



Redevelopment Authority

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Final Minutes

Monday, August 25, 2014

7:00 PM

De Pere City Hall Council Chambers

This is a joint meeting of the Plan Commission and the Redevelopment Authority.

Call to Order

The meeting was called to order at 7:00 PM by Board Member Jerry Henrigillis

Attendee Name	Title	Status	Arrived
Julie Van Straten	Board Member	Present	
Jerry Henrigillis	Board Member	Present	
Bill Komsi	Board Member	Present	
John Nusbaum	Board Member	Excused	
William Patzke	Board Member	Excused	
Ted Penn	Board Member	Excused	
Joe Van Deurzen	Board Member	Present	

Joe Van Deurzen motioned, seconded by Bill Komsi, to elect Jerry Henrigillis as chair pro tem. Upon vote, motion carried unanimously.

2. Approval of the minutes of the July 28, 2014 Redevelopment Authority meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joe Van Deurzen, Board Member
SECONDER:	Bill Komsi, Board Member
AYES:	Straten, Henrigillis, Komsi, Nusbaum, Van Deurzen
EXCUSED:	William Patzke, Ted Penn

3. Review the final design option for the Nicolet Square Parking Mall. *

Ken Pabich provided an overview of the design process. The city's 2010 Master Plan provided a vision for the downtown, and Nicolet Square was one of the areas targeted for future redevelopment. The city has been working with SAA Design Group to create several potential design options. The full document plan will not be approved tonight; Ken hopes to have the preferred concept approved and forwarded to City Council. SAA would then work specifically to develop that option to 30% completion; at that point the City's Engineering Department would begin the process of soliciting bids.

Aaron Williams, landscape architect with SAA, summarized the highlights of the draft plan document. SAA met with a stakeholder group organized by the City, and has conducted a public meeting as well as interviews with business owners. Aaron stated that the downtown's parking issues will not be solved with this project; however the redevelopment will help with business retention and customer attraction. To alleviate parking issues in the short term, SAA is recommending that interim solutions such as permits issued, time limits, employee parking arrangements, etc. be studied as well.

Jared Schmidt, civil engineer with Robert E. Lee & Associates, reviewed stormwater improvements that will be included in the project.

Mayor Walsh motioned, seconded by James Boyd, to open the meeting for public comments. Upon vote, motion carried unanimously.

Ron Manning, 345 Main Av., expressed concern about potential loss of private property and parking, as well as issues with privacy, lighting, and safety.

Andy Krans, 365 Main Av., commended Ken Pabich, Definitely De Pere, and SAA for their work on the project. He spoke in favor of addressing the garbage storage and collection issue immediately.

Alyson Watson, director of Definitely De Pere, spoke in favor of the design option that removes the band of parking behind the Main Av. businesses, which would open the space and help De Pere businesses stay competitive.

Tom Gavic, 301 Main Av., expressed support for the project and encouraged the city to find solutions to the garbage and parking situations now.

Mary Alexis Pfutzenreuter, 345 Main Av., spoke in favor of resolving the parking and garbage situations. She also urged SAA to consider more softscaping vs. hardscaping in their design plan, which would reduce stormwater runoff.

Mayor Walsh motioned, seconded by Joe Van Deurzen, to return to regular order. Upon vote, motion carried unanimously.

Ken Pabich then addressed the public comments. The plan document shows potential areas that the city could acquire from private ownership; this would only happen with the agreement of affected owners. The plan document includes alternatives if this option does not materialize. The preferred design option can still be developed even if certain parts change. Ken acknowledged that parking loss is a huge issue for all owners; the intent is to find a balance that creates something unique for the west side of downtown. He stated that in the meetings that were held, most owners expressed a willingness to give up some parking to make the project happen. Ken also stated that lighting would be addressed as part of the 30% plan.

In summary, the city is looking for support from the RDA and Plan Commission for Design option 2A. The plan is NOT being adopted tonight and can still change as it moves forward. Jerry Henrigillis motioned, seconded by Julie Van Straten, to recommend approval of design option 2A and forward to City Council. Upon vote, motion carried unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jerry Henrigillis, Board Member
SECONDER:	Julie Van Straten, Board Member
AYES:	Straten, Henrigillis, Koms, Nusbaum, Van Deurzen
EXCUSED:	William Patzke, Ted Penn

Adjournment

Joe Van Deurzen motioned, seconded by Jerry Henrigillis, to adjourn the meeting at 8:00 PM.

Respectfully submitted,
Carey Danen