



Redevelopment Authority

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

Regular Meeting

Agenda

Monday, August 24, 2020

6:00 PM

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Redevelopment Authority** of the City of De Pere will be held on **August 24, 2020 at 6:00 PM.**

Due to the current public health emergency, the meeting will be held electronically and the public may attend this meeting electronically or telephonically by accessing either:

Computer/smart phone accessing <https://www.gotomeet.me/DePere>

OR

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(312\) 757-3117](tel:+13127573117)

Access Code: 154-883-285

THIS MEETING WILL NOT BE HELD IN PERSON.

This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at www.depere.tv.

Call to Order

1. Roll Call
2. Approval of the minutes of the June 22, 2020 Redevelopment Authority meeting.
3. Review Facade Grant Request for 348 Main Avenue (Parcel WD-375), submitted by Chris Renier (owner).

Adjournment

Any person wishing to attend this meeting, who, because of disability, requires special accommodations should contact the Development Services Department at 339-4043 by noon on the day of the meeting so that arrangements can be made.

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Chris Renier



City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE: August 24, 2020

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the June 22, 2020 Redevelopment Authority meeting.

ATTACHMENTS:

- RDA_Jun2020_Minutes_Draft(PDF)



Redevelopment Authority

Regular Meeting

Draft Minutes

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

Monday, June 22, 2020

6:00 PM

Call to Order

The meeting was called to order at 6:00 PM by Chairman Ted Penn

Attendee Name	Title	Status	Arrived
Jerry Henrigillis	Board Member	Excused	
Carol Karls	Board Member	Present	
Ted Penn	Chairman	Present	
Tina Quigley	Board Member	Present	
Lisa VandenAvond	Board Member	Present	
Joe Van Deurzen	Board Member	Present	
Julie Van Straten	Vice Chair	Excused	

Also in attendance: Development Services Director Daniel Lindstrom and members of the public.

- Approval of the minutes of the May 26, 2020 Redevelopment Authority meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joe Van Deurzen, Board Member
SECONDER:	Lisa VandenAvond, Board Member
AYES:	Karls, Penn, Quigley, VandenAvond, Van Deurzen
EXCUSED:	Jerry Henrigillis, Julie Van Straten

- Consideration and Possible Action Regarding a Facade Grant Amendment Request for 600-604 Grant St (ED-961). *

Development Services Director Daniel Lindstrom reviewed the facade grant amendment request for 600-604 George Street. In 2019, the facade grant was approved. However, after a day of demolition, the contractor chose not to continue with the project, due to the structural repair that was required. Dan added that an additional \$6000 of repairs was required. Joe Van Deurzen noted that the address on the agenda was listed incorrectly as Grant Street. Dan clarified that the correct address is George Street, not Grant Street. Ted Penn asked what the timeline is to begin construction. Greg Cornell, the property owner and Travis with Alliance Construction were on the call to answer any questions. Greg stated that he is working on the awnings, hiring painters and the electrical work, while Alliance is handling everything else. Travis stated that there is about 2 weeks of work to complete and that it can be done within the next few weeks. Tina Quigley asked if the awnings will be metal or cloth. Greg replied that the awnings will be a light gray cloth. Tina added that it would be highly desirable to see the stone removed. Greg stated that the cost would be astronomical, up to \$60,000 to remove the stone. Travis added that the stone was added after the original brick, which is in pretty bad shape. Lisa VandenAvond thanked Greg for his persistence and dedication to complete the project. Joe Van Deurzen moved, seconded by Lisa VandenAvond, to approve the facade grant amendment in an amount not to exceed \$22,463.75 and that the recommendation be forwarded to the Common Council. Upon vote, motion carried unanimously. Dan added that the request would go to the July 7, 2020 Council meeting.

