

## NOTICE OF PUBLIC MEETING

Pursuant to Section 19.84, Wis. Stats., notice is hereby given to the public that a regular meeting of the **Redevelopment Authority** of the City of De Pere will meet on June 24, 2013 at 6:00 p.m. in the City Hall Council Chambers, Second Floor, City Hall, 335 South Broadway, De Pere, WI 54115.

*This meeting can be viewed LIVE at [www.depere.tv](http://www.depere.tv). This meeting is also rebroadcast on TW Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at [www.depere.tv](http://www.depere.tv).*

***\* Items with an asterisk require City Council Approval***

### **AGENDA FOR SAID MEETING:**

Roll call.

1. Approve the minutes of the Redevelopment Authority meeting on May 20, 2013 and the special meeting on June 18, 2013.
2. Review the Façade Grant Request for 615-617 George St. Applicant: Danen Properties LLC.\*
3. Adjournment.

Ken Pabich  
Director of Planning and Economic Development

Notice is hereby given that a majority of the members of the Common Council of the City of De Pere may attend this meeting to gather information about a subject(s) over which they have decision-making responsibility.

Any person wishing to attend this meeting who, because of disability, requires special accommodation should contact the City Planner's office at 339-4043 by Noon, Monday, June 24, 2013, so that arrangements can be made.

### **AGENDA SENT TO:**

Redevelopment Authority Members  
Alderspersons  
Department Heads  
TV & Radio Stations  
News Media  
Brown County Library, De Pere Branch  
De Pere Area Chamber of Commerce

### **ITEM 2:**

DANEN PROPERTIES

DRAFT

REDEVELOPMENT AUTHORITY  
De Pere, Wisconsin – May 20, 2013

A meeting of the Redevelopment Authority of the City of De Pere was held today at 6:00 p.m. in the Council Chambers of the De Pere City Hall.

Roll Call

William Patzke called the meeting to order at 6:00 p.m. Roll call was taken and the following members were present: Joe Van Deurzen, William Patzke, Charles King, John Nusbaum, and Bill Komsi. Members excused: Ted Penn and Jerry Henrigillis. Also present: City Planning Director Kenneth Pabich, and members of the public.

Motion by John Nusbaum, seconded by Bill Komsi, to have Bill Patzke serve as the Chair Pro Tem. Upon vote, motion carried unanimously.

1. Approve the minutes of the Redevelopment Authority held on February 25, 2013.

Joe Van Deurzen moved, seconded by Bill Komsi, to approve the minutes as amended. Upon vote, motion carried unanimously.

2. Resolution RDA-13-02, Resolution RDA-13-02, Authorizing amendment to the Redevelopment Agreement Between the Redevelopment Authority of the City of De Pere, the City of De Pere and 313 Main in De Pere, LLC.

Motion by Joe Van Deurzen to place a lean on the property equal to the first payment until occupancy is issued. Motion failed due to lack of a second. Discussion occurred on the importance of protecting the City the re-development agreements.

Joe Van Deurzen moved, seconded by John Nusbaum, to approve the Resolution as presented. Upon vote, motion carried unanimously.

3. Adjournment.

Joe Van Deurzen moved, seconded by William Patzke, the RDA adjourned its meeting. Upon vote, motion carried unanimously. Time: 6:25 p.m.

Respectfully submitted,  
Ken Pabich, Recording Secretary

DRAFT

REDEVELOPMENT AUTHORITY  
De Pere, Wisconsin – June 18, 2013

A joint meeting of the Redevelopment Authority and the City Council of the City of De Pere was held at 7:30 p.m. in the Council Chambers of the De Pere City Hall.

Motion by Jerry Henrigillis, seconded by Joe Van Deurzen, to have Bill Patzke serve as the Chair Pro Tem. Upon vote, motion carried unanimously.

1. Roll Call

William Patzke called the meeting to order at 7:30 p.m. Roll call was taken and the following members were present: Joe Van Deurzen, William Patzke, Charles King, John Nusbaum, Jerry Henrigillis, and Bill Komsi. Members excused: Ted Penn.

2. Plead of Allegiance to the Flag

3a. Resolution RDA-13-03, Authorizing agreement between Midland Associates, the City of De Pere and the Redevelopment Authority of the City of De Pere (Walgreens Development)

John Nusbaum moved, seconded by Charles King, to approve the Resolution as presented. Upon vote, motion carried unanimously.

4. Adjournment.

Joe Van Deurzen moved, seconded by Jerry Henrigillis, that the RDA adjourned its meeting. Upon vote, motion carried unanimously. Time: 7:45 p.m.

