those parcels identified as Commercial Condominiums, the minimum and maximum assessments shall be established for the entire building of which the Commercial Condominium is a part, in the ratios identified above.

C. Schedule of Assessments

The final form of this 2026 Operating Plan has attached as **Appendix E** are schedules of all the tax key numbers within the BID which are being assessed, and their assessment using this formula. A review and adjustments have been made by the City of Appleton Assessor and BID Board of Directors

- BID properties increased in value by \$25,450,600 (13.9%) over previous year.
- BID property total value: \$208,304,100
- The 2026 BID levy continues as \$2.75/\$1000 with a maximum assessment of \$5500 and a minimum assessment of \$275
- Based on this methodology, the 2026 BID assessments are anticipated to generate: \$285,183
- Current carryover value approved as designated within the 2026 budget is \$17,000
- Undesignated carryover funds: \$22,115
- Adjustments from previous year presented by the City Assessor include:

<b>Removed</b>	<b>Parcel #</b>	<b>Reason</b>
New Mosaic Clinic	312029002	Now Exempt
Old Chase Bank Drive Thru	312025300	Removed
New Historical Society Museum	312040400	Now Exempt
<b>Added</b>		
City Center suite	312028209	Was exempt now commercial

D. Assessment Collection and Dispersal (no change in this section from previous year)

The City of Appleton shall include the special assessment levied herein as a separate line item on the real estate bill for each parcel. The City shall collect such assessments with the taxes as a special assessment, and in the same manner as such taxes, and shall turn over all moneys so collected to the BID Board for distribution in accordance with the BID Plan.

All BID assessments shall be shown on the tax bill as due and owing with the first installment of taxes and shall carry the same penalties and interest if not so paid.

Any money collected by the City of Appleton for BID assessments shall be held by the City in a segregated account.

The City of Appleton Finance Department shall provide to the BID Board by the 15<sup>th</sup> day of each month or as requested a separate financial statement for the BID along with a list of collections and source of such collections identified by tax parcel number for which the amount was collected.

Any BID assessments collected by the City before or after the Plan Year for which the assessments were made shall be held by the city in a segregated account and are to be used by the BID Board in the manner as if received during the applicable Plan Year. This provision is intended to govern BID assessments prepaid in December prior to the applicable Plan Year, as well as to delinquent and late payments made after the Plan Year.

The BID Board shall prepare and make available to the public and the City Council annual reports describing the current status of the BID, including expenditures and revenues, at the time it submits its amended Plan to the City for the following year. Following the end of the fiscal year an independent certified audit shall be obtained by the Board, and which shall be paid for out of the BID Budget. Copies of the 2024 audit are available in the ADI office and a copy was submitted to the Community Development Department with this plan.

Disbursement of BID funds shall be made in accordance with approved BID Operational Plan and Budget. Disbursements for contracted services such as those provided by Appleton Downtown Incorporated shall be done on a reimbursement basis. Invoices and documentation of services performed shall be submitted on a monthly basis to the BID Board. The BID Board shall forward these invoices for payment to the City of Appleton Finance Department. The Finance Department shall issue payment on the invoice once it has received evidence that the expenditures are eligible for reimbursement in accordance with the BID Operational Plan and Budget. This reimbursement shall be made to the service provider within seven business days of the submittal of the request to the City.

The presentation of the proposed Plan to the City shall deem a standing order of the Board under 66.1109 (4) Wis. Stats. To disburse the BID assessments in the manner provided herein. This section shall be sufficient instruction to the City to disburse the BID assessment, without necessity of an additional disbursement agreement, disbursement method, or accounting method. Other than as specified herein, the disbursement procedures shall follow standard City disbursement policy.

E. Annual Report

The Board shall prepare an annual report as required by section 66.1109 (3) (c) of the Wisconsin Statutes. A copy of the 2024 report is attached.

The report shall include the required audit. The required audit shall be prepared by the auditing firm conducting the annual audit for the City of Appleton. The BID shall be solely responsible for payment of any funds specified for the BID Audit related to BID activities for said BID Audit.

The City of Appleton Finance Department shall provide an estimate of the cost of said BID audit for the following year to the BID Board no later than September 1 of the previous year.

**IV. City Role (no change has been made to this section from the previous year.)**

The City of Appleton is committed to helping private property owners in the District promote development. To this end, the City intends to play a significant role in the implementation of the Downtown plan. In particular, the City will:

1. Encourage the County and State Governments to support activities of the district.
2. Monitor and when appropriate, apply for outside funds, which could be used in support of the district.
3. Collect assessments and maintain a segregated account.
4. Provide disbursement of BID funds to service providers in accordance with the BID Operational Plan and Budget.
5. Contract with an auditing firm to conduct the Audit. Said firm shall be the same firm that conducts the City of Appleton annual audit.
6. Provide a cost estimate for said audit no later than September 1 for the following year.
7. Provide a separate monthly financial statement to the BID Board.
8. Review annual audits as required per 66.1109 (3) (c) of the BID Law.
9. Provide the BID Board through the Assessor's Office on or before July 1 each Plan Year, with the official City records on assessed value for each tax key number within the District, as of that date in each Plan Year, for purposes of calculating the BID assessment.
10. Adopt this plan in the manner required by the BID Law.
11. Appoint and confirm new BID Board members as required herein.

**V. Required Statements (no change has been made to this section from the previous year.)**

The Business Improvement District Law requires the Plan to include several specific statements.

66.1109 (1) (f) (1.m): The District will contain property used exclusively for manufacturing purpose, as well as properties used in part for manufacturing. These properties will be assessed according to the formula contained herein because it is assumed that they will benefit from development in the District.

66.1109 (5) (a) Property known to be used exclusively for residential purposes may not be assessed, and such properties will be identified as BID exempt properties.

66.1109(1)(f)(5): Michael, Best & Friedrich, LLP has previously opined that the Operating Plan complies with the provisions of Wis Stat. sec. 66.1109(1)(f)(1-4). Michael, Best & Friedrich, LLP has confirmed that, because no substantive changes are proposed in this amendment, no additional opinion is required.

Appleton Downtown Incorporated - **no change has been made to this section from the previous year.**

A. Appleton Downtown Incorporated

The BID shall be a separate entity from Appleton Downtown Incorporated (ADI). ADI shall remain a private not-for-profit organization, not subject to the open meeting law, and not subject to the public records law except for its records generated in connection with its contract with the BID Board, and may, and it is intended, shall contract with the BID to provide services to the BID in accordance with the Plan. Any contracting with ADI to provide services to BID shall be exempt from the requirements of sec. 62.15, Wis. Stats., because such contracts shall not be for the construction of improvements or provision of materials. If the BID does contract for the construction of improvements or provisions of material, it shall follow the requirements of such statutes to the extent applicable to assure open, competitive procurement of contracts and purchases. Further, the annual accounting required under 66.1109 (3) (c) Wis. Stats. shall be deemed to fulfill the requirement of 62.15 (14) Wis. Stats. Ownership of assets of Appleton Downtown Incorporated shall remain solely with Appleton Downtown Incorporated.

A. Binding Clause

The adoption of this Operating Plan is subject to the BID Board contracting with Appleton Downtown Incorporated to carry out this Operational Plan, and if such contract is not entered into by the first day of the Plan Year, then the Plan shall be null and void.

**VI. Severability and Expansion (no change has been made to this section from the previous year.)**

The Business Improvement District has been created under authority of 66.1109 of the Statutes of the State of Wisconsin.

Should any court find any portion of the BID Law or this Plan invalid or unconstitutional, said decision will not invalidate or terminate the Business Improvement District and this Business Improvement District Operating Plan should be amended by the Common Council of the City of Appleton as and when it conducts its annual budget approval and without necessity to undertake any other act.

All of the above is specifically authorized under 66.1109 (3) (b) of the BID Law.

If it is determined by a court or administrative body that the parcel of property not be subject to general real estate taxes may not be included within the District, then said parcels shall be excluded from the definition of the district.

All appendices are hereby incorporated by this reference.

# **APPENDIX A**

**2026**

**Plan of Work**

# BUSINESS IMPROVEMENT DISTRICT 2026 Plan of Work

## **BID Goals and Objectives:**

The Appleton Business Improvement District (BID) is dedicated to protecting and enhancing both public and private investments in downtown Appleton. The BID aims to attract new investment and foster district development in collaboration with the City of Appleton. A key focus is implementing the Downtown Plan (Chapter 14 of the Comprehensive Plan) to improve, redevelop, and maintain the district while promoting vibrant activities.

To achieve its goals, the BID facilitates partnerships among people and organizations, working to improve economic, cultural, and social conditions. The BID also provides essential funding for planning, evaluating, and implementing projects, promotional programs, and events. These efforts align with a mixed-use strategy to build viable and sustainable markets that benefit the entire downtown Appleton community.

As the City, BID, ADI, CDA and its many partners continue to plan and invest in downtown Appleton, they will be guided by the following vision and principles set forth by the City Comprehensive Plan: “Downtown Appleton is a great American urban neighborhood and employment center with world class arts and entertainment.”

1. Maintain a safe, welcoming, inclusive and accessible downtown
2. Invest in the growth of downtown neighborhoods with diverse housing options and residential amenities
3. Support the launch and growth of unique, independent businesses
4. Grow downtown as the employment center for the region
5. Fully embrace and leverage the diverse arts, cultural, and educational assets of the community
6. Foster a culture of walking and biking supported by public transportation
7. Support diverse partnerships which make downtown more attractive for residents and visitors through: activities and events; public art and place making; on-going maintenance; and promotion and marketing
8. Continue to support events and entertainment which safely draw visitors to downtown Appleton
9. Collaborate with community partners to increasing leisure travel and sports tournament travelers to Appleton and maximize the value of the Fox Cities Exhibition Center
10. Increase connectivity, trails, and recreation opportunities between the downtown, the Fox River, and the region
11. Promote quality development along the Fox River by embracing the region’s industrial and natural heritage

## **Downtown Community Priorities Support:**

- A strong local economy that supports businesses of all sizes, in all sectors
- An inclusive and welcoming downtown that encourages belonging
- Downtown as a destination for leisure and business travel

- Strong livable Downtown neighborhoods with a variety of housing stock
- Improved traffic safety and walkability through improved streetscape elements
- Improved connectivity to the Riverfront
- Accessible and affordable parking solutions
- Expanding access to public art & creative culture
- A partnership with Lawrence University and Appleton Area School District

## **2026 BID/ADI/CDA Work Plan**

The ADI, CDA and BID boards will continue to advance the four imperatives for advancing Downtown's mission and community priorities:

1. Play an integral role in business retention and recruitment efforts to maintain an occupancy rate of 80% or greater.
2. Promote Downtown living options and curate livability enhancements to attract residents.
3. Collaborate with our community partners to cultivate downtown as a robust visitor destination.
4. Increase communication and interaction with downtown business owners to encourage more engagement and cross promotion.

The BID work Plan is aligned with the initiatives outlined in the City of Appleton Downtown Plan. The plan is presented as a collaborative plan incorporating efforts by the Business Improvement District, Appleton Downtown Inc and Creative Downtown Appleton Inc.

# **STRATEGIC WORK PLAN 2026:**

**APPLETON DOWNTOWN INC., The BUSINESS IMPROVEMENT DISTRICT  
and CREATIVE DOWNTOWN APPLETON INC**

# Downtown Management

**Goal:** To ensure ADI, BID and CDA collaboratively support the sustainability of a dynamic center for business, leisure, and community engagement, securing its long-term success.

## Objectives:

- **Uphold the Strategic 5 year Plan as a guide to our annual work plan**
- **Image Marketing Strategy:** manage an annual comprehensive image marketing strategy to attract investment, tourism, and residents. This will include social media campaigns, targeted advertising, maintaining a user friendly up to date website and promotional events.
- **Inclusive Community Engagement:**
  - **Stakeholder Communication:** sustain ongoing communication and engagement with stakeholders, including businesses, residents, and community organizations, to ensure alignment with their needs and interests.
  - **Youth Advisory Committees:** Continue to manage Youth Advisory Committees, including Lawrence University and Appleton Area School District students, to ensure the voices and perspectives of young people are incorporated into downtown planning and development.
  - **Stakeholder Engagement Opportunities:** create diverse opportunities for stakeholders to provide input, participate in decision-making processes, and contribute to the ongoing vibrancy of Downtown Appleton.
  - **Downtown Talk of the Town pod cast:** create engaging contact with our members, donors and downtown employees and residents.
- **Clean, Safe and Friendly Downtown Experience:**
  - **Cleaning & Maintenance:** manage a cleaning and maintenance program and staff to ensure a clean, safe, and visually appealing downtown environment. Include annual incremental power washing, banner repair and general cleaning
  - **Advocate for Solution-Based Programs Serving the Unhoused:** partner with social service organizations to advocate for and support comprehensive solutions addressing the needs of the unhoused population downtown.
- **Resource Sustainability:**
  - **Resource Development Strategy:** execute strategies from the ADI/CDA diverse revenue stream plan to support future growth and development of the organization.
  - **Evaluate and determine if an adjustment is to be made to the BID assessment rate for 2027.** Starting with a review of survey results, investment or project opportunities, and discussion with our members.
  - **Investment & Sponsorship Relations:** cultivate strong relationships with potential investors and sponsors to secure financial resources for ongoing programs and events. Including a new category for downtown residents to support our work.

## **Downtown Mobility and Parking Initiatives**

**Goal:** Establish a Mobility and Parking task force dedicated to an enhancement plan that improves accessibility, safety, and convenience for all users, encouraging a variety of travel modes to access Downtown Appleton.

### **Objectives:**

- **Increase Accessibility:**
  - Encourage pedestrian infrastructure improvements, prioritizing crossing safety for pedestrians and cyclists.
  - Advocate for audible signals at crosswalks
  - Include ongoing updates on access and parking in our social media feeds and website
- **Expand Mobility Options:**
  - Establish a micromobility promotion with the City's Bicycle and Pedestrian Advisory Committee for proper trail and bike lane use – and encourage drivers to be aware of multi modal traffic in downtown
  - Continue the partner and promotion role for the downtown trolley to support connected mobility between the riverfront and downtown.
  - Promote walkability by creating a pedestrian-friendly environment for all users
- **Optimize Parking options:**
  - Advocate to maintain low parking rates to encourage visitors and support economic development.
  - Promote the use of the Passport Parking App for a convenient and contactless parking experience.
  - Support initiatives from the 2025 Walker parking study

## **Downtown Neighborhood & Residential Development**

**Goal:** To attract new residents by creating a desirable and livable downtown environment. We will achieve this by supporting development of high-quality housing options, fostering a strong sense of community, and attracting businesses that cater to the needs of residents.

### **Objectives:**

- **Enhance Residential Development:**
  - Facilitate the ongoing Appleton Town Makers committee to encourage the creation of a mix of housing options, including apartments, condominiums, and townhomes. Engage ARA, City staff and community partners like WHEDA, Housing Coalition etc
- **Cultivate a Thriving Neighborhood:**
  - Continue neighborhood engagement programs that fosters a sense of community among residents including:
    - Host events and activities that promote neighbor networking and social interaction.
    - Expand the campaign to encourage residents to support and promote local businesses.
  - Recruit businesses that support residential development, such as:
    - Grocery store or smaller format markets to meet residents' daily needs.
    - Local retail, restaurants, nail salon, florist, dry cleaner drop off spot and other amenities.
  - Continue to advocate for noise reduction and participate in Stop the Noise initiatives and data collection
  - Improve public spaces
    - Additional flexible seating and public space gathering areas
    - Continue to advocate for a drinking fountain in Houdini Plaza
    - Pet-friendly initiatives
- **Promote a Healthy Lifestyle:**
  - Collaborate with community organizations to promote healthy living initiatives and the Farm Market wellness series

## **Downtown Development and Business Retention**

**Goal:** To cultivate a thriving downtown ecosystem that fosters the success of existing businesses and attracts high-quality new ventures, creating a dynamic and prosperous central business district.

### **Objectives:**

- **Business Retention:**

- Host workshops and training sessions based on survey results with our community partners and downtown businesses
- Distribute the annual "Business Challenges and Opportunities Survey" and compare to 2025 benchmarks to understand the current needs and aspirations of existing downtown businesses.
- Conduct one on one business visits throughout the year

- **Business Attraction and Development:**

- Establish a geo tracking recruitment campaign to reach potential office users and attract desirable new and innovative businesses that complement the existing downtown ecosystem.
- Foster a culture of entrepreneurship in collaboration with economic development partners such as WWBIC, WEDC, WHEDA, SBA, Fox Cities Chamber of Commerce, Fox Valley Technical College.
- Increase regular communication with property owners and real estate representatives to improve the tracking system for available downtown properties, ensuring accurate and up-to-date information for potential tenants.
- Maintain the property listing on the website.
- Provide one on one recruitment support to property owners.
- Distribute our recruitment tools to commercial real estate brokers in the Fox Cities
- Manage the Business Recruitment grant program to support diverse economic growth in downtown
- Manage the Facade Improvement grant program to enhance the total value of the BID properties and support properly branded businesses.