Attachment: RDA_Jun2020_Minutes_Draft (9930 : Approval of the minutes of the June 22, 2020 Redevelopment Authority meeting.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Joe Van Deurzen, Board Member
SECONDER:	Lisa VandenAvond, Board Member
AYES:	Karls, Penn, Quigley, VandenAvond, Van Deurzen
EXCUSED:	Jerry Henrigillis, Julie Van Straten

Adjournment

Joe Van Deurzen moved, seconded by Tina Quigley, to adjourn the meeting at 6:15 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE: August 24, 2020

DEPARTMENT: Redevelopment Authority

FROM: Daniel Lindstrom

SUBJECT: Review Facade Grant Request for 348 Main Avenue (Parcel WD-375), submitted by Chris Renier (owner).

ATTACHMENTS:

- 1. 348 Main RDA Memo (DOCX)
- 2. new storefront grant application (PDF)
- 3. existing office front (PDF)
- 4. new storefront - colored drawing (PDF)
- 5. Quotes Combined (PDF)
- 6. Material Selections (PDF)

CITY OF DE PERE MEMO

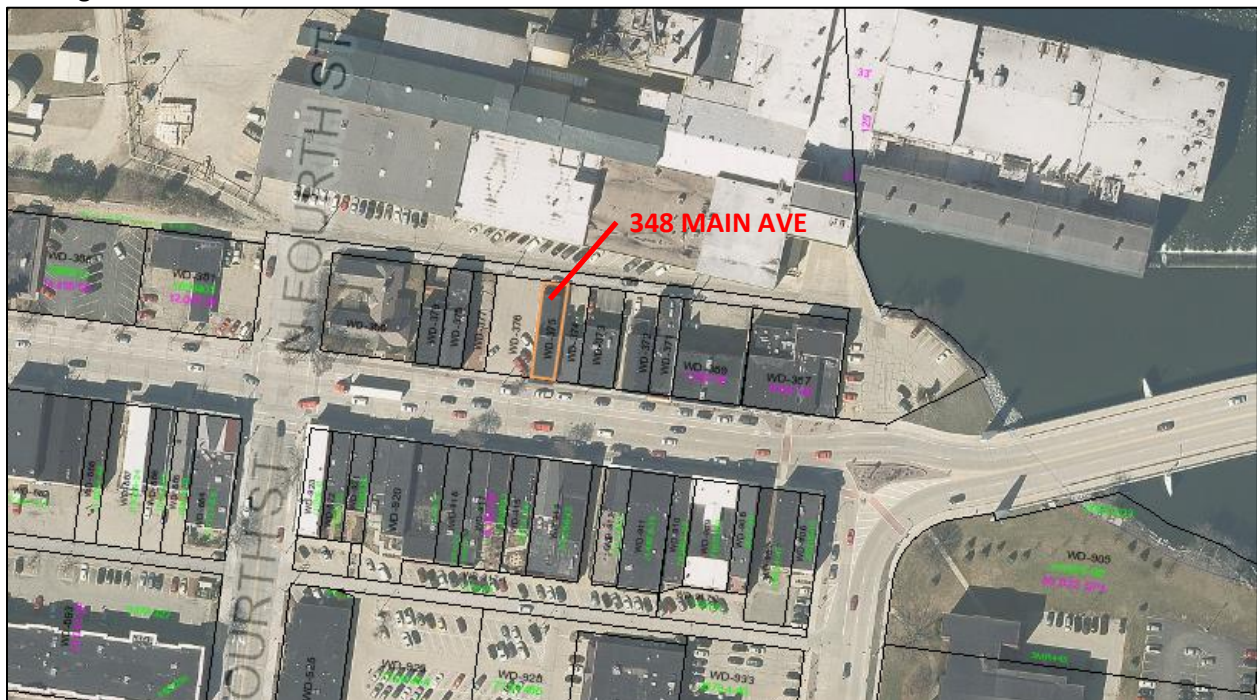


To: Redevelopment Authority
 From: Daniel Lindstrom, Development Services Director
 Date: August 24, 2020

RE: **Façade Grant Request for 348 Main Avenue (WD-375), C Renier Architects. ***

Background

Chris Renier, land and building owner, submitted the attached façade grant application for 348 Main Avenue (Parcel WD-375). This building is home to C Renier Architects, an architecture firm specializing in custom residential homes, adaptive redesign/use of commercial and offices, and public and institutional buildings.

