



Redevelopment Authority

Regular Meeting

335 South Broadway
De Pere, WI 54115
<http://www.de-pere.org>

Agenda

Monday, August 26, 2013

6:00 PM

De Pere City Hall Council Chambers

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a Regular Meeting of the **Redevelopment Authority** of the City of De Pere will be held on **August 26, 2013** at **6:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

I. Call to Order

II. Action Items

1. Approval of the Redevelopment Authority minutes from the Regular meeting on July 22, 2013 and the Special meeting on August 6, 2013.
2. Review the proposed project plan for WD-657-1 and WD-657-2.

III. Adjournment

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, August 26, 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
Definitely De Pere
Craig Kassner, Best Built

City of De Pere, Wisconsin

**Request For Redevelopment Authority Action**

MEETING DATE: August 26, 2013

DEPARTMENT: Redevelopment Authority

FROM: Ken Pabich

SUBJECT: Approval of the Redevelopment Authority minutes from the Regular meeting on July 22, 2013 and the Special meeting on August 6, 2013.

ATTACHMENTS:

- July 22, 2013_draft (PDF)
- August 6, 2013_draft (PDF)

DRAFT

REDEVELOPMENT AUTHORITY
De Pere, Wisconsin – July 22, 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

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

1. Approve the minutes of the Redevelopment Authority meeting held on June 24, 2013.

Bill Patzke moved, seconded by Charlie King, to approve the minutes. Upon vote, motion carried unanimously.

2. Review the Offer to Purchase from Best Built of WD-657-1 and WD-657-2 for multi-family development.

John Nusbaum requested clarification on the status of TID #5. Ken explained that traditionally a bond could be issued within the TID to help finance the project, but since TID #5 is nearing the end of its lifespan, he does not want to add any large expenditures to it. Craig Kassner of Best Built presented a concept sketch to the group, and discussion followed on items such as design ideas, sequence and timeframe of build out. Craig will return to the next RDA meeting to present an update on their project plan. Ken will submit a PDD rezoning request to the August Plan Commission meeting.

Bill Patzke motioned, seconded by John Nusbaum & Charlie King, to approve staff recommendations. Upon vote, motion carried unanimously.

3. Adjournment.

Bill Patzke moved, seconded by Ted Penn, to adjourn the meeting. Upon vote, motion carried unanimously. Time: 6:35 p.m.

Respectfully submitted,
Carey Danen, Recording Secretary

Attachment: July 22, 2013 draft (1303 : Minutes)

DRAFT

REDEVELOPMENT AUTHORITY
De Pere, Wisconsin – August 6, 2013

A special meeting of the Redevelopment Authority of the City of De Pere was held today at 7:00 p.m. in the Council Chambers of the De Pere City Hall.

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

Roll Call

Bill Patzke called the meeting to order at 7:00 p.m. Roll call was taken and the following members were present: Bill Komsi, Joe Van Deurzen, Charles King, Gerald Henrigillis, and Bill Patzke. Members excused: Ted Penn and John Nusbaum. Also present: City Planning Director Kenneth Pabich.

1. Resolution #RDA 13-04, Authorizing Amendment to Development Agreement Between Midland (Wisconsin/Broadway) Associates, the City of De Pere and the Redevelopment Authority of the City of De Pere (Walgreens).

Jerry Henrigillis motioned, seconded by Bill Patzke, to approve the Resolution as presented. Upon vote, motion carried unanimously.

2. Adjournment.

Jerry Henrigillis moved, seconded by Bill Patzke, to adjourn the meeting. Upon vote, motion carried unanimously. Time: 7:05 p.m.

Respectfully submitted,
Ken Pabich, Recording Secretary

Attachment: August 6, 2013_draft (1303 : Minutes)

City of De Pere, Wisconsin

**Request For Redevelopment Authority Action**

MEETING DATE: August 26, 2013

DEPARTMENT: Redevelopment Authority

FROM: Ken Pabich

SUBJECT: Review the proposed project plan for WD-657-1 and WD-657-2.

At the July meeting, the RDA reviewed an offer to purchase from Best Built for parcels WD-657-1 and WD-657-2 (located on Grant and College). As part of the proposal, the developer was to provide a project plan for the site for the RDA to consider. If acceptable to the RDA, the City would then develop agreements to move forward with the project.

The project would be divided into two phases. Phase I would be the development on Grant Street. The plan shows 2 sets of row house condos (which could also be rented) each with 4 units. Each building would be placed up as close as possible to the sidewalk and are two stories in height. The proposed units would range between 1,632 sq ft and 1,447 sq ft and both could be designed with 3 bedrooms. The goal would be to start Phase I this fall if possible and if not it would start in the spring of 2014.

Phase II would be three story apartment building with underground parking. The full design of the building has not been completed, but it is intended to be similar to the existing apartments to the east. The goal would be to start Phase II in 2014.

Recommendation

Based on the site plan, staff feels that this would be a great addition to our downtown and it would match the objectives defined in our Downtown Master Plan. Staff would recommend that the RDA accepts the proposal and authorizes staff to develop the appropriate development agreements.

ATTACHMENTS:

- RDA_Grant_DevelopmentPlan (PDF)



3100 Holmgren Way
Green Bay, WI 54304

City of De Pere
Redevelopment Authority
Attn: Ken Pabich and Chairman Penn
335 S. Broadway
De Pere, WI 54115

Phone: 920/337-6488

Fax: 920/337-6970

Email: Build@BestBuiltInc.com

Re: Project Plan Submission

Dear Ken:

Enclosed please find the following information being submitted on behalf of Best Built, Inc. as the construction representative for VHC, Inc. as a part of the right to purchase WD-657-1 Grant St and WD-657-2 College Avenue.