## Downtown Tourism, Arts, Entertainment & Education

**Goal:** To develop and promote a diverse range of cultural attractions, events and experiences that enrich the lives of residence and draw visitors to Downtown, creating a lasting impression and fostering economic growth.

### Objectives:

- **Cultivate a Vibrant Cultural Landscape:**
  - Host a calendar of annual events that cater to a variety of interests and demographics.
  - Curate public art installations that enhance the visual appeal of Downtown, including projection displays.
- **Grow Visitor Spending:**
  - Promote unique visitor tour experiences targeting various demographics and themes.
  - Utilize location analytics and digital targeting campaigns to expand our visitor base
- **Elevate the Visitor Experience:**
  - Implement initiatives that enhance the overall visitor experience, including improved signage, accessible amenities, and engaging programming.
  - Acquire zip code data from the CVB from hotel occupancy to guide marketing investment

## Downtown Urban Form and Design in Public Spaces

**Goal:** Transform Downtown's public spaces into inviting and functional areas that enhance user experience, promote exploration, and contribute to a distinct downtown identity.

### Objectives:

- **Improved Wayfinding:**
  - Leverage digital platforms for interactive wayfinding experiences and connectivity
  - Include a blade sign category within the façade grant
  - Pursue district markers and a photo feature that reflect the brand of One Great Place
- **Beautification, Lighting and Public Art Projects:**
  - Implement and sustain beautification projects throughout the Downtown area, incorporating greenery, lighting and public art installations
  - Support Sculpture Valley and the expansion of a Fox Cities Art Trail with rotating art exhibits
  - Expand the number of outdoor projection shows and variety of content
- **Functional Spaces:**
  - Continue to add flexible seating options throughout the district.
  - Advocate for additional refuse containers in high traffic areas.
  - Conduct a block by block evaluation of the public spaces within the district to identify improvement opportunities related to access, repairs, lighting, signage, seating, safety, overall comfort.

# **Appendix B**

**2025 Mid-year report**

# STRATEGIC WORK PLAN 2025: Q2 Report/Midyear

APPLETON DOWNTOWN INC., The BUSINESS IMPROVEMENT DISTRICT and CREATIVE DOWNTOWN APPLETON INC

## Downtown Management

**Goal:** To ensure ADI, BID and CDA collaboratively support the sustainability of a dynamic center for business, leisure, and community engagement, securing its long-term success.

### Objectives:

- **Image Marketing Strategy:** Develop an annual comprehensive image marketing strategy to attract investment, tourism, and residents. This will include social media campaigns, targeted advertising, maintaining a user friendly up to date website and promotional events.
- **Inclusive Community Engagement:**
  - **Stakeholder Communication:** Sustain ongoing communication and engagement with stakeholders, including businesses, residents, and community organizations, to ensure alignment with their needs and interests.
  - **Youth Advisory Board:** Establish a Youth Advisory Board, including Lawrence University students, to ensure the voices and perspectives of young people are incorporated into downtown planning and development.
  - **Stakeholder Engagement Opportunities:** Create diverse opportunities for stakeholders to provide input, participate in decision-making processes, and contribute to the ongoing vibrancy of Downtown Appleton.
- **Clean, Safe and Friendly Downtown Experience:**
  - **Cleaning & Maintenance:** Manage cleaning and maintenance program to ensure a clean, safe, and visually appealing downtown environment.
  - **Advocate for Solution-Based Programs Serving the Unhoused:** Partner with social service organizations to advocate for and support comprehensive solutions addressing the needs of the unhoused population downtown.
- **Resource Sustainability:**
  - **Resource Development Strategy:** Develop a comprehensive strategy for diversifying revenue streams to support future growth and development of the organization.
  - **Investment & Sponsorship Relations:** Cultivate strong relationships with potential investors and sponsors to secure financial resources for ongoing programs and events. Including a new category for downtown residents to support our work.

### Second Quarter Updates:

#### Marketing:

- The image marketing spreadsheet is attached as well as the marketing report that includes events, social media statistics and unpaid promotion.
- A2Z has been contracted with for geo targeting campaign services.

#### Engagement:

- Weekly Eblast
- Monthly meetings: hospitality, retail, Washington Square, Board, image marketing, Economic Development, Town Makers
- Youth Advisory Board structure being edited to meet requirements of AASD.
- The pod cast was launched in June and within the first week we had 171 downloads and 116 listeners. We will continue to tell the downtown story.

#### Clean Safe and Friendly:

- We hired Jim Lesser as our Downtown groundskeeper
- Power washing of the sidewalks water access is creating gaps in our coverage. We are working with businesses. Fire department and public works denied our requests for assistance.

#### Resource Sustainability:

- Strategic planning process underway. Our why statement will replace our existing mission statement, we will establish value statements, a vision statement and a strategic plan.

## Downtown Neighborhood & Residential Development

**Goal:** To attract new residents by creating a desirable and livable downtown environment. We will achieve this by supporting development of high-quality housing options, fostering a strong sense of community, and attracting businesses that cater to the needs of residents.

### Objectives:

- **Enhance Residential Development:**
  - Facilitate the Appleton Town Makers series to encourage the creation of a mix of housing options, including apartments, condominiums, and townhomes.
  - Host a development summit to showcase opportunities within the district
- **Cultivate a Thriving Neighborhood:**
  - Develop and implement a robust neighborhood engagement program that fosters a sense of community among residents including:
    - Pet-friendly initiatives, such as dog parks and waste disposal stations.
    - Events and activities that promote neighbor networking and social interaction.
    - Launch an “In my Neighborhood” campaign to encourage resident support of local businesses.
  - Recruit businesses that support residential development, such as:
    - Grocery store or smaller format markets to meet residents' daily needs.
    - Local retail, coffee shops, restaurants, and other amenities.
- **Promote a Healthy Lifestyle:**
  - Collaborate with community organizations to promote healthy living initiatives.

### Second Quarter Update:

#### Enhance Residential Development:

- There are three potential projects that have become the focus of the Town Makers group. The group is working together to support the process. The City has indicated adjustments that will come out of the comp plan updates that will support more flexible requirements for multi family. We do not have a list of those yet.
- Hosting a fall summit with the City has not yet been discussed.

#### Cultivate a Thriving Neighborhood:

- Mia our intern is working on boosting Instagram content and grow our followers to 10,000. She is gearing up to launch the “In my Neighborhood” campaign featuring businesses, services, and neighbors.
- Pet friendly – install delayed to Q3
- Jennifer visited Go Grocery in Milwaukee. This is close to what we need with more fresh food added. See business recruitment for other updates
- Jennifer attended a homelessness webinar featuring downtowns from around the nation. Solution based work is one area at a time... housing first is the focus.
- The LU Advisory Board meeting was hosting in June and they announced they will be disbanding the committee. We will continue to meet with representatives to expand our relationship with students and administration.

#### Promote a Healthy Lifestyle:

- AARP Wellness series at Farm Market is growing in attendance

## Downtown Mobility and Parking Initiatives

**Goal:** Establish a Mobility and Parking task force dedicated to an enhancement plan that improves accessibility, safety, and convenience for all users, encouraging a variety of travel modes to access Downtown Appleton.

### Objectives:

- **Increase Accessibility:**
  - Encourage pedestrian infrastructure improvements, prioritizing crossing safety for pedestrians and cyclists.
  - Improve wayfinding signage to ensure clear and easy navigation throughout Downtown.
- **Expand Mobility Options:**
  - Establish a micromobility promotion for proper trail, scooter and bike use
  - Continue the partner and promotion role for the downtown trolley to support connected mobility between the riverfront and downtown.
  - Promote walkability by creating a pedestrian-friendly environment for all users
- **Optimize Parking options:**
  - Advocate to maintain low parking rates to encourage visitors and support economic development.
  - Promote the use of the Passport Parking App for a convenient and contactless parking experience.

### Second Quarter Update:

#### Increase Accessibility:

- Sidewalk kiosks: AARP and 880 Cities will be conducting stakeholder meetings in July 22-24 – list of participants is attached.

#### Expand Mobility Options:

- We will be discussing a micro mobility campaign in partnership with the City of Appleton's Bicycle and Pedestrian Advisory Committee

#### Optimize Parking options:

- Proposed loading zone in the 300 east College block was approved as temporary. We will stay in touch with businesses within that block regarding impact.
- Green Ramp will be under construction and have reduced parking for the remainder of the year.
- The City's parking study update has started with Walker. Stakeholder meets mid July

# Downtown Development and Business Retention

**Goal:** To cultivate a thriving downtown ecosystem that fosters the success of existing businesses and attracts high-quality new ventures, creating a dynamic and prosperous central business district.

## Objectives:

### • **Business Retention:**

- Re-launch a "Business to Business" program connecting service-based businesses within the downtown, creating a network for mutual support and growth.
- Conduct a comprehensive "Business Challenges and Opportunities Survey" to understand the current needs and aspirations of existing downtown businesses.

### • **Business Attraction:**

- Develop a data-driven strategy to attract desirable new and innovative businesses that complement the existing downtown ecosystem.
- Foster a culture of entrepreneurship in collaboration with economic development partners such as WWBIC, WEDC, WHEDA, SBA, Fox Cities Chamber of Commerce, Fox Valley Tech.
- Increase regular communication with property owners and real estate representatives to improve the tracking system for available downtown properties, ensuring accurate and up-to-date information for potential tenants.
- Manage the Business Recruitment grant program to support diverse economic growth in downtown

### • **Downtown Development:**

- Host the "Appleton Town Makers" program providing resources and mentorship to cultivate new developers and local entrepreneurs.
- Manage the Façade Improvement grant program to enhance the total value of the BID properties and support properly branded businesses.

## Second Quarter Update:

### Business Retention:

- Business Challenges and Opportunities Survey distributed – July 25

### Business Attraction:

- Jen presented to Women in Real Estate to discuss downtown properties and projects.
- WWBIC hosted a session at out office on how to read a lease
- Working with Fox Den on potential tenant requirement and assisting with coordination of an invite only open house pitch presentation event.
- I set up a tour with an interested party to tour the BMO building
- Monthly property list review with econ dev committee to check on progress and offer assistance. Populating the website list
- Retail recruitment database from WEDC now sorted by category of WI based retail shops, a letter is ready to go, the video is being produced in July.

### Business Development

- Town Makers meets monthly 2<sup>nd</sup> Wed. 5:30pm
- Recruitment Grant and Façade Grant approvals – attached

## Downtown Tourism, Arts, Entertainment & Education

**Goal:** To develop and promote a diverse range of cultural attractions, events and experiences that enrich the lives of residence and draw visitors to Downtown, creating a lasting impression and fostering economic growth.

### Objectives:

- **Cultivate a Vibrant Cultural Landscape:**
  - Host a calendar of annual events that cater to a variety of interests and demographics.
  - Utilize data-driven metrics from the CVB to evaluate and improve the effectiveness of annual events and promotions.
  - Curate public art installations that enhance the visual appeal of Downtown, including projection mapping displays.
  - Collaborate with district educational community partners to develop programming for businesses and local residence
- **Elevate the Visitor Experience:**
  - Partner with the Convention and Visitors Bureau (CVB) to create unique visitor experiences during the NFL Draft.
  - Implement initiatives that enhance the overall visitor experience, including improved signage, accessible amenities, and engaging programming.
- **Grow Visitor Spending:**
  - Develop unique visitor tour experiences targeting various demographics and themes.
  - Utilize technology to promote real time incentives for shopping, dining and entertainment to visitors such as push notifications.

### Second Quarter Update:

- May Night Market was a success featuring live music, entertainment, over 100 small businesses. The event is family friendly and draws a wide demographic
- We are struggling to get meaningful data from the CVB's system and met with Redevelopment Resources about contracting for specific dates and locations using Placerai verses a full subscription
- Photo Op – no new progress
- Paint the City 4 will use the alleyway behind City Center West as their canvas this summer. Funding is fully secured starting August 4
- A postcard style mural was installed on 823 W College
- ADI needed to hire a new Event Director as Carissa is opening a retail store. Welcome Mary Beth Fosbinder.

### Elevate the Visitor Experience:

- During the Draft: we hosted a SongWalk in partnership with Mile of Music, featured projection of the ice bowl on the PAC, conducted target marketing to attendees.
- ADI will be assisting the CVB with the opening reception of the Upper Midwest Convention and Visitor's Bureau Conference Sept 8. Creating a mini night market experience. We will host a shop local table, curate the food from downtown restaurants and feature local talent.

### Grow Visitor Spending:

- Geo targeting campaign during the Draft funded by ADI will provide real time incentive to Shop, Dine and Play in Downtown Appleton. During the first half we had 192,435 impressions and 491 clicks. The retargeting happens June through September.

- Recruitment Grants approved:
  - Tarigrade Bookshelf \$1000
  - HiViz LED Lighting \$1000
  - THZ Insurance Group \$1000
  - Cross Law Firm \$575
  - Suited LLC \$333
  - Safe Families LLC \$1000
  - Little Known Art House: \$1000
  - Cloud Nine Beauty Lounge: \$1000
  - Chandelier Boutique \$925
- Façade Grants approved:
  - Stateview Commons: 532 W College \$2500
  - Tardigrade Properties: 501 Richmond: \$2500
  - Noble Assets: 516 W College: \$2312
  - Zion Homes LLC: 215 W College: \$2500
  - Zion Homes LLC: 215 W College: \$4425
  - Zion Homes LLC: 215 W College: \$2312.50
  - Nobel Assets: 516 W College: \$2312
  - Little Known Art House: 115 Washington: \$385
  - Cloud Nine Beauty Lounge: 115 Washington: \$1866
  - Cornerstone Chapel building: 233 N Appleton St: \$5000

# Downtown Urban Form and Design in Public Spaces

**Goal:** Transform Downtown's public spaces into inviting and functional areas that enhance user experience, promote exploration, and contribute to a distinct downtown identity.

## Objectives:

- **Improved Wayfinding:**
  - Upgrade sidewalk kiosks to guide visitors and residents through the Downtown core.
  - Leverage digital platforms for interactive wayfinding experiences.
  - Explore a perpendicular storefront signage program
  - Establish a plan for new creative district markers that visually define the boundaries of Downtown Appleton.
- **Beautification, Lighting and Public Art Projects:**
  - Implement and sustain beautification projects throughout the Downtown area, incorporating greenery, lighting and public art installations
  - Organize the chalk walk public art competition and installation
  - Support Sculpture Valley rotating art exhibits to maintain dynamic appeal and showcase diverse artistic voices.
- **Functional Spaces:**
  - Continue to add flexible seating options throughout the district.
  - Influence approval for additional refuse containers in high traffic areas.
  - Revisit the investment of a solar powered charging station in Downtown.

## Second Quarter Update:

### Improving Wayfinding:

- Sidewalk kiosks stakeholder meetings July 22, 23, 24 – questions are below
- Working with to assemble a blade sign promotion. Inclusion would fall under the façade grant program.

### Beautification, Lighting and Public Art Projects

- Sculpture Valley, CVB, Trout Museum of Art and ADI moving the concept of an Art Trail forward. A grant from the CVB has been approved by the committee for \$75,000 (board approval still required)
- Avenue of Angels: seeking volunteers to help with the pole angel renovations. In August.
- Chalk walk has 52 registrations and will help us launch a new 4<sup>th</sup> Fridays brand with a focus on highlighting special happenings and art related experiences.

### Functional Spaces:

- Parklet – two attempts at a new location failed. One for zoning and the other for denial by the property owner. We went back to the Washington Street location.
- A request was made to DPW Director to adjust the parklet policy to allow businesses to apply – staff will not support the amendment.
- We did not do chairs in Houdini this year. A request sent last year to the City for a neighborhood grant for wooden chairs and a drinking fountain we still have no answer on.