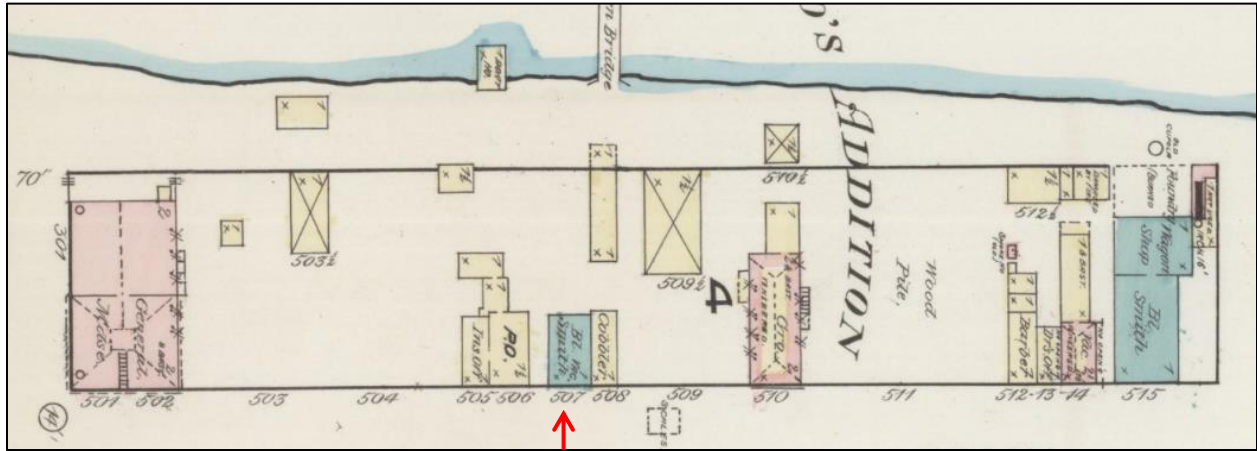


Façade Grant Eligibility

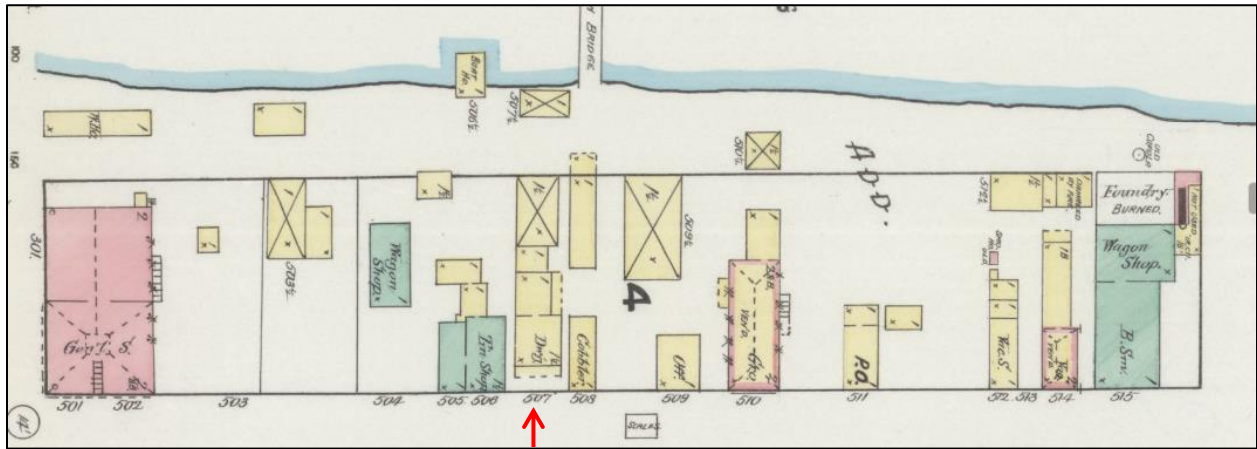
- TID District – Property located in TID No.9
- Building Length (measured along the right of way) – Main Avenue: 24' Alley Rear: 24'
- Property is eligible for a maximum grant award of \$10,000.
- Previous Façade Grant Awards - None
- Historic Designation – The building is not historically designated at the federal, state or local level. The 2017 Intensive Survey reviewed this property.