1. Site plans detailing:
 - a. Utilities servicing the proposed buildings or currently crossing/servicing the property.
 - b. Green space and general landscape detailing.
 - c. Existing site contours as well as proposed building, pavement, and new grade elevations.
 - d. General building arrangements and paved areas.
2. Phase I building elevations for the Grant St. row house condos.
3. Phase I building floor plans for the Grant St. row houses condos.
4. Phase II building elevations and floor plans are currently not finalized. It is anticipated that the proposed 3 story apartment building will match the 2 existing apartment buildings on the neighboring property.

I am confident that we have created a design that will capture the expressed intentions of the City's desire to create an urbanized residential feeling. We also believe the look of the building will be in tune with the neighboring properties and college facilities. Lastly, the density and the on site and enclosed parking are in line with the cities expressed expectations.

In closing, please feel free to contact me with any additional needs you may have prior to the next meeting Monday August 26, 2013.

Respectfully,
Best Built Inc.

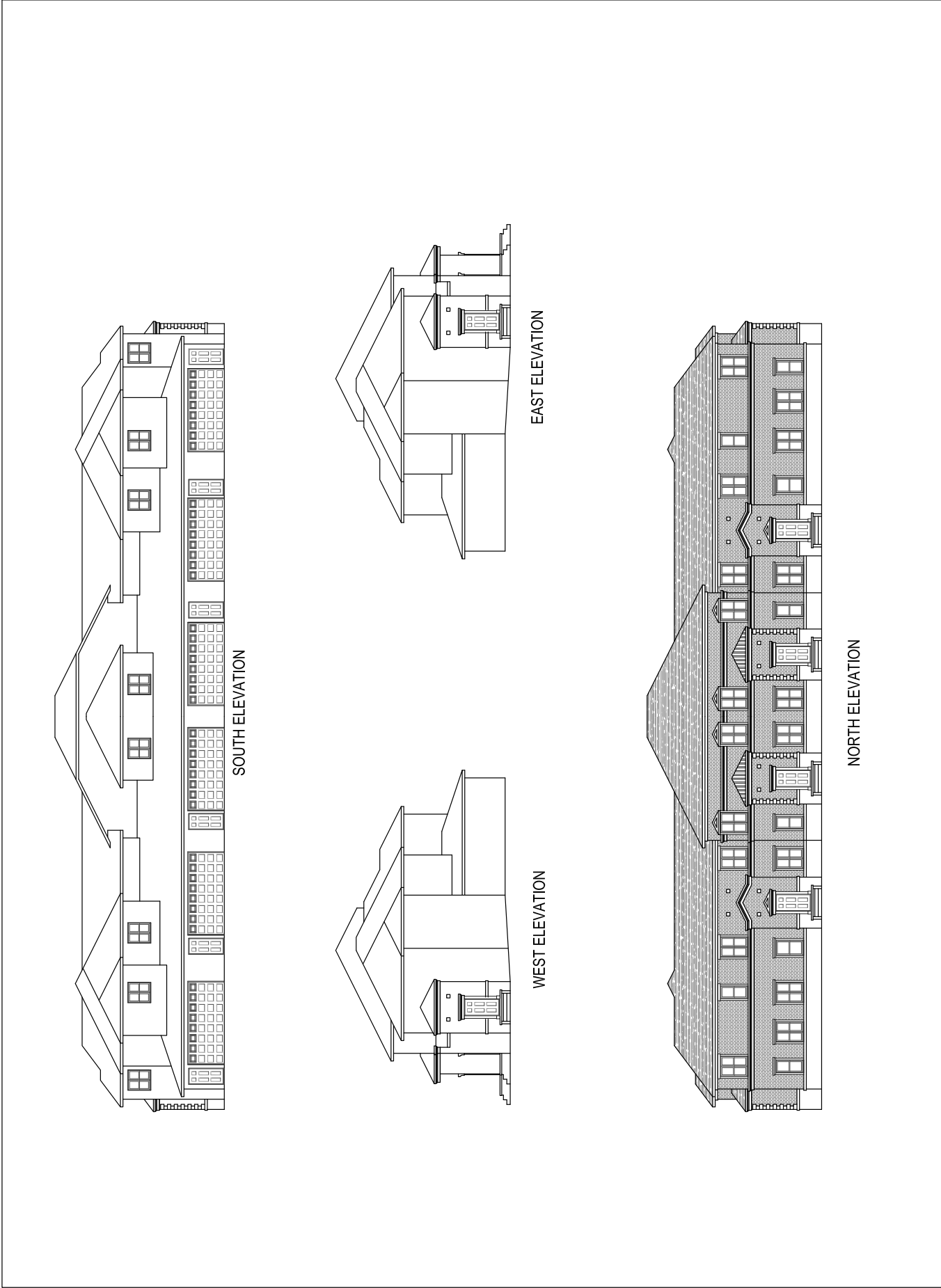
Craig Kassner
President

Enclosures

☐ Construction

☐ Development

www.BestBuiltInc.com





Construction

2020 AIA/CES Learning Unit
GREEN BAY, WISCONSIN
FALL 2020 10/15/2020

DATE: 10/15/2020
FALL 2020 10/15/2020

PROFESSIONAL SEAL(S)

PROJECT INFO:

GRANT ST.
ROW HOUSES

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REVISION

DATE

DESCRIPTION

DATE: 10/15/2020

PROJECT NO:

CAD FILE:

DRAWN BY: S.M.S.

DESIGNED BY: S.M.S.

SHEET TITLE:

SHEET:

A-01