# **APPENDIX C**

**2026**

**Budget**

# BUSINESS IMPROVEMENT DISTRICT 2026 BUDGET

REVENUE		2026 Budget
	BID Assessments	285,183
	Designated carryover	17,000
	Undesignated carryover	22,115
	<b>Total</b>	<b>324,298</b>
EXPENSES		
Contracted Services		
	ADI Staff support	55,000
Administrative	Supplies and operational services	7183
BID Audit/Accounting		4,000
Marketing	Image marketing, graphic design, content creation	116,000
Economic Development		
	Façade Grants	45,000
	Recruitment Grant	15,000
	Business Recruitment	18,000
Maintenance services	Sidewalk cleaning, flowers, lights	42,000
Undesignated carryover		22,115
		<b>324,298</b>

# APPENDIX D

## 2025-2026 BID Board List

<b>Board Member</b>	<b>Business</b>	<b>Category</b>
David Kress	City of Appleton – Deputy Director Community Development Department	City Government
Benjamin King	King Brokerage	Property owner / Business Owner –office/ Downtown Resident
Brad Schwebs	NAI Pfefferle/Pfefferle Management	Property owner representative / Office
Gary Schmitz – Past President	Retired	
Walter Schonfeld – President	Downtown Property Owner	Property and Business Owner – office
Bill Wetzel - Secretary	Acoca Coffee	Property Owner / Business Owner Hospitality
Jason Druxman– Treasurer	Avenue Jewelers	Business Owner: Retail & property/co-owner
Tim Ceman	Noble Assets	Property Owner
Nate Weyenberg	Angels Forever Windows of Light	Property Owner / Business Owner: Retail

# **Appendix E**

## **Schedule of Assessments (attached)**

PINLINK	BIDProp	ss	Name	Living_Units	Property_Address	op_Ci	Prop_Zip	Zoning	FullTaxKey	Ownershi p	Unit#	Land_Value	Improvement	Total_Value	Total		
															Assessment	Min/Max Adj	Assessment
312000200	IN	2	WP & R INC	0	303 E COLLEGE AVE	APPLI	54911	CBD	31-2-0002-00			\$ 165,200.00	\$ 182,500.00	\$ 347,700.00	956.18	956.18	956.18
312000300	IN	2	GO TO COLLEGE LLC	0	305 E COLLEGE AVE	APPLI	54911	CBD	31-2-0003-00			\$ 69,500.00	\$ 110,000.00	\$ 179,500.00	493.63	493.63	493.63
312000400	IN	2	311 COLLEGE AVE LLC	1	311 E COLLEGE AVE	APPLI	54911	CBD	31-2-0004-00			\$ 54,500.00	\$ 141,500.00	\$ 196,000.00	539.00	539.00	539.00
312001700	IN	2	FURMAN PROPERTIES LLC	2	231 E COLLEGE AVE	APPLI	54911	CBD	31-2-0017-00			\$ 87,200.00	\$ 360,500.00	\$ 447,700.00	1,231.18	1,231.18	1,231.18
312001900	IN	2	NOBLE ASSETS LLC	0	229 E COLLEGE AVE	APPLI	54911	CBD	31-2-0019-00			\$ 35,500.00	\$ 114,000.00	\$ 149,500.00	411.13	411.13	411.13
312002000	IN	2	FIFTY-ONE FIFTY LLC	2	227 E COLLEGE AVE	APPLI	54911	CBD	31-2-0020-00			\$ 39,700.00	\$ 158,000.00	\$ 197,700.00	543.68	543.68	543.68
312002100	IN	2	WENDY KRUEGER ET AL	2	225 E COLLEGE AVE	APPLI	54911	CBD	31-2-0021-00			\$ 41,500.00	\$ 120,000.00	\$ 161,500.00	444.13	444.13	444.13
312002200	IN	2	223 COLLEGE LLC	2	223 E COLLEGE AVE	APPLI	54911	CBD	31-2-0022-00			\$ 75,900.00	\$ 162,000.00	\$ 237,900.00	654.23	654.23	654.23
312002300	IN	2	219 COLLEGE LLC	0	219 E COLLEGE AVE	APPLI	54911	CBD	31-2-0023-00			\$ 75,900.00	\$ 84,000.00	\$ 159,900.00	439.73	439.73	439.73
312002500	IN	2	ANTHONY A MUELLER	0	217 E COLLEGE AVE	APPLI	54911	CBD	31-2-0025-00			\$ 75,900.00	\$ 140,000.00	\$ 215,900.00	593.73	593.73	593.73
312002600	IN	2	KORN ACQUISITIONS R.E. LLC	2	215 E COLLEGE AVE	APPLI	54911	CBD	31-2-0026-00			\$ 76,200.00	\$ 254,300.00	\$ 330,500.00	908.88	908.88	908.88
312002700	IN	2	SHIRAZ HOLDINGS LLC	1	213 E COLLEGE AVE	APPLI	54911	CBD	31-2-0027-00			\$ 78,400.00	\$ 189,500.00	\$ 267,900.00	736.73	736.73	736.73
312003100	IN	2	GABRIEL LOFTS LLC	21	201 E COLLEGE AVE	APPLI	54911	CBD	31-2-0031-00			\$ 381,300.00	\$ 4,279,500.00	\$ 4,660,800.00	12,817.20	5,500.00	5,500.00
312003800	IN	2	BEHNKE PROPERTIES LLC	1	101 E COLLEGE AVE	APPLI	54911	CBD	31-2-0038-00			\$ 47,300.00	\$ 237,700.00	\$ 285,000.00	783.75	783.75	783.75
312003900	IN	2	FA & VB LLC	0	103 E COLLEGE AVE	APPLI	54911	CBD	31-2-0039-00			\$ 145,200.00	\$ 403,800.00	\$ 549,000.00	1,509.75	1,509.75	1,509.75
312004000	IN	2	RAYMON L ASPLUND	2	107 E COLLEGE AVE	APPLI	54911	CBD	31-2-0040-00			\$ 60,500.00	\$ 163,000.00	\$ 223,500.00	614.63	614.63	614.63
312004100	IN	2	DKS REALTY WISCONSIN IV LLC	3	109 E COLLEGE AVE	APPLI	54911	CBD	31-2-0041-00			\$ 67,000.00	\$ 154,000.00	\$ 221,000.00	607.75	607.75	607.75
312004200	IN	2	DKS REALTY WISCONSIN IV LLC	3	111 E COLLEGE AVE	APPLI	54911	CBD	31-2-0042-00			\$ 67,000.00	\$ 154,500.00	\$ 221,500.00	609.13	609.13	609.13
312004300	IN	2	BEHNKE PROPERTIES LLC	2	113 E COLLEGE AVE	APPLI	54911	CBD	31-2-0043-00			\$ 69,600.00	\$ 175,000.00	\$ 244,600.00	672.65	672.65	672.65
312004400	IN	2	BEHNKE PROPERTIES LLC	4	115 E COLLEGE AVE	APPLI	54911	CBD	31-2-0044-00			\$ 187,400.00	\$ 517,000.00	\$ 704,400.00	1,937.10	1,937.10	1,937.10
312004600	IN	2	BEHNKE PROPERTIES LLC	1	121 E COLLEGE AVE	APPLI	54911	CBD	31-2-0046-00			\$ 58,600.00	\$ 142,000.00	\$ 200,600.00	551.65	551.65	551.65
312004700	IN	2	ECO PROPERTIES LLC	1	123 E COLLEGE AVE	APPLI	54911	CBD	31-2-0047-00			\$ 56,700.00	\$ 157,000.00	\$ 213,700.00	587.68	587.68	587.68
312004800	IN	2	SOMA CORPORATION	2	125 E COLLEGE AVE	APPLI	54911	CBD	31-2-0048-00			\$ 60,000.00	\$ 295,000.00	\$ 355,000.00	976.25	976.25	976.25
312004900	IN	2	BEHNKE PROPERTIES LLC	1	127 E COLLEGE AVE	APPLI	54911	CBD	31-2-0049-00			\$ 74,200.00	\$ 163,500.00	\$ 237,700.00	653.68	653.68	653.68
312005000	IN	2	BEHNKE PROPERTIES LLC	3	129 E COLLEGE AVE	APPLI	54911	CBD	31-2-0050-00			\$ 74,200.00	\$ 231,500.00	\$ 305,700.00	840.68	840.68	840.68
312005100	IN	2	GREENSIDE PROPERTIES LLC	1	133 E COLLEGE AVE	APPLI	54911	CBD	31-2-0051-00			\$ 74,200.00	\$ 451,500.00	\$ 525,700.00	1,445.68	1,445.68	1,445.68
312005101	IN	2	GREENSIDE PROPERTIES LLC	0	135 E COLLEGE AVE	APPLI	54911	CBD	31-2-0051-01			\$ 77,200.00	\$ 183,000.00	\$ 260,200.00	715.55	715.55	715.55
312006900	IN	2	BAZIL PROPERTIES LLC	0	107 W COLLEGE AVE	APPLI	54911	CBD	31-2-0069-00			\$ 108,100.00	\$ 378,500.00	\$ 486,600.00	1,338.15	1,338.15	1,338.15
312007000	IN	2	ZUELKE FLATS LLC	66	101 W COLLEGE AVE	APPLI	54911	CBD	31-2-0070-00			\$ 171,000.00	\$ 9,625,000.00	\$ 9,796,000.00	26,939.00	5,500.00	5,500.00
312007200	IN	2	100 W LAWRENCE STREET FEE LLC	0	100 W LAWRENCE ST	APPLI	54911	CBD	31-2-0072-00			\$ 526,800.00	\$ 9,500,000.00	\$ 10,026,800.00	27,573.70	5,500.00	5,500.00
312007400	IN	2	SHAH BECK GROUP LLC	0	221 W COLLEGE AVE	APPLI	54911	CBD	31-2-0074-00			\$ 583,500.00	\$ 2,626,000.00	\$ 3,209,500.00	8,826.13	5,500.00	5,500.00
312007800	IN	2	ZION HOMES LLC	0	215 W COLLEGE AVE	APPLI	54911	CBD	31-2-0078-00			\$ 118,100.00	\$ 286,500.00	\$ 404,600.00	1,112.65	1,112.65	1,112.65
312007900	IN	2	KING BROKERAGE LTD	1	211 W COLLEGE AVE	APPLI	54911	CBD	31-2-0079-00			\$ 175,400.00	\$ 625,600.00	\$ 801,000.00	2,202.75	2,202.75	2,202.75
312008000	IN	2	TUSLER PROPERTIES LLC	0	207 W COLLEGE AVE	APPLI	54911	CBD	31-2-0080-00			\$ 87,600.00	\$ 299,000.00	\$ 386,600.00	1,063.15	1,063.15	1,063.15
312008100	IN	2	STEVEN HECKENLAIBLE LIV TRUST	2	205 W COLLEGE AVE	APPLI	54911	CBD	31-2-0081-00			\$ 51,900.00	\$ 231,800.00	\$ 283,700.00	780.18	780.18	780.18
312008200	IN	2	CLEO'S REAL ESTATE PARTNERSHIP	3	203 W COLLEGE AVE	APPLI	54911	CBD	31-2-0082-00			\$ 53,000.00	\$ 305,500.00	\$ 358,500.00	985.88	985.88	985.88
312008300	IN	2	VOYAGEURS 201 LLC	0	201 W COLLEGE AVE	APPLI	54911	CBD	31-2-0083-00			\$ 63,100.00	\$ 447,500.00	\$ 510,600.00	1,404.15	1,404.15	1,404.15
312008400	IN	2	THEOBALD-APPLETON RENTAL PROPERTY LLC	0	117 S APPLETON ST	APPLI	54911	CBD	31-2-0084-00			\$ 24,200.00	\$ 136,800.00	\$ 161,000.00	442.75	442.75	442.75
312009200	IN	2	DURTY PROPERTIES LLC	0	343 W COLLEGE AVE	APPLI	54911	CBD	31-2-0092-00			\$ 61,100.00	\$ 124,400.00	\$ 185,500.00	510.13	510.13	510.13
312009201	IN	2	ANDREWZKI HOLDINGS LLC	0	345 W COLLEGE AVE	APPLI	54911	CBD	31-2-0092-01			\$ 50,200.00	\$ 137,500.00	\$ 187,700.00	516.18	516.18	516.18
312009500	IN	2	333 COLLEGE LEASED FEE LLC	0	333 W COLLEGE AVE	APPLI	54911	CBD	31-2-0095-00	21.00%		\$ 356,600.00	\$ 2,900,000.00	\$ 3,256,600.00	8,955.65	5,500.00	1,155.00
312009600	IN	2	333 COLLEGE LEASED FEE LLC	0	333 W COLLEGE AVE	APPLI	54911	CBD	31-2-0096-00	79.00%		\$ 2,220,300.00	\$ 11,150,000.00	\$ 13,370,300.00	36,768.33	5,500.00	4,345.00
312015200	IN	2	US VENTURE INC	0	229 S MORRISON ST	APPLI	54911	CBD	31-2-0152-00			\$ 264,000.00	\$ 2,026,000.00	\$ 2,290,000.00	6,297.50	5,500.00	5,500.00
312023300	IN	2	FOX CITIES CHAMBER OF COMMERCE	0	125 N SUPERIOR ST	APPLI	54911	CBD	31-2-0233-00			\$ 184,300.00	\$ 562,700.00	\$ 747,000.00	2,054.25	2,054.25	2,054.25
312023500	IN	2	HVN COMMERCIAL HOLDINGS LLC	0	342 W COLLEGE AVE	APPLI	54911	CBD	31-2-0235-00			\$ 435,300.00	\$ 1,645,500.00	\$ 2,080,800.00	5,722.20	5,500.00	5,500.00