History of 348 Main Ave (Formerly 507 Main Avenue)

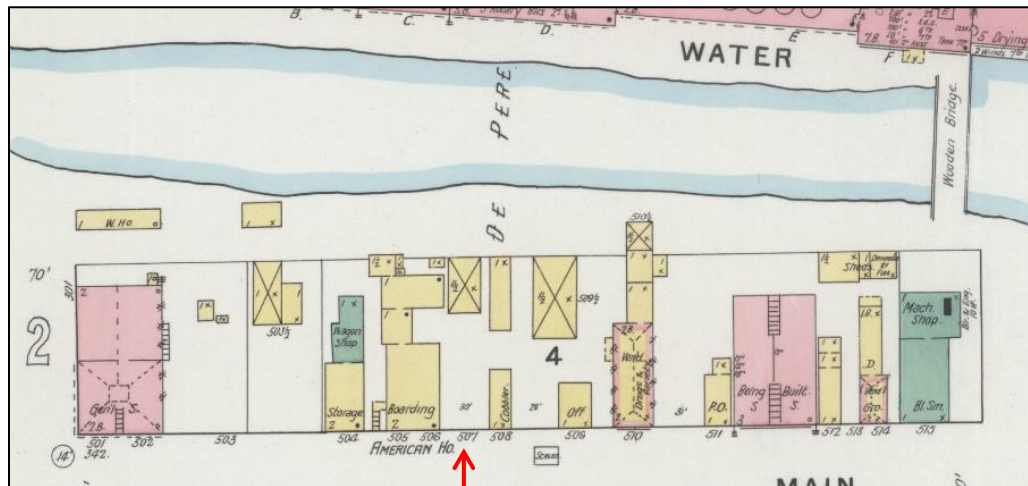
Records dating back to 1884 illustrate the building was home to a blacksmith shop.



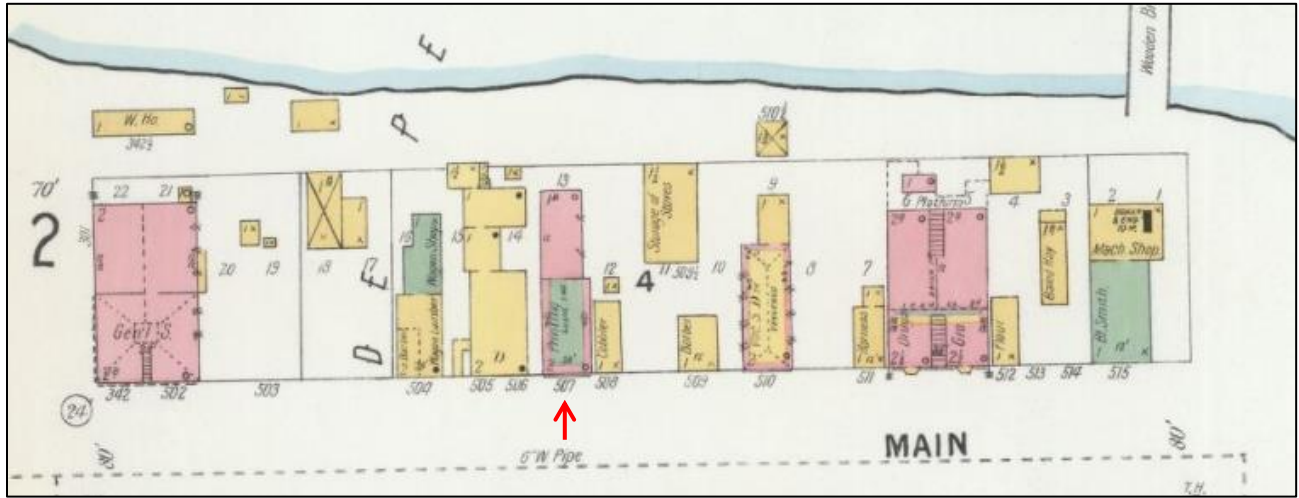
Historical records then indicate the shop expanded to include a dwelling and other structures by 1890.