Respectfully submitted,  
Ken Pabich, Recording Secretary



**Item #2:       Review the Façade Grant Request for 615-617 George St. Applicant: Danen Properties LLC.\***

The owner of 615-617 George Street has applied for a façade grant. The proposed project includes the following items:

1. Windows:       New store front windows.
2. Entries:       (2) new doors for the entry.
3. Awning:        New awnings.
4. Front Façade:  Front façade would be completely replaced and the façade would be extended up to provide more height to the building.

The design of the building was done by the State Main Street program staff and it matches our design guidelines. The plans were also reviewed by the Main Street Design Committee. They have the following comments:

1. Please obtain details on the building materials. Specifically,
  - a. No vinyl siding, please opt for higher quality materials (cement fiberboard)
  - b. Please ask for clarification on the materials to be used under the awning.
2. Please confirm the colors to ensure they match with the downtown.
3. For a design enhancement, the committee felt the siding should be extended 5' along sides of building to enhance street view. The committee recommends that this would be a qualifying expense.

The estimated cost for the entire project is \$18,650. If the RDA would approve all proposed expenditures, the project would qualify for \$4,663 from the grant program. Since the design has been modified and new bids may need to be obtained, staff would recommend that the RDA approve up to \$10,000 for qualifying expenses. This allows the owner to proceed with the project if bids are higher.

**Recommendation:**

Staff would recommend supporting the façade grant. If approved, the owner will need to provide receipts back to the City for approval by the RDA.



# CITY OF DE PERE

## Façade Grant Application

The City of De Pere, in conjunction with Downtown De Pere Inc., will assist with façade improvements for commercial properties located within the boundaries of a Tax Increment District (TID). Applications will be acted upon on a **first come first serve basis**. The maximum grant is up to \$10,000 for approved projects. The grant requires the expenditure of \$4.00 of private funds for each \$1.00 of grant funds disbursed. Grants will only be awarded to projects that are approved by the Redevelopment Authority.

Please print or type using black ink for duplicating purposes.

**A. Property Owner:** Name: Danen Properties LLC (Steve + Carey Danen)  
 Mailing Address: 4425 Oak Ridge Cr. De Pere  
 Phone: 339-8927 Cell: 360-5028  
 Email Address: Steveclanen@new-rr.com

**B. Property Information:** Name: 615-617 George St.  
 Address: 615-617 George St. De Pere WI 54115

**C Project Details:** Proposed Start Date: 5/1/13 Expected Completion Date: 8/1/13  
 Contractor Name: Mocco Construction  
 Mailing Address: 231 Seminole Ln. Green Bay WI 54313  
 Phone: 593-2841 Cell: 819-7644

Please attach (1) hard copy and (1) PDF version of the following items:

1. A photo of the existing façade.
2. The proposed project design.
3. The project cost estimates by major category (design, material, labor, etc).

The undersigned applicant(s) affirms that the information submitted herein is true and accurate to the best of my (our) knowledge. I (we) have read and understand the conditions of the City of De Pere Façade Grant Program and agree to abide by its conditions and guidelines.

Signed [Signature] Date 4/18/13

Signed [Signature] Date 4/18/13

Please submit the application to:

City of De Pere  
 ATTN: Planning Department  
 335 S Broadway  
 De Pere, WI 54115

**DANEN PROPERTIES, LLC**  
4425 Oak Ridge Circle  
De Pere, WI 54115

**Job Address: 615/617 George Street**  
**De Pere, WI 54115**

**Date: 4/18/2013**

**City Of De Pere Façade Grant Application**

**(Exterior Renovation Cost Estimate: Labor and Materials)**

ITEM/QTY	DESCRIPTION	COST	TOTAL
Windows/Doors			
2	New (Storefront) Windows & Doors	\$2,000.00	\$4,000.00
Parapet Wall, Cornice			
1	Build 3-4ft Parapet Wall, Decorative Trim Caps	\$950.00	\$950.00
Brick/Masonry			
1	Remove Existing Stone, Install Brick/Mortar	\$7,800.00	\$7,800.00
Bldg Materials/Misc.			
1	Lumber, Azek, Trim, Paint, Misc	\$2,700.00	\$2,700.00
General Labor			
1	General Construction, Cutout & Remove Block Wall, Trim, Painting	\$3,200.00	\$3,200.00
		<b>Total :</b>	<b>\$18,650.00</b>









615-617 GEORGE ST. - DE PERE, WI  
MAY 7, 2013 JOE LAWNICZAK