312023800	IN	2	330 COLLEGE LLC	0	330 W COLLEGE AVE	APPLI	54911	CBD	31-2-0238-00			\$ 382,200.00	\$ 2,015,300.00	\$ 2,397,500.00	6,593.13	5,500.00	5,500.00
312024200	IN	2	JSL PROPERTIES LLC	0	322 W COLLEGE AVE	APPLI	54911	CBD	31-2-0242-00			\$ 127,000.00	\$ 248,500.00	\$ 375,500.00	1,032.63	1,032.63	1,032.63
312024300	IN	2	318 COLLEGE AVE LLC	39	318 W COLLEGE AVE	APPLI	54911	CBD	31-2-0243-00			\$ 384,200.00	\$ 7,440,000.00	\$ 7,824,200.00	21,516.55	5,500.00	5,500.00
312024800	IN	2	NATHAN S WEYENBERG	0	310 W COLLEGE AVE	APPLI	54911	CBD	31-2-0248-00			\$ 63,600.00	\$ 121,000.00	\$ 184,600.00	507.65	507.65	507.65
312025000	IN	2	FOX CITIES HOTEL INVESTORS LLC	0	300 W COLLEGE AVE	APPLI	54911	CBD	31-2-0250-00			\$ 372,500.00	\$ 6,618,300.00	\$ 6,990,800.00	19,224.70	5,500.00	5,500.00
312025700	IN	2	USV 222 LLC	0	222 W COLLEGE AVE	APPLI	54911	CBD	31-2-0257-00			\$ 610,500.00	\$ 12,300,000.00	\$ 12,910,500.00	35,503.88	5,500.00	5,500.00
312026000	IN	2	PATTEN PROPERTIES LLC	0	210 W COLLEGE AVE	APPLI	54911	CBD	31-2-0260-00			\$ 173,000.00	\$ 706,800.00	\$ 879,800.00	2,419.45	2,419.45	2,419.45
312026300	IN	2	LOFGREN PROPERTIES 6 LLC ET AL	0	200 W COLLEGE AVE	APPLI	54911	CBD	31-2-0263-00			\$ 355,300.00	\$ 1,750,400.00	\$ 2,105,700.00	5,790.68	5,500.00	5,500.00
312027303	IN	2	NKHH LLC	0	100 W COLLEGE AVE, Unit 50B	APPLI	54911	CBD	31-2-0273-03	1.30%	50B	\$ 7,300.00	\$ 100.00	\$ 7,400.00	20.35	275.00	71.50
312027304	IN	2	NKHH LLC	0	100 W COLLEGE AVE, Unit 50C	APPLI	54911	CBD	31-2-0273-04	8.00%	50C	\$ 4,500.00	\$ 100.00	\$ 4,600.00	12.65	275.00	440.00
312027309	IN	2	NKHH LLC	0	100 W COLLEGE AVE, Unit 50H	APPLI	54911	CBD	31-2-0273-09	0.20%	50H	\$ 1,100.00	\$ 2,900.00	\$ 4,000.00	11.00	275.00	11.00
312027330	IN	2	MAXWELL LIMITS LLC	0	100 W COLLEGE AVE, Unit 300A	APPLI	54911	CBD	31-2-0273-30	15.90%	300A	\$ 89,700.00	\$ 1,173,400.00	\$ 1,263,100.00	3,473.53	3,473.53	874.50
312027340	IN	2	NKHH LLC	0	100 W COLLEGE AVE, Unit 400A	APPLI	54911	CBD	31-2-0273-40	15.90%	400A	\$ 89,700.00	\$ 1,178,200.00	\$ 1,267,900.00	3,486.73	3,486.73	874.50
312027341	IN	2	NKHH LLC	0	100 W COLLEGE AVE, Unit 400B	APPLI	54911	CBD	31-2-0273-41	0.10%	400B	\$ 600.00	\$ 4,400.00	\$ 5,000.00	13.75	275.00	5.50
312027342	IN	2	NKHH LLC	0	100 W COLLEGE AVE, Unit 400C	APPLI	54911	CBD	31-2-0273-42	0.10%	400C	\$ 600.00	\$ 6,900.00	\$ 7,500.00	20.63	275.00	5.50
312028101	IN	2	URBANE 115 LLC	56	115 E WASHINGTON ST	APPLI	54911	CBD	31-2-0281-01			\$ 282,700.00	\$ 8,000,000.00	\$ 8,282,700.00	22,777.43	5,500.00	5,500.00
312028200	IN	2	PFEFFERLE INVESTMENTS INC ET AL	0	122 E COLLEGE AVE, Unit 001	APPLI	54911	CBD	31-2-0282-00	34.00%	001	\$ 514,200.00	\$ 602,000.00	\$ 1,116,200.00	3,069.55	3,069.55	1,870.00
312028201	IN	2	PFEFFERLE INVESTMENTS INC ET AL	0	122 E COLLEGE AVE, Unit 002	APPLI	54911	CBD	31-2-0282-01	0.17%	002	\$ 2,600.00	\$ 400.00	\$ 3,000.00	8.25	275.00	9.35
312028202	IN	2	APPLETON EDUCATION FOUNDATION INC	0	122 E COLLEGE AVE, Unit 101	APPLI	54911	CBD	31-2-0282-02	9.42%	101	\$ 142,500.00	\$ 770,000.00	\$ 912,500.00	2,509.38	2,509.38	518.10
312028203	IN	2	FFORK VENTURES LLC	0	122 E COLLEGE AVE, Unit 102	APPLI	54911	CBD	31-2-0282-03	0.54%	102	\$ 8,200.00	\$ 19,500.00	\$ 27,700.00	76.18	275.00	29.70
312028204	IN	2	APPLETON EDUCATION FOUNDATION INC	0	122 E COLLEGE AVE, Unit 103	APPLI	54911	CBD	31-2-0282-04	0.93%	103	\$ 14,100.00	\$ 71,600.00	\$ 85,700.00	235.68	275.00	51.15
312028205	IN	2	SS HOFFMAN HOLDINGS LLC	0	122 E COLLEGE AVE, Unit 104	APPLI	54911	CBD	31-2-0282-05	0.58%	104	\$ 8,800.00	\$ 19,000.00	\$ 27,800.00	76.45	275.00	31.90
312028206	IN	2	APPLETON EDUCATION FOUNDATION INC	0	122 E COLLEGE AVE, Unit 105	APPLI	54911	CBD	31-2-0282-06	6.68%	105	\$ 101,000.00	\$ 658,000.00	\$ 759,000.00	2,087.25	2,087.25	367.40
312028209	IN	2	PFEFFERLE INVESTMENTS INC ET AL	0	122 E COLLEGE AVE, Unit 203	APPLI	54911	CBD	31-2-0282-09	1.11%	203	\$ 16,800.00	\$ 143,600.00	\$ 160,400.00	441.10	441.10	61.05
312028210	IN	2	PFEFFERLE INVESTMENTS INC ET AL	0	122 E COLLEGE AVE, Unit 204	APPLI	54911	CBD	31-2-0282-10	18.52%	204	\$ 280,100.00	\$ 2,182,500.00	\$ 2,462,600.00	6,772.15	5,500.00	1,018.60
312028211	IN	2	PFEFFERLE INVESTMENTS INC ET AL	0	122 E COLLEGE AVE, Unit 205	APPLI	54911	CBD	31-2-0282-11	0.26%	205	\$ 3,900.00	\$ 400.00	\$ 4,300.00	11.83	275.00	14.30
312028212	IN	2	PFEFFERLE INVESTMENTS INC ET AL	0	122 E COLLEGE AVE, Unit 206	APPLI	54911	CBD	31-2-0282-12	0.27%	206	\$ 4,100.00	\$ 17,600.00	\$ 21,700.00	59.68	275.00	14.85
312028213	IN	2	WASHINGTON STREET R.E. INVESTMENT FUND I	0	122 E COLLEGE AVE, Unit 301	APPLI	54911	CBD	31-2-0282-13	3.45%	301	\$ 52,200.00	\$ 345,500.00	\$ 397,700.00	1,093.68	1,093.68	189.75
312028214	IN	2	FFORK VENTURES LLC	0	122 E COLLEGE AVE, Unit 106	APPLI	54911	CBD	31-2-0282-14	3.11%	106	\$ 47,000.00	\$ 491,000.00	\$ 538,000.00	1,479.50	1,479.50	171.05
312028215	IN	2	SS HOFFMAN HOLDINGS LLC	0	122 E COLLEGE AVE, Unit 107	APPLI	54911	CBD	31-2-0282-15	7.90%	107	\$ 119,500.00	\$ 698,000.00	\$ 817,500.00	2,248.13	2,248.13	434.50
312028700	IN	2	Y&T PROPERTIES LLC	0	100 E COLLEGE AVE	APPLI	54911	CBD	31-2-0287-00			\$ 72,400.00	\$ 253,500.00	\$ 325,900.00	896.23	896.23	896.23
312029001	IN	2	FOX COMMONS PROPERTIES LLC	0	10 E COLLEGE AVE, Unit #1	APPLI	54911	CBD	31-2-0290-01			\$ 1,078,000.00	\$ 16,222,000.00	\$ 17,300,000.00	47,575.00	5,500.00	5,500.00
312030200	IN	2	DAUNTLESS PROPERTIES LLC	0	130 N MORRISON ST	APPLI	54911	CBD	31-2-0302-00			\$ 30,500.00	\$ 150,000.00	\$ 180,500.00	496.38	496.38	496.38
312030300	IN	2	MORRISON BUILDING LLC	0	120 N MORRISON ST	APPLI	54911	CBD	31-2-0303-00			\$ 131,200.00	\$ 526,500.00	\$ 657,700.00	1,808.68	1,808.68	1,808.68
312031100	IN	2	229 WASHINGTON LLC	0	129 N DURKEE ST	APPLI	54911	CBD	31-2-0311-00			\$ 93,700.00	\$ 260,000.00	\$ 353,700.00	972.68	972.68	972.68
312031200	IN	2	200 COLLEGE LLC	0	200 E COLLEGE AVE	APPLI	54911	CBD	31-2-0312-00			\$ 129,200.00	\$ 628,500.00	\$ 757,700.00	2,083.68	2,083.68	2,083.68
312031300	IN	2	FA & VB LLC	5	204 E COLLEGE AVE	APPLI	54911	CBD	31-2-0313-00			\$ 124,500.00	\$ 571,000.00	\$ 695,500.00	1,912.63	1,912.63	1,912.63
312031500	IN	2	TENNIE'S JEWELRY PROPERTIES LLC	2	208 E COLLEGE AVE	APPLI	54911	CBD	31-2-0315-00			\$ 60,700.00	\$ 118,000.00	\$ 178,700.00	491.43	491.43	491.43
312031600	IN	2	BRADLEY R VANDINTER	4	212 E COLLEGE AVE	APPLI	54911	CBD	31-2-0316-00			\$ 63,500.00	\$ 123,300.00	\$ 186,800.00	513.70	513.70	513.70
312031700	IN	2	214/216 COLLEGE LLC	4	216 E COLLEGE AVE	APPLI	54911	CBD	31-2-0317-00			\$ 124,200.00	\$ 383,500.00	\$ 507,700.00	1,396.18	1,396.18	1,396.18
312031900	IN	2	218220 COLLEGE LLC	5	218 E COLLEGE AVE	APPLI	54911	CBD	31-2-0319-00			\$ 120,100.00	\$ 348,500.00	\$ 468,600.00	1,288.65	1,288.65	1,288.65
312032100	IN	2	222 E COLLEGE AVE LLC	0	222 E COLLEGE AVE	APPLI	54911	CBD	31-2-0321-00			\$ 59,400.00	\$ 290,500.00	\$ 349,900.00	962.23	962.23	962.23
312032200	IN	2	TROOPER PROPERTIES LLC	1	224 E COLLEGE AVE	APPLI	54911	CBD	31-2-0322-00			\$ 101,600.00	\$ 490,000.00	\$ 591,600.00	1,626.90	1,626.90	1,626.90
312032300	IN	2	CJW PROPERTIES LLC	4	230 E COLLEGE AVE	APPLI	54911	CBD	31-2-0323-00			\$ 87,100.00	\$ 153,500.00	\$ 240,600.00	661.65	661.65	661.65
312032400	IN	2	CJW PROPERTIES LLC	4	232 E COLLEGE AVE	APPLI	54911	CBD	31-2-0324-00			\$ 76,900.00	\$ 191,000.00	\$ 267,900.00	736.73	736.73	736.73
312032500	IN	2	CJW PROPERTIES LLC	1	109 N DURKEE ST	APPLI	54911	CBD	31-2-0325-00			\$ 12,600.00	\$ 100,000.00	\$ 112,600.00	309.65	309.65	309.65
312032600	IN	2	STEADY GROUND INVESTMENTS LLC	0	128 N DURKEE ST	APPLI	54911	CBD	31-2-0326-00			\$ 47,400.00	\$ 206,800.00	\$ 254,200.00	699.05	699.05	699.05