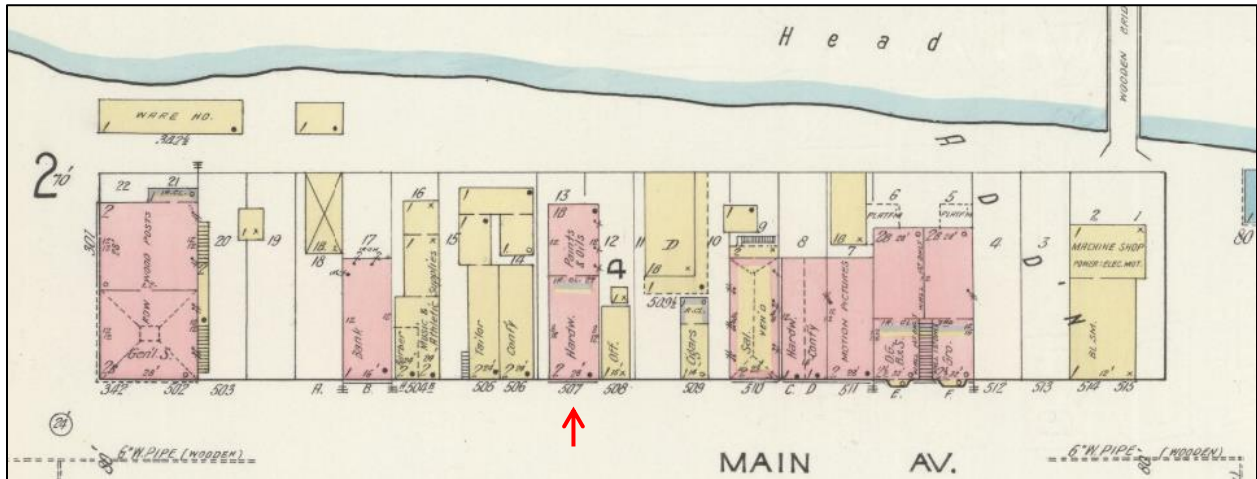
The records then indicate that by 1895 the blacksmith shop was removed (unsure of reason or cause), but the structure at the rear of the property remained. Within that same year, a new building was constructed and still remains today. It is also noted that between 1890 and 1885 the Shattuck and Babcock Paper Mill opened on the north side of the former canal.



1900 records indicate the new structure housed a printing shop until mid-1910.



By 1914 the printing shop transitioned to a hardware and paint store. The building remained under commercial use throughout most of the next 125 years.



Building Style

The building is a 2-story commercial vernacular building similar to other structures built around this time in De Pere. It is a rectangular plan structure with a brick facade and a flat roof. The front is symmetrical with two recessed doorways flanked by large storefront windows at the first story and three windows with segmental-arched brick crowns at the second story; the outermost second-story windows were classified as 3-over-1 with a middle picture window with decorative transom. Decorative shutters have been added to the building over time and decorative corbelling is located at the front corners, just below the roofline. The building features a simple, metal cornice. See the example images below.



Attachment: 1. 348 Main RDA Memo (9931 : Review Facade Grant Request for 348 Main Avenue (Parcel WD-375), submitted by Chris Renier