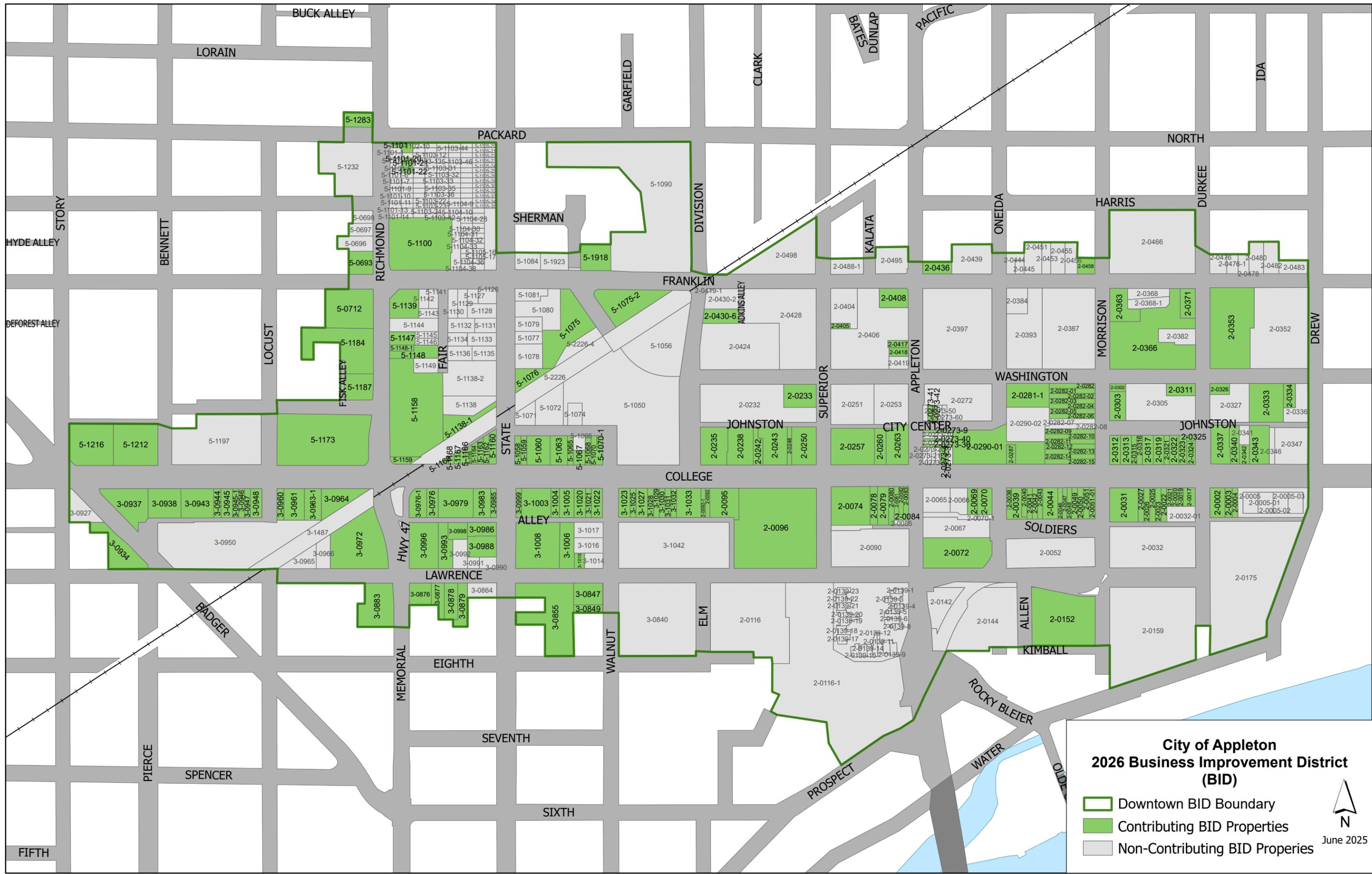
312033300	IN	2	LAWRENCE UNIVERSITY OF WISCONSIN	0	323 E WASHINGTON ST	APPLI	54911	CBD	31-2-0333-00		\$ 319,400.00	\$ 30,500.00	\$ 349,900.00	962.23	962.23	962.23
312033400	IN	2	DMW INVESTMENTS LLC	0	331 E WASHINGTON ST	APPLI	54911	CBD	31-2-0334-00		\$ 75,000.00	\$ 200,500.00	\$ 275,500.00	757.63	757.63	757.63
312033700	IN	2	BGO LLC	0	300 E COLLEGE AVE	APPLI	54911	CBD	31-2-0337-00		\$ 250,400.00	\$ 195,500.00	\$ 445,900.00	1,226.23	1,226.23	1,226.23
312034000	IN	2	BGO LLC	0	308 E COLLEGE AVE	APPLI	54911	CBD	31-2-0340-00		\$ 124,500.00	\$ 247,000.00	\$ 371,500.00	1,021.63	1,021.63	1,021.63
312034200	IN	2	BOMB ALLEY LLC	0	314 E COLLEGE AVE	APPLI	54911	CBD	31-2-0342-00		\$ 61,900.00	\$ 144,000.00	\$ 205,900.00	566.23	566.23	566.23
312034300	IN	2	320 EAST COLLEGE LLC	39	320 E COLLEGE AVE	APPLI	54911	CBD	31-2-0343-00		\$ 234,900.00	\$ 9,800,000.00	\$ 10,034,900.00	27,595.98	5,500.00	5,500.00
312035300	IN	2	FIRSTAR BANK APPLETON	0	200 N DURKEE ST	APPLI	54911	CBD	31-2-0353-00		\$ 620,500.00	\$ 1,100,000.00	\$ 1,720,500.00	4,731.38	4,731.38	4,731.38
312036300	IN	2	OPTION L PROPERTIES LLC	0	230 N MORRISON ST	APPLI	54911	CBD	31-2-0363-00		\$ 139,600.00	\$ 271,000.00	\$ 410,600.00	1,129.15	1,129.15	1,129.15
312036600	IN	2	SKY APPLETON LLC ET AL	0	200 E WASHINGTON ST	APPLI	54911	CBD	31-2-0366-00		\$ 888,000.00	\$ 8,100,000.00	\$ 8,988,000.00	24,717.00	5,500.00	5,500.00
312037100	IN	2	DETWEILER PROPERTIES LLC	0	229 E FRANKLIN ST	APPLI	54911	CBD	31-2-0371-00		\$ 75,500.00	\$ 198,000.00	\$ 273,500.00	752.13	752.13	752.13
312040500	IN	2	214 SUPERIOR LLC	1	214 N SUPERIOR ST	APPLI	54911	CBD	31-2-0405-00		\$ 21,500.00	\$ 181,000.00	\$ 202,500.00	556.88	556.88	556.88
312040800	IN	2	THE HISTORIC CORNERSTONE LLC	1	233 N APPLETON ST	APPLI	54911	CBD	31-2-0408-00		\$ 114,500.00	\$ 143,000.00	\$ 257,500.00	708.13	708.13	708.13
312041700	IN	2	LISA K MALZHAN	2	211 N APPLETON ST	APPLI	54911	CBD	31-2-0417-00		\$ 33,000.00	\$ 157,500.00	\$ 190,500.00	523.88	523.88	523.88
312041800	IN	2	APOLLON PROPERTIES LLC	2	207 N APPLETON ST	APPLI	54911	CBD	31-2-0418-00		\$ 40,300.00	\$ 233,000.00	\$ 273,300.00	751.58	751.58	751.58
312043006	IN	2	USV 222 LLC	0	218 N DIVISION ST	APPLI	54911	CBD	31-2-0430-06		\$ 80,000.00	\$ 172,000.00	\$ 252,000.00	693.00	693.00	693.00
312043600	IN	2	FITZGERALD PROPERTIES LLC	0	300 N APPLETON ST	APPLI	54911	CBD	31-2-0436-00		\$ 75,000.00	\$ 365,000.00	\$ 440,000.00	1,210.00	1,210.00	1,210.00
312045800	IN	2	FOX VALLEY LITERACY INC	0	130 E FRANKLIN ST	APPLI	54911	CBD	31-2-0458-00		\$ 46,200.00	\$ 289,500.00	\$ 335,700.00	923.18	923.18	923.18
313084700	IN	2	MIP LLC	1	201 S WALNUT ST	APPLI	54911	CBD	31-3-0847-00		\$ 106,600.00	\$ 358,000.00	\$ 464,600.00	1,277.65	1,277.65	1,277.65
313084900	IN	2	NOBLE ASSETS LLC	1	211 S WALNUT ST	APPLI	54911	CBD	31-3-0849-00		\$ 32,400.00	\$ 168,500.00	\$ 200,900.00	552.48	552.48	552.48
313085500	IN	2	NORWEST BANK WISCONSIN APPLETON	0	516 W EIGHTH ST	APPLI	54911	CBD	31-3-0855-00		\$ 352,500.00	\$ 165,300.00	\$ 517,800.00	1,423.95	1,423.95	1,423.95
313087600	IN	2	MSV ENTERPRISE LLC	0	206 S MEMORIAL DR	APPLI	54911	CBD	31-3-0876-00		\$ 63,900.00	\$ 186,000.00	\$ 249,900.00	687.23	687.23	687.23
313087700	IN	2	DRS INVESTMENTS LLC	2	625 W LAWRENCE ST	APPLI	54911	CBD	31-3-0877-00		\$ 41,700.00	\$ 72,900.00	\$ 114,600.00	315.15	315.15	315.15
313087800	IN	2	MB RENTALS LLC	0	621 W LAWRENCE ST	APPLI	54911	CBD	31-3-0878-00		\$ 58,900.00	\$ 229,000.00	\$ 287,900.00	791.73	791.73	791.73
313087900	IN	2	BEHNKE PROPERTIES LLC	0	617 W LAWRENCE ST	APPLI	54911	CBD	31-3-0879-00		\$ 52,400.00	\$ 45,600.00	\$ 98,000.00	269.50	275.00	275.00
313088300	IN	2	DECLEENE-ZELLNER LLC	0	215 S MEMORIAL DR	APPLI	54914	PDC2	31-3-0883-00		\$ 162,600.00	\$ 478,300.00	\$ 640,900.00	1,762.48	1,762.48	1,762.48
313093400	IN	2	JAMES M BOYLE SURVIVOR'S TRUST	0	131 S BADGER AVE	APPLI	54914	C2	31-3-0934-00		\$ 90,400.00	\$ 45,600.00	\$ 136,000.00	374.00	374.00	374.00
313093700	IN	2	S & K FOOD MART INC	0	911 W COLLEGE AVE	APPLI	54914	CBD	31-3-0937-00		\$ 159,800.00	\$ 330,000.00	\$ 489,800.00	1,346.95	1,346.95	1,346.95
313093800	IN	2	LANCE L NEVINS REV TRUST	0	843 W COLLEGE AVE	APPLI	54914	CBD	31-3-0938-00		\$ 151,600.00	\$ 351,000.00	\$ 502,600.00	1,382.15	1,382.15	1,382.15
313094300	IN	2	BLOCK 800 LLC	20	823 W COLLEGE AVE	APPLI	54914	CBD	31-3-0943-00		\$ 147,300.00	\$ 5,396,000.00	\$ 5,543,300.00	15,244.08	5,500.00	5,500.00
313094400	IN	2	SARA K PIERRI REV TRUST	1	819 W COLLEGE AVE	APPLI	54914	CBD	31-3-0944-00		\$ 35,900.00	\$ 134,000.00	\$ 169,900.00	467.23	467.23	467.23
313094500	IN	2	SARA K PIERRI REV TRUST	0	815 W COLLEGE AVE	APPLI	54914	CBD	31-3-0945-00		\$ 56,500.00	\$ 227,000.00	\$ 283,500.00	779.63	779.63	779.63
313094501	IN	2	SARA K PIERRI REV TRUST	0	813 W COLLEGE AVE	APPLI	54914	CBD	31-3-0945-01		\$ 29,700.00	\$ 80,500.00	\$ 110,200.00	303.05	303.05	303.05
313094600	IN	2	PIONEER PROFESSIONAL CARPET CARE LLC	0	809 W COLLEGE AVE	APPLI	54914	CBD	31-3-0946-00		\$ 28,700.00	\$ 133,500.00	\$ 162,200.00	446.05	446.05	446.05
313094700	IN	2	OUTPOST 31 LLC	2	807 W COLLEGE AVE	APPLI	54914	CBD	31-3-0947-00		\$ 28,700.00	\$ 131,700.00	\$ 160,400.00	441.10	441.10	441.10
313094800	IN	2	TERRELL PROPERTIES LLC	0	801 W COLLEGE AVE	APPLI	54914	CBD	31-3-0948-00		\$ 57,500.00	\$ 275,000.00	\$ 332,500.00	914.38	914.38	914.38
313096000	IN	2	PACIFIC HOLDINGS LLC	8	745 W COLLEGE AVE	APPLI	54914	CBD	31-3-0960-00		\$ 36,400.00	\$ 348,000.00	\$ 384,400.00	1,057.10	1,057.10	1,057.10
313096100	IN	2	I KNOW, RIGHT? LLC	0	741 W COLLEGE AVE	APPLI	54914	CBD	31-3-0961-00		\$ 66,600.00	\$ 50,000.00	\$ 116,600.00	320.65	320.65	320.65
313096301	IN	2	SPATS FOOD AND SPIRITS LLC	0	733 W COLLEGE AVE	APPLI	54914	CBD	31-3-0963-01		\$ 84,000.00	\$ 167,500.00	\$ 251,500.00	691.63	691.63	691.63
313096400	IN	2	JENNY KONG YU	0	719 W COLLEGE AVE	APPLI	54914	CBD	31-3-0964-00		\$ 114,100.00	\$ 185,300.00	\$ 299,400.00	823.35	823.35	823.35
313097200	IN	2	WESTBROOK PROPERTIES LLC	0	127 S MEMORIAL DR	APPLI	54914	CBD	31-3-0972-00		\$ 353,900.00	\$ 1,412,000.00	\$ 1,765,900.00	4,856.23	4,856.23	4,856.23
313097600	IN	2	DALA SUN PROPERTIES LLC	8	623 W COLLEGE AVE	APPLI	54911	CBD	31-3-0976-00		\$ 86,800.00	\$ 240,000.00	\$ 326,800.00	898.70	898.70	898.70
313097601	IN	2	MAI VANG	0	104 S MEMORIAL DR	APPLI	54911	CBD	31-3-0976-01		\$ 121,500.00	\$ 117,000.00	\$ 238,500.00	655.88	655.88	655.88
313097900	IN	2	MUNAY VENTURES LLC	4	609 W COLLEGE AVE	APPLI	54911	CBD	31-3-0979-00		\$ 249,000.00	\$ 360,000.00	\$ 609,000.00	1,674.75	1,674.75	1,674.75
313098300	IN	2	DAS VENTURES HOLDINGS LLC	0	603 W COLLEGE AVE	APPLI	54911	CBD	31-3-0983-00		\$ 141,200.00	\$ 579,500.00	\$ 720,700.00	1,981.93	1,981.93	1,981.93
313098500	IN	2	JAMES LISON	1	601 W COLLEGE AVE	APPLI	54911	CBD	31-3-0985-00		\$ 54,000.00	\$ 297,500.00	\$ 351,500.00	966.63	966.63	966.63
313098600	IN	2	MCFLESHMAN'S COMMONS LLC	0	115 S STATE ST	APPLI	54911	CBD	31-3-0986-00		\$ 74,000.00	\$ 539,000.00	\$ 613,000.00	1,685.75	1,685.75	1,685.75
313098800	IN	2	121 STATE ST LLC	0	121 S STATE ST	APPLI	54911	CBD	31-3-0988-00		\$ 103,800.00	\$ 151,000.00	\$ 254,800.00	700.70	700.70	700.70

313099300	IN	2	RUBY LOU PROPERTIES LLC	0	620 W LAWRENCE ST	APPLI	54911	CBD	31-3-0993-00			\$ 75,900.00	\$ 200,000.00	\$ 275,900.00	758.73	758.73	758.73
313099600	IN	2	2026 WISCONSIN AVE LLC ET AL	0	122 S MEMORIAL DR	APPLI	54911	CBD	31-3-0996-00			\$ 205,000.00	\$ 160,500.00	\$ 365,500.00	1,005.13	1,005.13	1,005.13
313099800	IN	2	RUBY LOU PROPERTIES LLC	0	613 W COLLEGE AVE	APPLI	54911	CBD	31-3-0998-00			\$ 40,000.00	\$ 75,500.00	\$ 115,500.00	317.63	317.63	317.63
313099900	IN	2	JOHN C GREINER	1	535 W COLLEGE AVE	APPLI	54911	CBD	31-3-0999-00			\$ 62,900.00	\$ 229,000.00	\$ 291,900.00	802.73	802.73	802.73
313100300	IN	2	EFS LLC	10	523 W COLLEGE AVE	APPLI	54911	CBD	31-3-1003-00			\$ 299,700.00	\$ 848,000.00	\$ 1,147,700.00	3,156.18	3,156.18	3,156.18
313100400	IN	2	KOROLL PROPERTIES LLC	1	519 W COLLEGE AVE	APPLI	54911	CBD	31-3-1004-00			\$ 94,900.00	\$ 355,000.00	\$ 449,900.00	1,237.23	1,237.23	1,237.23
313100500	IN	2	BELA DEVELOPMENT LLC	0	513 W COLLEGE AVE	APPLI	54911	CBD	31-3-1005-00			\$ 154,900.00	\$ 1,600,000.00	\$ 1,754,900.00	4,825.98	4,825.98	4,825.98
313100600	IN	2	BELA DEVELOPMENT LLC	0	516 W LAWRENCE ST	APPLI	54911	CBD	31-3-1006-00			\$ 117,500.00	\$ 18,000.00	\$ 135,500.00	372.63	372.63	372.63
313100800	IN	2	NORWEST BANK WISCONSIN APPLETON	0	118 S STATE ST	APPLI	54911	CBD	31-3-1008-00			\$ 383,000.00	\$ 970,000.00	\$ 1,353,000.00	3,720.75	3,720.75	3,720.75
313101500	IN	2	CRESENCIO VICTORIA	0	510 W LAWRENCE ST	APPLI	54911	CBD	31-3-1015-00			\$ 30,300.00	\$ 64,600.00	\$ 94,900.00	260.98	275.00	275.00
313101700	IN	2	RIVENDELL ASSETS LLC	6	119 S WALNUT ST	APPLI	54911	CBD	31-3-1017-00			\$ 89,400.00	\$ 302,500.00	\$ 391,900.00	1,077.73	1,077.73	1,077.73
313102000	IN	2	TOBACNOIR LLC	0	511 W COLLEGE AVE	APPLI	54911	CBD	31-3-1020-00			\$ 126,700.00	\$ 655,000.00	\$ 781,700.00	2,149.68	2,149.68	2,149.68
313102100	IN	2	VICTORIAS APPLETON INC	1	507 W COLLEGE AVE	APPLI	54911	CBD	31-3-1021-00			\$ 66,200.00	\$ 279,300.00	\$ 345,500.00	950.13	950.13	950.13
313102200	IN	2	VICTORIAS APPLETON INC	0	503 W COLLEGE AVE	APPLI	54911	CBD	31-3-1022-00			\$ 132,000.00	\$ 275,000.00	\$ 407,000.00	1,119.25	1,119.25	1,119.25
313102300	IN	2	THE BAR GROUP LLC	0	427 W COLLEGE AVE	APPLI	54911	CBD	31-3-1023-00			\$ 145,300.00	\$ 823,500.00	\$ 968,800.00	2,664.20	2,664.20	2,664.20
313102500	IN	2	DRS INVESTMENTS LLC	0	425 W COLLEGE AVE	APPLI	54911	CBD	31-3-1025-00			\$ 72,000.00	\$ 268,000.00	\$ 340,000.00	935.00	935.00	935.00
313102700	IN	2	FERRUCCIO VC INC	3	423 W COLLEGE AVE	APPLI	54911	CBD	31-3-1027-00			\$ 141,100.00	\$ 1,245,500.00	\$ 1,386,600.00	3,813.15	3,813.15	3,813.15
313102800	IN	2	TH2 INVESTMENTS LLC	0	417 W COLLEGE AVE	APPLI	54911	CBD	31-3-1028-00			\$ 75,400.00	\$ 320,500.00	\$ 395,900.00	1,088.73	1,088.73	1,088.73
313102900	IN	2	HLK VENTURES LLC	2	415 W COLLEGE AVE	APPLI	54911	CBD	31-3-1029-00			\$ 69,000.00	\$ 250,000.00	\$ 319,000.00	877.25	877.25	877.25
313103000	IN	2	RVC LLC	0	413 W COLLEGE AVE	APPLI	54911	CBD	31-3-1030-00			\$ 72,000.00	\$ 203,800.00	\$ 275,800.00	758.45	758.45	758.45
313103100	IN	2	MERIJE ELMAZI	1	411 W COLLEGE AVE	APPLI	54911	CBD	31-3-1031-00			\$ 72,000.00	\$ 195,700.00	\$ 267,700.00	736.18	736.18	736.18
313103200	IN	2	JULIA MORALES	0	409 W COLLEGE AVE	APPLI	54911	CBD	31-3-1032-00			\$ 72,000.00	\$ 207,500.00	\$ 279,500.00	768.63	768.63	768.63
313103300	IN	2	AH&M ENTERPRISES LLC	0	403 W COLLEGE AVE	APPLI	54911	CBD	31-3-1033-00			\$ 292,800.00	\$ 1,090,700.00	\$ 1,383,500.00	3,804.63	3,804.63	3,804.63
315069300	IN	2	MYLEE'S EGG ROLLS LLC	0	305 N RICHMOND ST	APPLI	54914	C2	31-5-0693-00			\$ 74,700.00	\$ 168,000.00	\$ 242,700.00	667.43	667.43	667.43
315071200	IN	2	BLUE OFFICE LLC	0	225 N RICHMOND ST	APPLI	54911	C2	31-5-0712-00			\$ 255,200.00	\$ 450,400.00	\$ 705,600.00	1,940.40	1,940.40	1,940.40
315105800	IN	2	KEYSTONE FUTURES LLC	4	532 W COLLEGE AVE	APPLI	54911	CBD	31-5-1058-00			\$ 62,900.00	\$ 534,000.00	\$ 596,900.00	1,641.48	1,641.48	1,641.48
315105900	IN	2	ANDREW R THORNELL	2	530 W COLLEGE AVE	APPLI	54911	CBD	31-5-1059-00			\$ 60,500.00	\$ 140,500.00	\$ 201,000.00	552.75	552.75	552.75
315106000	IN	2	PATRICK J FLANAGAN	1	524 W COLLEGE AVE	APPLI	54911	CBD	31-5-1060-00			\$ 246,300.00	\$ 367,000.00	\$ 613,300.00	1,686.58	1,686.58	1,686.58
315106300	IN	2	NOBLE ASSETS LLC	2	514 W COLLEGE AVE	APPLI	54911	CBD	31-5-1063-00			\$ 189,700.00	\$ 258,000.00	\$ 447,700.00	1,231.18	1,231.18	1,231.18
315106500	IN	2	FRASER PROPERTIES LLC	2	512 W COLLEGE AVE	APPLI	54911	CBD	31-5-1065-00			\$ 64,000.00	\$ 109,500.00	\$ 173,500.00	477.13	477.13	477.13
315106700	IN	2	FRASER PROPERTIES LLC	4	508 W COLLEGE AVE	APPLI	54911	CBD	31-5-1067-00			\$ 67,500.00	\$ 154,000.00	\$ 221,500.00	609.13	609.13	609.13
315106800	IN	2	FRASER PROPERTIES LLC	3	506 W COLLEGE AVE	APPLI	54911	CBD	31-5-1068-00			\$ 66,200.00	\$ 137,500.00	\$ 203,700.00	560.18	560.18	560.18
315107000	IN	2	COLLEGE AVE LEGACY LLC	0	500 W COLLEGE AVE	APPLI	54911	CBD	31-5-1070-00	75.00%		\$ 101,500.00	\$ 273,500.00	\$ 375,000.00	1,031.25	1,031.25	1,031.25
315107001	IN	2	NATASHA BANKS	0	111 N WALNUT ST	APPLI	54911	CBD	31-5-1070-01	25.00%		\$ 32,700.00	\$ 65,000.00	\$ 97,700.00	268.68	275.00	275.00
315107500	IN	2	BELFEUIL RENTALS LLC	0	509 W FRANKLIN ST	APPLI	54911	CBD	31-5-1075-00			\$ 124,800.00	\$ 110,000.00	\$ 234,800.00	645.70	645.70	645.70
315107502	IN	2	RUNNING PROPERTIES LLC	0	437 W FRANKLIN ST	APPLI	54911	CBD	31-5-1075-02			\$ 127,700.00	\$ 170,000.00	\$ 297,700.00	818.68	818.68	818.68
315107600	IN	2	ARIA REAL ESTATE HOLDING LLC	0	136 N STATE ST	APPLI	54911	CBD	31-5-1076-00			\$ 51,800.00	\$ 66,000.00	\$ 117,800.00	323.95	323.95	323.95
315110000	IN	2	KWIK TRIP INC	0	306 N RICHMOND ST	APPLI	54911	C2	31-5-1100-00			\$ 415,600.00	\$ 1,568,900.00	\$ 1,984,500.00	5,457.38	5,457.38	5,457.38
315110100	IN	2	JN INVESTMENT PROPERTIES LLC ET AL	0	400 N RICHMOND ST, Unit 1	APPLI	54911	PDC2	31-5-1101-00			\$ 67,700.00	\$ 655,300.00	\$ 723,000.00	1,988.25	1,988.25	1,988.25
315110120	IN	2	JN INVESTMENT PROPERTIES LLC ET AL	0	400 N RICHMOND ST, Unit 2	APPLI	54911	PDC2	31-5-1101-20			\$ 16,800.00	\$ 121,800.00	\$ 138,600.00	381.15	381.15	381.15
315110121	IN	2	JN INVESTMENT PROPERTIES LLC ET AL	0	400 N RICHMOND ST, Unit 3	APPLI	54911	PDC2	31-5-1101-21			\$ 85,300.00	\$ 495,900.00	\$ 581,200.00	1,598.30	1,598.30	1,598.30
315110122	IN	2	JN INVESTMENT PROPERTIES LLC ET AL	0	400 N RICHMOND ST, Unit 4	APPLI	54911	PDC2	31-5-1101-22			\$ 14,100.00	\$ 146,600.00	\$ 160,700.00	441.93	441.93	441.93
315113801	IN	2	US SPRINT COMMUNICATIONS COMPANY	0	123 N STATE ST	APPLI	54911	CBD	31-5-1138-01			\$ 47,700.00	\$ 14,000.00	\$ 61,700.00	169.68	275.00	275.00
315113900	IN	2	2418 S ONEIDA ST LLC	0	226 N RICHMOND ST	APPLI	54911	C2	31-5-1139-00			\$ 83,600.00	\$ 100.00	\$ 83,700.00	230.18	275.00	275.00
315114700	IN	2	JAMIE L BOYCE	1	208 N RICHMOND ST	APPLI	54911	CBD	31-5-1147-00			\$ 43,300.00	\$ 83,500.00	\$ 126,800.00	348.70	348.70	348.70
315114800	IN	2	JAMIE L BOYCE	3	200 N RICHMOND ST	APPLI	54911	CBD	31-5-1148-00			\$ 60,600.00	\$ 96,000.00	\$ 156,600.00	430.65	430.65	430.65
315114801	IN	2	JAMIE L BOYCE	1	204 N RICHMOND ST	APPLI	54911	CBD	31-5-1148-01			\$ 18,400.00	\$ 89,500.00	\$ 107,900.00	296.73	296.73	296.73

315115800	IN	2	OLD BRICK PROPERTIES LLC	0	110 N RICHMOND ST	APPLI	54911	CBD	31-5-1158-00			\$ 647,700.00	\$ 489,100.00	\$ 1,136,800.00	3,126.20	3,126.20	3,126.20
315115900	IN	2	FISHER LLC	0	638 W COLLEGE AVE	APPLI	54911	CBD	31-5-1159-00			\$ 41,700.00	\$ 37,800.00	\$ 79,500.00	218.63	275.00	275.00
315116000	IN	2	EMILIANO MORALES REV LIV TRUST	2	600 W COLLEGE AVE	APPLI	54911	CBD	31-5-1160-00			\$ 65,600.00	\$ 177,000.00	\$ 242,600.00	667.15	667.15	667.15
315116200	IN	2	ANDREW THORNELL	1	602 W COLLEGE AVE	APPLI	54911	CBD	31-5-1162-00			\$ 42,900.00	\$ 127,000.00	\$ 169,900.00	467.23	467.23	467.23
315116300	IN	2	FDS LLC	0	604 W COLLEGE AVE	APPLI	54911	CBD	31-5-1163-00			\$ 36,100.00	\$ 134,500.00	\$ 170,600.00	469.15	469.15	469.15
315116400	IN	2	BRENDA L TREML	1	606 W COLLEGE AVE	APPLI	54911	CBD	31-5-1164-00			\$ 31,200.00	\$ 120,500.00	\$ 151,700.00	417.18	417.18	417.18
315116500	IN	2	BRENDA L TREML	1	610 W COLLEGE AVE	APPLI	54911	CBD	31-5-1165-00			\$ 25,700.00	\$ 128,000.00	\$ 153,700.00	422.68	422.68	422.68
315116600	IN	2	INVESTMENT CREATIONS LLC	1	612 W COLLEGE AVE	APPLI	54911	CBD	31-5-1166-00			\$ 20,700.00	\$ 131,000.00	\$ 151,700.00	417.18	417.18	417.18
315116700	IN	2	DRS INVESTMENTS LLC	1	614 W COLLEGE AVE	APPLI	54911	CBD	31-5-1167-00			\$ 18,600.00	\$ 132,000.00	\$ 150,600.00	414.15	414.15	414.15
315116800	IN	2	DANIEL J YDE	1	616 W COLLEGE AVE	APPLI	54911	CBD	31-5-1168-00			\$ 12,700.00	\$ 93,000.00	\$ 105,700.00	290.68	290.68	290.68
315116900	IN	2	ANTAR BARQUET-LEYTE ET AL	0	618 W COLLEGE AVE	APPLI	54911	CBD	31-5-1169-00			\$ 11,200.00	\$ 34,500.00	\$ 45,700.00	125.68	275.00	275.00
315117300	IN	2	GRANITE PEAK PROPERTY INVESTMENTS LP ET A	0	700 W COLLEGE AVE	APPLI	54914	CBD	31-5-1173-00			\$ 937,500.00	\$ 1,409,300.00	\$ 2,346,800.00	6,453.70	5,500.00	5,500.00
315118400	IN	2	CHRISTENSEN LAND CO	8	137 N RICHMOND ST	APPLI	54914	C2	31-5-1184-00			\$ 281,100.00	\$ 555,500.00	\$ 836,600.00	2,300.65	2,300.65	2,300.65
315118700	IN	2	EVERGREEN CREDIT UNION	0	133 N RICHMOND ST	APPLI	54914	CBD	31-5-1187-00			\$ 102,900.00	\$ 450,000.00	\$ 552,900.00	1,520.48	1,520.48	1,520.48
315121200	IN	2	JOHN C MAY REV TRUST	0	900 W COLLEGE AVE	APPLI	54914	CBD	31-5-1212-00			\$ 282,700.00	\$ 1,045,000.00	\$ 1,327,700.00	3,651.18	3,651.18	3,651.18
315121600	IN	2	CAPITAL CREDIT UNION	0	926 W COLLEGE AVE	APPLI	54914	CBD	31-5-1216-00			\$ 288,000.00	\$ 387,500.00	\$ 675,500.00	1,857.63	1,857.63	1,857.63
315128300	IN	2	TARDIGRADE PROPERTIES LLC	0	501 N RICHMOND ST	APPLI	54914	C2	31-5-1283-00			\$ 46,800.00	\$ 160,000.00	\$ 206,800.00	568.70	568.70	568.70
315191800	IN	2	FRANKLIN PROPERTIES LLC	0	500 W FRANKLIN ST	APPLI	54911	CBD	31-5-1918-00			\$ 69,900.00	\$ 206,000.00	\$ 275,900.00	758.73	758.73	758.73
				411								29,157,000.00	179,147,100.00	208,304,100.00			285,183.43

# **Appendix F**

## **Map of District**



**City of Appleton**  
**2026 Business Improvement District**  
**(BID)**

- Downtown BID Boundary
- Contributing BID Properties
- Non-Contributing BID Properties

  
 June 2025

# 2024

Appleton  
**DOWNTOWN**  
*incorporated*

BUSINESS IMPROVEMENT DISTRICT  
& CREATIVE DOWNTOWN APPLETON

## ANNUAL REPORT

A Year of  
Connection,  
Energy & Growth



# 2024 ADI, BID & CDA HIGHLIGHTS

## A YEAR IN REVIEW AND A LOOK AHEAD TO 2025

### DOWNTOWN APPLETON THRIVES IN 2024

What a year it's been in Downtown Appleton! We continue to experience incredible growth and positive momentum across the district, and I'm thrilled to share some highlights and look ahead to an even brighter future.

In 2024, Downtown has experienced significant commercial and residential development growth, bringing new energy and life to the district. The strength and diversity of our business mix continues to be a key driver of our local economy, creating a dynamic and resilient environment. We've prioritized maintaining a clean and welcoming district, recognizing its crucial role in attracting visitors and fostering community pride.

Of course, Downtown Appleton wouldn't be the same without the vibrant events and exceptional experiences. From our summer concert series to seasonal celebrations, we've focused on creating opportunities for connection and belonging, making our Downtown a place where everyone feels welcome.

Looking ahead to 2025, the excitement is clear! We're anticipating an infusion of new restaurants that will further enhance our culinary scene. The expanded and renovated Appleton Public Library opened its doors, and the new Trout Museum of Art will be a transformative addition, enriching our cultural landscape. We're also gearing up to welcome Draft attendees, showcasing the best of Downtown Appleton to a wider audience. Additionally, our organization will take on a collaborative, long-range strategic planning process to align a clear vision of the future of Downtown.

We continue to prioritize our core programs that showcase the distinctive attractions and vitality of our Downtown. This includes our image marketing campaign and new website. Additionally, we aim to improve pedestrian safety and enhance public art to create more accessible and enjoyable streets and a vibrant neighborhood where people can live, work, play and thrive. Most importantly, we are committed to providing dedicated support to our Downtown businesses, which are the backbone of our community.

We're confident that 2025 will bring us even closer to realizing our shared vision. Thank you to everyone who makes Downtown Appleton One Great Place. We look forward to continuing this journey together!

-Jennifer Stephany, Executive Director

## MARKETING

Web: Total Active Users

**195K**

### Social Media —



**26,511**  
LIKES



**8,995**  
FOLLOWERS

**150,978**  
TOTAL  
ENGAGEMENTS

**12,350**  
TOTAL  
ENGAGEMENTS



**22,404**  
LIKES



**37,245**  
TOTAL  
ENGAGEMENTS

## 2024 MARKETING PROJECTS

### Image Marketing Strategy —

Developed and implemented a strategic marketing plan across multiple channels, tailored to meet the unique needs and interests of Downtown Appleton's core audiences.

### New Website —

Together with Coalesce, a full-service marketing agency based in Downtown Appleton, we crafted and unveiled a fresh website. Featuring a sleek, user-friendly design, our new site is both intuitive and visually compelling. Designed to be interactive, contemporary, and mobile-friendly, it invites visitors with a warm and welcoming experience as they plan their next trip to Downtown Appleton.

## GIFT CERTIFICATES

**1,908** Total number sold

**\$63,390** Total value sold



**CREATIVE**  
DOWNTOWN APPLETON

### MISSION

To create and enhance the cultural environment of Downtown Appleton by providing opportunities for community access to arts, music, and cultural activities.

In 2024, we continued to bring this mission to life through a variety of impactful projects, including:

- **Paint the City III** - Expanding our vibrant mural initiative to bring more public art to Downtown Appleton.
- **Avenue of Ice** - Showcasing stunning ice sculptures that celebrate art and creativity in the heart of winter.
- **Light the Night Market: Holiday Edition** - Creating a festive experience filled with live entertainment, artisan vendors, and holiday cheer.
- **Chalk Walk** - Transforming sidewalks into colorful works of art through community participation.
- **Avenue of Angels** - Building on the tradition of the Avenue of Angels, we continue to brighten the holiday season with these stunning works of art to light up College Avenue.
- **Mile of Music Partner** - Advocate for one of Downtown Appleton's signature music events that brings live, original music to the community.

Each of these projects plays a vital role in making Downtown Appleton a dynamic and welcoming destination for arts, music, and cultural engagement.



# 2024 BUSINESS IMPROVEMENT DISTRICT HIGHLIGHTS

"Downtown Appleton's success is a direct result of the collaborative efforts of ADI, BID, and CDA. Through our joint programs, grant support for businesses, memorable experiences, and consistent "One Great Place" branding, we're strengthening our district. Our unique structure and partnership with the City of Appleton fuels investment and ensures a vibrant future for Downtown Appleton. Thank you to everyone involved in making our Downtown thrive!"

- Walter Schonfeld, BID Board President

## BID GRANT INVESTMENTS

The Business Improvement District total assessed value of the 202 BID properties experienced an overall increase of 4.85%, resulting in a current assessed value of \$182,853,500

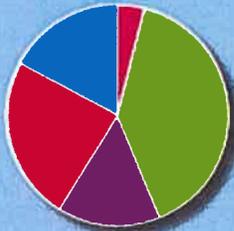
The 2025 BID Budget reflects the BID Board of Directors, City Planning Commission and City Council approved BID rate of \$2.75 per \$1000 of assessed value, with a minimum of \$275 and maximum of \$5500.

## DOWNTOWN BY THE NUMBERS

- Over \$250M in new Development Investment since 2020
- Residential occupancy is steady at 94%
- 104,584 total Downtown hotel room nights in 2024
- Estimated event attendance of more than 760,000 across 75 Downtown event days in 2024
- Downtown Attractions welcomed 365,352 visitors through their doors last year

### Commercial Property Breakdown —

Retail 15%  
Hospitality 24%  
Office/Service 40%  
Attractions 4%  
Vacancy 17%



\*Percentage breakdown is calculated based on unit use.

## GRANT SUPPORT



### TIF Grants —

City of Appleton TIFs #11 and #12 Business Enhancement Grants awarded to 3 properties totaling \$19,170 and leveraging just over \$64,092 in private investment in these districts.



Scan to access the 2025 Collaborative BID/ADI/CDA Operating Plan

## KEEPING DOWNTOWN CLEAN



656 HOURS

The C.A.R.E. Team, in partnership with Riveriew Gardens and the City of Appleton, in 2024 completed 656 hours of cleaning and collected 117 bags of garbage. The program served 375 Service

Works participants. They acquire employability training while contributing to the cleanliness of the district.



370 HOURS

In 2024, we continued our contract with the Pfefferle Management team to help keep Downtown clean and beautiful for the community. They completed 370 hours of service helping cleanup garbage, remove graffiti and repair miscellaneous damage throughout the district.