Proposed Scope of Work

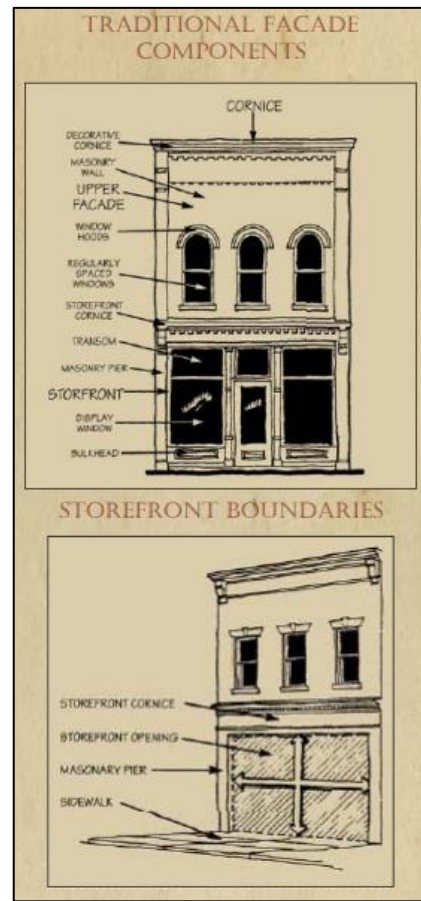
The City received the façade grant application on August 12, 2020. No exterior work has been completed to date. The applicant provided the attached cost estimates for the proposed work. The property owner proposes the following exterior improvements to update the façade.

- Replace five sections of the front windows.
- Repair deteriorating brick and mortar on the west and south side of the building.
- Repaint various façade surfaces.
- Other repairs to electric, frame, tiles, etc.

The façade grant program guide states that architectural designs and renderings that implement a historic renovation and/or follow the Main Street Design Guidelines are highly encouraged. Recommended Traditional Facade Components include:

- Commercial first floor and mixed-use/ residential second floor
- Large and transparent facade elements
- Exposed transom windows
- Maintain ornamental elements around windows, doors, and cornice
- Use colors and signage that are well-integrated with the building style

The project proposal appears to follow the Main Street Design Guidelines and is sensitive to the original building design and architecture. The property owner is working to expedite the proposed building improvements to complete the work in 2020. A building rendering is included on page 5 of this memo.



Attachment: 1. 348 Main RDA Memo (9931 : Review Façade Grant Request for 348 Main Avenue (Parcel WD-375), submitted by Chris Renier

348 Main Avenue Façade Grant - Façade Grant Project Estimate (Applicant Submission)

Vendor	Detail	Amount	Eligible	Notes
Bill Biese Masonry Inc	Brick repair materials and labor	\$2,030.00	<input checked="" type="checkbox"/>	Estimate
Big 10 Painting, Inc	Painting	\$12,000.00	<input checked="" type="checkbox"/>	Estimate
Green Bay Glass Centers, Inc	Glass replacement	\$11,888.00	<input checked="" type="checkbox"/>	Proposal
PRK Construction	Labor	\$8,100.00	<input checked="" type="checkbox"/>	Estimate
PRK Construction	HVAC, electrical	\$2,600.00	<input type="checkbox"/>	Estimate
PRK Construction	Windows, tile, etc.	\$3,525.00	<input checked="" type="checkbox"/>	Estimate
PRK Construction	Overhead and insurance	\$1,422.50	<input checked="" type="checkbox"/>	Estimate
			<input type="checkbox"/>	
Total		\$41,565.50		
Total Eligible		\$38,965.50		
\$1 Investment		\$19,482.75		
\$1 Grant Match (Maximum)		\$10,000.00		
				Grant Maximum
				\$10,000



Attachment: 1. 348 Main RDA Memo (9931 : Review Façade Grant Request for 348 Main Avenue (Parcel WD-375), submitted by Chris Renier

Funding


The applicant is eligible and is requesting a \$10,000 grant based on their proposed scope of work and street frontage. All quotes must include detailed costs or shall be reviewed upon receipt submittal. This is the first request in 2020 under the 2020 TID No. 9 Façade Grant Program (\$60,000); however, in 2019 the RDA and Common Council recommend 368 Main Ave improvements to come from the 2020 budget (\$10,000).

Staff notes for projects restoring or renovating historic buildings (must be listed as contributing on the City of De Pere Intensive Survey), interior improvements and roof repair/replacement may be included in the project budget for the required matching dollars, but cannot be funded with façade grant dollars. The subject site is listed in the 2017 Survey as AHI #121552; however, the report indicates the property is not listed as contributing and that is why HVAC and electrical were not included as an eligible expense. The project still exceeds the minimum 1 to 1 investment necessary for the \$10,000 grant.

Recommendation

Recommend approval of the façade grant request for 348 Main Avenue (WD-375), in an amount not to exceed \$10,000.00, to be funded by TID No. 9, and that the recommendation be forwarded to Council, subject to the following conditions:

- 1) That final grant payment is calculated per program requirements based on receipt review.

 <p>DE PERE RUNS DEEPER</p>	<p>CITY OF DE PERE</p> <p>APPLICATION FOR</p> <p>FAÇADE GRANT</p>	<p>Receipt #:</p> <p>Date:</p>
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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 designated Tax Increment Districts (TID). Applications will be acted upon on a first come first serve basis. See the back of this form for funding requirements and review process.

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity) C. RENIER ARCHITECTS, INC.	Authorized Representative CHRIS RENIER	Title OWNER/ARCHITECT
Mailing Address 348 MAIN AVE.	City DE PERE	State WI.
		ZIP Code 54115
Email Address CHRIS@RENIERARCH.COM	Phone Number (incl. area code) (920) 330-0500	Fax Number (incl. area code) N/A

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity) CHRIS & JULIE RENIER	Contact Person CHRIS RENIER	Title
Mailing Address 348 MAIN AVE.	City DE PERE	State WI.
		ZIP Code 54115
Email Address CHRIS@RENIERARCH.COM	Phone Number (incl. area code) (920) 330-0500	Fax Number (incl. area code) N/A

SECTION 3: Project or Site Location

Project Address/Description 348 MAIN AVENUE, DEPERE, WISCONSIN	Parcel No. WD-375
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SECTION 4: Project Information

Project Description:	REMOVE EXIST. AWNING, REMOVE & REPLACE STOREFRONT WINDOWING INCL. NEW TRIM, REPAIR MAR. & PAINT		
Estimated Start Date:	OCT. 1, 2020	Estimated Completion Date:	SPRING 2021
Existing Façade Photo (attach):	X	Design Drawing (attach):	X


Fill in below form with cost estimates based on category. Attach quotes to this application.

Category	Cost Estimate	Category	Cost Estimate
SEE ATTACHMENT			
Total Eligible Expenses:	\$41,565.00	Requested Grant Amount:	\$10,000.00

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

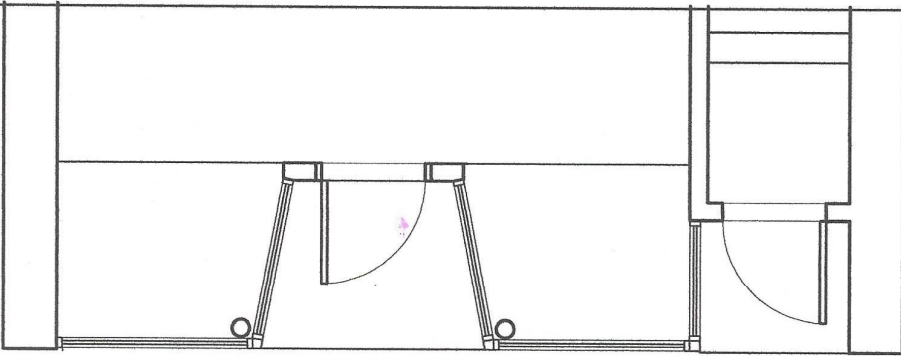
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) CHRIS RENIER	Title OWNER/ARCHITECT	Phone Number (920) 330-0500
Signature of Applicant 	Date Signed 8/12/2020	

Attachment: 2. new storefront grant application (9931 : Review Façade Grant Request for 348 Main Avenue (Parcel WD-375), submitted by Chris



Attachment: 3. existing office front (9931 : Review Facade Grant Request for 348 Main Avenue (Parcel WD-375), submitted by Chris Renier



REVISED:

DATE:
8/12/2020
COPYRIGHT

SHEET
A1.1

PRO. NO.