## BUSINESS IMPROVEMENT DISTRICT

REVENUE	2024 Actual	2025 Budget
BID Assessments	275,355	275,896
Allocated Carryover	18,262	4,000
<b>TOTAL</b>	<b>\$293,617</b>	<b>\$279,896</b>
<b>EXPENSES</b>		
Contracted Services		
ADI Staff	55,000	55,000
Administrative	6,846	6,396
BID Audit	3,371	3,500
Marketing and Printing	110,000	100,000
Economic Development		
Façade Grant	49,078	45,000
Recruitment Grant	10,650	15,000
Business, Employee & Resident Recruitment	10,257	15,000
Maintenance Services		
Maintenance/Flowers	31,528	40,000
<b>TOTAL</b>	<b>\$276,730</b>	<b>\$279,896</b>
<b>CARRYOVER</b>	<b>\$16,887</b>	

**APPLETON DOWNTOWN, INC. AND  
CREATIVE DOWNTOWN APPLETON, INC.  
BOARD OF DIRECTORS 2024**

**PRESIDENT**

**Lyssa King**, Downtown Resident & King Brokerage

**PAST PRESIDENT**

**Laura Vargosko**, Thrivent Financial

**VICE PRESIDENT**

**Steve Lonsway**, Stone Arch Brewpub

**SECRETARY**

**Kolby Knuth**, Knuth Financial Planning and The 513

**TREASURER**

**Tom Klister**, FORE Development • Investment Group

**Natalie Klika**, Johnson Financial Group

**Madera Allan**, Lawrence University

**Todd Heid**, Heid Music

**Jeff Gelger**, J. Gelger Consulting

**Amanda Furman**, Furman Real Estate Collective

**Bri Kaphelm**, Spats

**Matt Rehbein**, City of Appleton

**Monika Austin**, Beatnik Betty's Resale Butik

**Jon Searles**, Wisconsin Housing and Economic  
Development Authority

**Stephanie Lowney**, U.S. Venture, Energy Division

**Monika Austin**, Beatnik Betty's Resale Butik

**Kay Halbrook**, Telmark Sales Solutions

**BUSINESS IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS 2024**

**PRESIDENT**

**Gary Schmitz**, Community Advocate

**TREASURER**

**Jason Druxman**, Avenue Jewelers

**SECRETARY**

**Bill Wetzel**, Acoca Coffee

**Tim Ceman**, Nobel Assets

**Brad Schweps**, Pfefferte Management

**Nate Weyenberg**, Angels Forever-Windows of Light

**Benjamin King**, Downtown Resident and King Brokerage

**Walter Schonfeld**, DKS Management Service, LLC

**David Kress**, City of Appleton

**APPLETON DOWNTOWN, INC.**

**STAFF 2024**

**EXECUTIVE DIRECTOR**

**Jennifer Stephany**

**EVENTS DIRECTOR**

**Carissa Gliniecki**

**MARKETING DIRECTOR**

**Abby Novak**

**EVENTS COORDINATOR**

**Sandy Storch**

**COMMUNITY  
PARTNERSHIP  
DIRECTOR**

**Meghan Warner**

**ADMINISTRATIVE &  
MARKETING COORDINATOR**

**Meghan Petters**

**THANK YOU**

Thank you for sponsoring our events and creative projects in 2024!

4Imprint

Air Wisconsin

Amscor

Ascension

AT&T

Ballard Glen

BAM Coatings

Bazil's

The Boldt Company

Brian Hodgkiss Injury Lawyers

Christine Williams

City of Appleton

Coalesce Marketing & Design

Community First Credit Union

Consolidated Construction Co.

CopperLeaf Boutique Hotel

Crane Engineering

Cutco

Event Production Systems (EPS)

Festival Foods

Fleet Farm

Floors by Angie

Fox Cities Convention & Visitors Bureau

Gateway Chiropractic

General Beer

Heid Music & Heid Music Foundation

Hilton Appleton Paper Valley Hotel

Hoffman Planning, Design &  
Construction Inc.

Johnson Financial Group

Kay Distributing

Knuth Financial Life Planning

Lee Beverage

MIle of Music Festival

NAI Pfefferte / Pfefferte Management

Network Health

Octoberfest

Odyssey Climbing

OSMS

Prevea Health

Runaway Shoes

Steve & Teri Winter

Sure-Dry Basement Systems

TDS

ThedaCare

Ulness Health

U.S. Bank

U.S. Venture

Warning Lites of Appleton, Inc

Willems Marketing

Wisconsin Distributors

Woodward Community Media

Thank you to our  
Star Supporters!



**2024 AWARD WINNERS**

**Business of the Year Award - DePawsitory**

Presented to the Business or entity that stands out from the rest and captured the admiration of the Downtown.

**Bernie Pearlman Downtowner Award - Yee Lee Vue and Family**

Presented to a person who has had a significant positive impact on Downtown and displays an overwhelming passion for its success.

**The Mike Pfefferte Dreamers & Doers Award -  
Fox Commons Development**

Presented to the business, group or individual who has significantly enhanced, for years to come, the physical and/or economic landscape of the Downtown.

**President's Award - Avenue Jewelers**

Presented to an individual, group or business who, within their working relationship with ADI and the Downtown, went above and beyond that usual relationship to contribute to the success of Downtown.

**Harvey Samson Outstanding Volunteer Award -  
Paul Shrode & Boy Scout Troop 2**

Presented to an individual whose time and commitment to the effort of building a strong Downtown highlights him or her as an outstanding volunteer and community advocate.

**Downtown Renovation Award - Jeffrey and Jennifer Kippa**

Presented to a business that has invested in the physical appearance of the building they call home in our Downtown neighborhood.

**Rising Star Award - The Coop**

Presented to a business new to Downtown in the last year that shows longevity and fulfills a need in the Downtown.

**Walter Kalata Landmark Award - Fox Cities Performing Arts Center**

Presented to a business that has withstood the test of time and operates with passion and a strong commitment to Downtown. A place where people can remember the past and converse about the future.

Appleton Downtown, Inc.

Creative Downtown Appleton, Inc.

Business Improvement District

333 W. College Ave., Suite 100, Appleton, WI 54911

920-954-9112 • Fax 920-954-0219 • info@appletondowntown.org

appletondowntown.org



Appleton

#onegreatplace

**CITY OF APPLETON  
BUSINESS IMPROVEMENT DISTRICT**

**A COMPONENT UNIT OF THE  
CITY OF APPLETON, WISCONSIN**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2024**



CPAs | CONSULTANTS | WEALTH ADVISORS

[CLAcconnect.com](https://CLAcconnect.com)

**CITY OF APPLETON BUSINESS IMPROVEMENT DISTRICT  
APPLETON, WISCONSIN  
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## INDEPENDENT AUDITORS' REPORT

Board of Directors  
Appleton Business Improvement District  
City of Appleton, Wisconsin

### **Report on the Audit of the Financial Statements**

#### ***Opinion***

We have audited the accompanying financial statements of Appleton Business Improvement District (the District), a component unit of the City of Appleton, Wisconsin, as of and for the year ended December 31, 2024, and the related notes to the financial statements which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the District as of December 31, 2024, and the changes in financial position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Board of Directors  
Appleton Business Improvement District  
City of Appleton, Wisconsin

### ***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### ***Required Supplementary Information***

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Board of Directors  
Appleton Business Improvement District  
City of Appleton, Wisconsin

***Supplementary Information***

Our audit was conducted for the purpose of forming an opinion on the District's financial statements that collectively comprise the District's basic financial statements. The schedule of revenues, expenses, and changes in net position – budget and actual is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The schedule of revenues, expenses, and changes in net position – budget and actual has been subjected to the auditing procedures applied in the audit of the basic financial statements, and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of revenues, expenses, and changes in net position – budget and actual is fairly stated in all material respects in relation to the basic financial statements as a whole.

***Report on Summarized Comparative Information***

We have previously audited the District's 2023 financial statements, and we expressed an unmodified opinion on the financial statements of the District in our report dated June 4, 2024. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2023, is consistent, in all material respects, with the audited financial statements from which it has been derived.



**CliftonLarsonAllen LLP**

Green Bay, Wisconsin  
July 11, 2025

## FINANCIAL STATEMENTS

**CITY OF APPLETON BUSINESS IMPROVEMENT DISTRICT  
 APPLETON, WISCONSIN  
 STATEMENT OF NET POSITION  
 DECEMBER 31, 2024  
 (WITH SUMMARIZED FINANCIAL INFORMATION AS OF DECEMBER 31, 2023)**

	2024	2023
<b>ASSETS</b>		
Current Assets:		
Cash and Investments	\$ 350,903	\$ 267,934
Special Assessments Receivable	110,337	128,930
Total Assets	461,240	396,864
 <b>LIABILITIES</b>		
Current Liabilities:		
Accounts Payable	122,627	69,267
 <b>DEFERRED INFLOWS OF RESOURCES</b>		
BID Assessments Levied for Subsequent Year	275,897	275,356
 <b>NET POSITION</b>		
Unrestricted	62,716	52,241
Total Net Position	\$ 62,716	\$ 52,241

See accompanying Notes to Financial Statements.

**CITY OF APPLETON BUSINESS IMPROVEMENT DISTRICT  
APPLETON, WISCONSIN  
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION  
YEAR ENDED DECEMBER 31, 2024  
(WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2023)**

	2024	2023
<b>OPERATING REVENUES</b>		
BID Assessments	\$ 275,356	\$ 241,512
<b>OPERATING EXPENSES</b>		
Contracted Services	55,000	49,756
Administrative:		
Telephone	2,839	2,996
Office Supplies	226	447
Postage	329	892
Conferences/Workshops/Classes	264	120
Dues, Fees, and Subscriptions	1,370	1,320
Facility Rent	1,780	558
Total Administrative	6,808	6,333
Audit and Accounting Services	3,371	3,356
Marketing:		
Advertising	109,763	76,841
Printing	237	1,762
Total Marketing	110,000	78,603
Economic Development Projects:		
Sidewalk Maintenance/Amenities	31,566	28,723
Façade Grants	49,079	35,993
Marketing Grants	-	8,045
Recruiting Grant	10,650	8,575
Business Recruitment	10,258	2,550
Total Economic Development Projects	101,553	83,886
Total Operating Expenses	276,732	221,934
<b>OPERATING INCOME (LOSS)</b>	(1,376)	19,578
<b>NONOPERATING REVENUES</b>		
Investment Income	11,851	8,901
<b>CHANGE IN NET POSITION</b>	10,475	28,479
Net Position - Beginning of Year	52,241	23,762
<b>NET POSITION - END OF YEAR</b>	\$ 62,716	\$ 52,241

See accompanying Notes to Financial Statements.

**CITY OF APPLETON BUSINESS IMPROVEMENT DISTRICT**  
**APPLETON, WISCONSIN**  
**STATEMENT OF CASH FLOWS**  
**YEAR ENDED DECEMBER 31, 2024**  
(WITH SUMMARIZED FINANCIAL INFORMATION FOR THE YEAR ENDED DECEMBER 31, 2023)

	2024	2023
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Cash Received from District Members	\$ 294,490	\$ 242,427
Cash Paid to Suppliers	(223,372)	(190,052)
Net Cash Provided (Used) by Operating Activities	71,118	52,375
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Gain (Loss) in Pooled Cash	11,851	8,901
<b>CHANGE IN CASH AND CASH EQUIVALENTS</b>	82,969	61,276
Cash and Cash Equivalents - Beginning of Year	267,934	206,658
<b>CASH AND CASH EQUIVALENTS - END OF YEAR</b>	\$ 350,903	\$ 267,934
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>		
Operating Income	\$ (1,376)	\$ 19,578
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:		
Change in Operating Assets and Liabilities:		
Special Assessments Receivable	18,593	(32,929)
Accounts Payable	53,360	31,882
BID Assessments Levied for Subsequent Year	541	33,844
Net Cash Provided (Used) by Operating Activities	\$ 71,118	\$ 52,375

See accompanying Notes to Financial Statements.

**CITY OF APPLETON BUSINESS IMPROVEMENT DISTRICT  
APPLETON, WISCONSIN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the City of Appleton Business Improvement District, Appleton, Wisconsin (the District), have been prepared in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The significant accounting principles and policies utilized by the District are described below:

**A. Reporting Entity**

Wisconsin Statutes allow for the creation of Business Improvement Districts (BID). A BID is a geographic area within a municipality consisting of contiguous parcels, which are subject to assessments, where the assessment revenue must be used to benefit the BID. The purpose was to authorize cities, villages, and towns to create one or more business improvement districts to allow businesses within those districts to develop, manage, maintain, and promote their districts and to establish an assessment method to fund these activities. A BID affords property owners and business people a very real role in directing those affairs within the district, which influences their investment and environment. It also ensures that the beneficiaries of district programs participate in the funding of the programs.

The District is a legal entity separate and distinct from the City of Appleton, Wisconsin. The District is governed by a nine member appointed board and approved by the Common council. The members serve staggered, two year terms. A majority of the board members shall own or occupy real property in the District.

**B. Measurement Focus and Basis of Accounting**

The accounting and financial reporting treatment applied to the District is determined by its measurement focus. The transactions of the District are accounted for using the *economic resources measurement focus*. With this measurement focus, all assets, deferred outflows of resources, liabilities, and deferred inflows of resources associated with the operations are included on the statement of net position.

The statement of net position and statement of revenues, expenses, and changes in net position are reported using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange like transactions are recognized when the exchange takes place. Assessments are levied upon all property within the District and are recognized as revenues in the year for which they are levied. At year end, assessments for the following year are recorded as receivables and deferred inflows of resources. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider are met. Special assessments are recorded as revenue when earned. Unbilled receivables are recorded as revenues when services are provided.

**CITY OF APPLETON BUSINESS IMPROVEMENT DISTRICT  
APPLETON, WISCONSIN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**B. Measurement Focus and Basis of Accounting (Continued)**

The District distinguishes *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District are charges to the district members. Operating expenses for the District include salaries and wages, operation and maintenance, business development and promotions. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources, as they are needed.

**C. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position**

**1. Cash and Investments**

Cash and investments are combined in the financial statements. Cash deposits consist of demand and time deposits with financial institutions. Investments are stated at fair value. Fair value is the price that would be received to sell an asset in an orderly transaction between market participants at the measurement date.

**2. BID Special Assessments**

The primary source of revenue for the District is an assessment levied on property located within District boundaries. The BID assessments are determined in November, and included as a special charge on each property owner's tax bill within the District and become an enforceable lien on December 31. The BID assessments are due in full to the City by January 31st of the subsequent year, which the City collects and distributes to the District.

**3. Deferred Outflows/Inflows of Resources**

Deferred outflows of resources are a consumption of net position by the government that is applicable to a future reporting period. Deferred inflows of resources are an acquisition of net position by the government that is applicable to a future reporting period. The recognition of those outflows and inflows as expenses or expenditures and revenues are deferred until the future periods to which the outflows and inflows are applicable.

**CITY OF APPLETON BUSINESS IMPROVEMENT DISTRICT  
APPLETON, WISCONSIN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**C. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position  
(Continued)**

**4. Net Position**

Equity is classified as net position and displayed in three components:

- Net Investment in Capital Assets. Amount of capital assets, net of accumulated depreciation, and capital related deferred outflows of resources less outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets and any capital related deferred inflows of resources.
- Restricted Net Position. Amount of net position that is subject to restrictions that are imposed by 1) external groups, such as creditors, grantors, contributors or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.
- Unrestricted Net Position. Net position that is neither classified as restricted nor as net investment in capital assets.

**5. Claims and Judgements**

Claims and judgements are recorded as expenses when the related liabilities are incurred.

**D. Prior Year Information**

Comparative amounts for the prior year have been presented in the financial statements to provide an understanding of changes in the District's financial position and operations. The comparative amounts may be summarized in total and not at the level of detail required for a presentation in conformity with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the District's financial statements for the year ended December 31, 2023, from which the summarized information was derived.

**CITY OF APPLETON BUSINESS IMPROVEMENT DISTRICT  
APPLETON, WISCONSIN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 2 STEWARDSHIP AND COMPLIANCE**

**A. Operating Plan**

The budgetary information is derived from the District's annual operating plan budget and is presented using the same basis of accounting as described in Note 1.B. The 2024 Operating Plan, as approved by the board of directors and common council, included provisions for District assessments and related spending of \$293,617. The board of directors and management use the budget to manage the District's program activities; however, the budget does not represent a legal budget establishing specific line item expenditure limits.

**NOTE 3 DETAILED NOTES ON ALL FUNDS**

**A. Cash and Investments**

The District's cash and investments total \$350,903 are commingled with the cash and investment accounts of the City of Appleton; therefore, individual bank balances of the District cannot be determined. Please refer to the City's financial statements for further information.

The City's Annual Comprehensive Financial Report can be located at [www.appletonwi.gov/government/departments/finance](http://www.appletonwi.gov/government/departments/finance).

**NOTE 4 OTHER INFORMATION**

**A. Risk Management**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District completes an annual review of its insurance coverage to ensure adequate coverage.

**B. Contingencies**

From time to time, the District is party to other various pending claims and legal proceedings. Although the outcome of such matters cannot be forecast with certainty, it is the opinion of management that the likelihood is remote that any such claims or proceedings will have a material adverse effect on the District's financial position or results of operations.

**SUPPLEMENTARY INFORMATION**

**CITY OF APPLETON BUSINESS IMPROVEMENT DISTRICT  
APPLETON, WISCONSIN  
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2024**

	Original Budget	Final Budget	Actual	Variance Final Budget - Positive (Negative)
<b>OPERATING REVENUES</b>				
Bid Assessments	\$ 275,355	\$ 275,355	\$ 275,356	\$ 1
<b>OPERATING EXPENSES</b>				
Contracted Services	55,000	55,000	55,000	-
Administrative:				
Telephone	-	-	2,839	(2,839)
Office Supplies	-	-	226	(226)
Postage	-	-	329	(329)
Conferences/Workshops/Classes	-	-	264	(264)
Dues, Fees, and Subscriptions	-	-	1,370	(1,370)
Facility Rent	-	-	1,780	(1,780)
Total Administrative	<u>7,017</u>	<u>7,017</u>	<u>6,808</u>	<u>209</u>
Audit and Accounting Services	3,100	3,100	3,371	(271)
Marketing:				
Advertising	110,000	110,000	109,763	237
Printing	-	-	237	(237)
Total Marketing	<u>110,000</u>	<u>110,000</u>	<u>110,000</u>	<u>-</u>
Economic Development Projects:				
Sidewalk Maintenance/Amenities	43,500	43,500	31,566	11,934
Façade Grants	45,000	45,000	49,079	(4,079)
Recruiting Grant	15,000	15,000	10,650	4,350
Business Recruitment	15,000	15,000	10,258	4,742
Total Economic Development Projects	<u>118,500</u>	<u>118,500</u>	<u>101,553</u>	<u>16,947</u>
Total Operating Expenses	<u>293,617</u>	<u>293,617</u>	<u>276,732</u>	<u>16,885</u>
<b>OPERATING INCOME (LOSS)</b>	(18,262)	(18,262)	(1,376)	16,886
<b>NONOPERATING REVENUES</b>				
Investment Income	-	-	11,851	11,851
<b>CHANGE IN NET POSITION</b>	(18,262)	(18,262)	10,475	28,737
Net Position - Beginning of Year	<u>52,241</u>	<u>52,241</u>	<u>52,241</u>	<u>-</u>
<b>NET POSITION - END OF YEAR</b>	<u>\$ 33,979</u>	<u>\$ 33,979</u>	<u>\$ 62,716</u>	<u>\$ 28,737</u>



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# CITY OF APPLETON

**Department of Parks & Recreation**

1819 East Witzke Blvd.

Appleton, WI 54911

p: 920-832-3919

f: 920-993-3103

[www.appleton.org](http://www.appleton.org)

TO: Parks and Recreation Committee

FROM: Dean R. Gazza

DATE: August 11, 2025

RE: Action: Approve process for the renaming of Veterans Park.

On 6/18/25 the Common Council approved a resolution requiring the renaming of Veterans Park and directed the Parks & Recreation Department to develop a process and present it for approval by the Parks & Recreation Committee.

Please find attached a document outlining the proposed process as well as the current Naming of Public Park Lands policy.

The proposed process seeks public input and a final vote by the Common Council in early November.

Please contact me at 832-5572 or at [dean.gazza@appleton.org](mailto:dean.gazza@appleton.org) with any questions.

# City of Appleton Public Park Renaming Process

## Step 1: Renaming Process

- The **Parks and Recreation Committee** and **Common Council** approve renaming process for Veterans Park.

## Step 2: Public Announcement and Outreach

- The City issues a **public announcement** about the renaming process via:
  - City website(s) and social media
  - Press release to local media outlets
  - On-site signage at the park

## Step 3: Name Submission Period

- A **30-day public submission window** is opened, during which individuals or groups can submit name suggestions.
- Submissions must include:
  - Suggested name
  - Brief justification (e.g., historical relevance, community significance)
  - Name and contact information of the submitter
- Submissions may be made:
  - E-mail to Parks and Recreation Department
  - In person at the Parks and Recreation Department
  - Via mail to Parks and Recreation Department

## Step 4: Staff Review and Eligibility Screening

- The **Parks and Recreation Department** reviews submissions for:
  - Compliance with naming guidelines (see below)
  - Elimination of duplicates or inappropriate names

## Recommended Naming Guidelines:

- Names shall:
  - Comply with the existing Naming of Publics Land Policy

## Step 5: Parks and Recreation Committee Evaluation

- A **shortlist of 3–5 names** is created from eligible submissions.
- The Department will:
  - Review shortlisted names

- Recommend a final name for Council consideration

### **Step 6: Final Approval by Common Council**

- The Common Council reviews the Committee's recommendation.
- A **final vote** is taken to officially adopt the new name.

### **Step 7: Public Announcement and Implementation**

- The City announces the new name via:
    - Press release
    - Signage update at the park
    - Updates to City maps and online resources
- 

### **Timeline Overview**

<b>Step</b>	<b>Activity</b>	<b>Duration</b>
1	Committee/Council adopts process	August
2	Public outreach campaign	September
3	Name submission period	September
4	Staff review and screening	October
5	Committee evaluation and public input	October
6	Final Council vote	November
7	Public announcement and implementation	November/December

<b>CITY OF APPLETON POLICY</b>		TITLE: NAMING OF PUBLIC PARK LANDS
ISSUE DATE: 5/24/83 Day of Council Adoption	LAST UPDATE: 9/10/97	TEXT NAME: F:\COMMON\Policies\Naming of Public Park Lands
POLICY SOURCE: Parks and Recreation Department		TOTAL PAGES: 1
Reviewed by Attorney's Office Date:	Parks and Recreation Committee Approval Date: September 3, 1997	Council Approval Date: September 10, 1997

### NAMING OF PARKS

Policy: Naming of Public Parklands

Purpose: The purpose of this policy is to provide a consistent and rational framework for the naming of newly acquired parklands.

The naming of a newly acquired park site should conform to one or more of the criteria listed below:

1. The name of a significant local, state, or national historical figure that is deceased, or a significant local, state, or national historical event.
2. The name of an adjacent street.
3. The name of a unique geologic or geographic feature or other natural attribute that characterizes the park, e.g. a dominant tree species.
4. The name of a major donor instrumental in the acquisition or development of the park.
5. The commonly accepted name of the surrounding neighborhood which comprises a significant portion of the service area of the park.
6. An individual who has performed an outstanding service for the community (preferably in the area of parks and recreation).

**CONTRACT CHANGE ORDER**

Change Order No. 1

Date 08/21/25

Contract No. 106-25 for the following public work : Unit DD-25 Mackville Quarry Grading & Capping

between MCC , 2600 N Roemer Road, Appleton, WI 54912-1137  
 (Contractor Name) (Contractor Address)

and the City of Appleton dated: 8/21/2025 is hereby changed in the following particular wit:

Item No.	Account No.	Current Contract Amount	Current Contingency	C.O. Amount (+/-)	Contingency (+/-)	New Contract Total	New Contingency Total
1	<u>5230.680904</u>	<u>\$131,126.25</u>	<u>\$19,668.94</u>	<u>\$13,600.00</u>	<u>(\$13,600.00)</u>	<u>\$144,726.25</u>	<u>\$6,068.94</u>
2						<u>\$0.00</u>	<u>\$0.00</u>
3						<u>\$0.00</u>	<u>\$0.00</u>
4						<u>\$0.00</u>	<u>\$0.00</u>
5						<u>\$0.00</u>	<u>\$0.00</u>
6						<u>\$0.00</u>	<u>\$0.00</u>
7						<u>\$0.00</u>	<u>\$0.00</u>
8						<u>\$0.00</u>	<u>\$0.00</u>
9						<u>\$0.00</u>	<u>\$0.00</u>
10						<u>\$0.00</u>	<u>\$0.00</u>
	<b>Total</b>	<u>\$131,126.25</u>	<u>\$19,668.94</u>	<u>\$13,600.00</u>	<u>-\$13,600.00</u>	<u>\$144,726.25</u>	<u>\$6,068.94</u>

Reason for Change: Install culvert pipe beneath access road to eliminate ponding of stormwater and redirect away from the access road.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The Contract Time will be (increased / decreased / unchanged) by this Change Order: unchanged Days

The Date of Completion as of the date of this Change Order therefore is: unchanged

Finance Committee Agenda Date: 08/25/25

Date approved by Council: N/A



# CITY OF APPLETON

Department of Parks & Recreation  
1819 East Witzke Blvd.  
Appleton, WI 54911  
p: 920-832-3919  
f: 920-993-3103  
www.appleton.org

TO: Finance Committee

FROM: Dean R. Gazza

DATE: 8/25/2025

RE: **Action: Award the “2025 Parks Hardscape Replacement Project” contract to Northeast Asphalt, Inc. in the amount of \$139,094.60 with a contingency of 10% for a project total not to exceed \$153,004.06.**

**Action: Approve a budget amendment of \$41,782.49 from the Reid Reserves to fully fund the Reid Cart Paths project.**

## **BACKGROUND**

The 2025 Capital Improvement Plan (CIP) includes \$350,000 for the Parks Hardscapes Project. From that total, \$13,000 was designated for design services and \$144,878 was transferred to the Mead Pool project, leaving a balance of \$192,122 for construction. The 2025 CIP plan also includes \$80,000 for the Reid Cart Paths project, of which \$11,000 was allocated for design services, leaving \$69,000 for construction.

Both projects were bid together to take advantage of economies of scale. By combining the work, we anticipated lower overall costs since both projects use identical materials.

- **Telulah Trail:** The shoreline trail reconstruction came in at \$39,383.25. This portion of the trail has been significantly damaged by tree roots and does not currently meet ADA accessibility standards.
- **Reid Cart Paths:** The paving bid totaled \$77,785.00, with an alternate of \$21,926.35. Costs exceeded the available budget because of limited site access—large trucks and heavy equipment cannot be used without damaging the golf course. Instead, smaller tractors must be used to haul asphalt, which raises costs.

The scope of work includes:

- **Telulah Trail** – Full reconstruction of 500 linear feet of shoreline trail, correcting surface damage, base failure, and restoring ADA compliance.
- **Reid Cart Paths** – Paving 2,450 linear feet of existing gravel paths (base bid) plus 580 linear feet as an alternate. This will reduce long-term maintenance, improve drainage, and enhance the player experience

## **PUBLIC BID RESULTS**

Bids were received as follows:

- **Northeast Asphalt, Inc. (Low Bid) – \$139,094.60**
- MCC, Inc. – \$154,669.85

## **FUNDING REQUEST & JUSTIFICATION**

To complete the Reid Cart Paths project in 2025 as planned, a budget transfer of \$41,782.49 from the Reid Reserve Funds is necessary. This will ensure that drainage and maintenance issues are resolved while also completing a long-requested improvement to the golf course.

## **RECOMMENDATION**

The Parks and Recreation Department and our consulting engineer recommend:

- Transferring \$41,782.49 from the Reid Reserve Funds to fully fund the Reid Cart Paths paving project.
- Awarding the construction contract to Northeast Asphalt, Inc., the lowest responsive bidder, in the amount of \$139,094.60, with a 10% contingency to be used only if needed.

Please contact me at (920) 832-5572 or via email at [dean.gazza@appletonwi.gov](mailto:dean.gazza@appletonwi.gov) with any questions.



DEPARTMENT OF  
**UTILITIES**

**Department of Utilities**  
Wastewater Treatment Plant  
2006 East Newberry Street  
Appleton, WI 54915  
p: 920-832-5945  
f: 920-832-5949

[www.appletonwi.gov/government/departments/utilities](http://www.appletonwi.gov/government/departments/utilities)

## **MEMORANDUM**

**Date:** August 20, 2025  
**To:** Chairperson Vered Meltzer and Members of the Utilities Committee  
**From:** Brian Kreski, Environmental Programs Coordinator  
**CC:** Chris Stempa, Utilities Director  
Kelli Rindt, Enterprise Fund Accounting Manager  
**Subject:** **Award compost screening contractor services to Vandenberg Transportation LLC for an extended one (1) year term ending December 31, 2025**

---

### **BACKGROUND:**

The Appleton Wastewater Treatment Plant (AWWTP) has operated a biosolids compost facility since fall 2010. The AWWTP has partnered with Vandenberg Transportation LLC for the last five screening events. They have consistently provided reliable and cost-effective compost screening services that have help achieve finish material which meets the Wisconsin Department of Natural Resources Administrative Code requirements and the criteria established by the U.S. Composting Council's Seal of Testing Assurance (STA) Program.

### **QUOTATION:**

The proposed fee of \$29,583 represents a nominal 4% increase over the previous year. That increase accounts for typical inflationary increases associated with fuel, equipment, and labor costs. The contract award amount is based on screening one batch of material (5,000 cu yards).

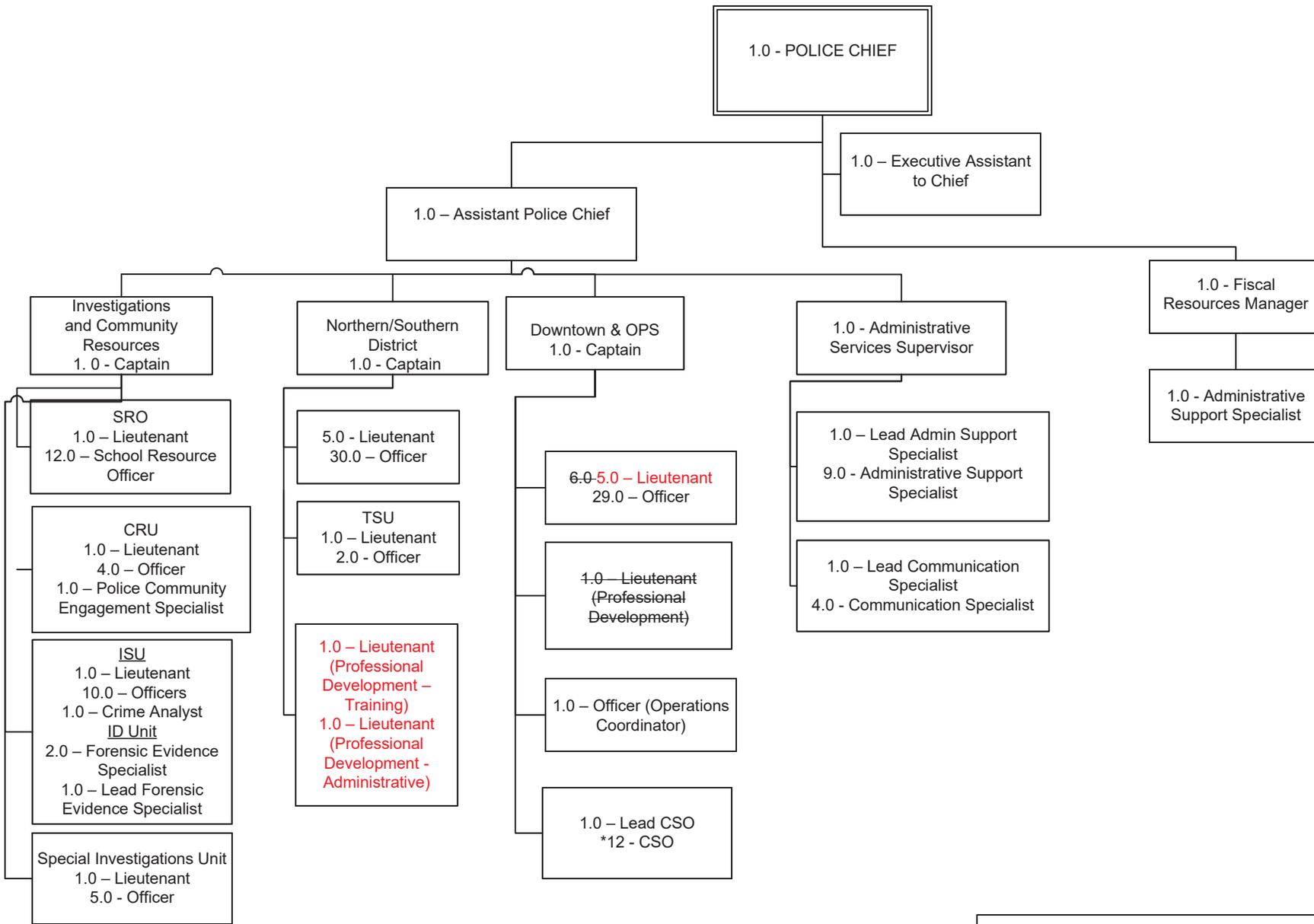
### **JUSTIFICATION:**

As part of the 2022 RFQ process, Vandenberg Transportation LLC was selected as the least cost responsible quote. Their quote was 11% less than the next closest contractor quote. Their familiarity with the complexities of the composting operation (e.g. weather impacts, scheduling challenges, and site logistics at the Outagamie County Landfill) support the recommendation for acting on the one-year contract extension option.

### **RECOMMENDATION:**

I recommend the contract extension for compost screening services for one additional year be awarded to Vandenberg Transportation for the term ending December 31, 2025 in the amount of \$29,583.

If you have any questions regarding this project, please contact Brian Kreski at 920-832-2316.



Draft 8/20/25