C. RENIER ARCHITECTS, INC.
 348 MAIN AVENUE
 DE PERE, WISCONSIN 54115
 PH: (920) 330-0500

NEW STOREFRONT FRAMING/ GLAZING

DRAWN: C.C.R.
 CHECKED: C.C.R.
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED FOR OTHER WORK EXCEPT BY AGREEMENT WITH THE ARCHITECT.

C. RENIER ARCHITECTS, INC.
 DE PERE, WISCONSIN

Attachment: 4. new storefront - colored drawing (9931 : Review Facade Grant Request for 348 Main Avenue (Parcel WD-375), submitted by

Bill Biese Masonry Inc
 W4763 Marcks
 Black Creek, WI 54106

Estimate

DATE 8/10/2020

Phone #	1-920-833-2618
Fax #	

NAME / ADDRESS	Job Name/Location	
Chris Renier 833 E Saint Francis Rd DePere, WI 54115	Office Building, DePere	
DESCRIPTION	TOTAL	
Labor and materials to repair deteriorating brick and mortar on West and north side of Building <i>SOUTH</i> Brick, mortar and sand		230.00
24 hours of Labor		1,800.00
	TOTAL	\$2,030.00
TERMS	as job progresses	

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

SIGNATURE _____

Attachment: 5. Quotes Combined (9931 : Review Facade Grant Request for 348 Main Avenue (Parcel WD-375), submitted by Chris Renier

⏪ Reply all ▾ 🗑 Delete 🚫 Junk Block ...

RE: DePere storefront paint job.

KG

kurt Gebert <kurt@big10painting.com>

Thu 7/30/2020 10:53 AM

To: Chris Renier



Hello and Good Morning Chris,

Wow, finally I'm getting back with you.

Likely difficult to apply a firm dollar number, could I give you a general budget and work with that?

Budget includes:

Cornice at roof edge repair and paint.

Cornice above the existing awning to paint.

Steel beam under the current awning, prepare and paint.

Apply the "Sample" tone to the window frames.

Paint two tone paint colors below the windows, perimeter trim around tile.

General Budget: Labor, Material and aerial lift for roof cornice.....\$12,000.00 -\$14,000.00

General Thoughts and Comments.

Thank you.

Kurt



Kurt Gebert

Big 10 Painting Inc.

1545 Riverside Dr.

Suamico, WI 54173

920.621.5175

kurt@big10painting.com

www.big10painting.com

From: [Chris Renier](#)

Sent: Wednesday, July 15, 2020 2:22 PM

To: [kurt Gebert](#)

Subject: DePere storefront paint job.

Hi Kurt -

Not sure if you remember me, but I'm going to be putting in a new storefront at my office and there will be some painting as part of the project - wondering if I could meet you here to describe the work and see if you can get the finish I am looking for. I could meet tomorrow Thursday afternoon if you are available otherwise let me know when you could meet.

Attachment: 5. Quotes Combined (9931 : Review Facade Grant Request for 348 Main Avenue (Parcel WD-375), submitted by Chris Renier

Green Bay Glass Center, Inc.
2001 Commercial Way
Green Bay, WI 54311
(920)465-9626 fax
(800)472-7750

Proposal

Renier Architects
Attrn: Chris Renier
348 Main Street
De Pere, WI 54115
(920)330-0500
chris@renierarch.com

July 9, 2020

Re: Storefront Replacement
348 Main Street, De Pere, WI

We propose to furnish and replace five (5) sections of storefront windows including: removal and board up of existing fixed storefront glass. Installation of Kawneer EpCore 3 9/16" Aluminum framing system, 1 3/4" sight line, dark bronze anodized aluminum, glass to be 1" over all clear over low-e tempered insulated (3/16" lites), standard sill flashing, and perimeter sealants at interior and exterior. Price does not include aluminum trim at exterior (any, if needed, will be quoted on an as-needed basis).

TOTAL QUOTE INSTALLED: \$10,442.00

PLEASE NOTE: - Add \$1,446.00 if custom colored is desired in lieu of dark bronze anodized.

Approximate lead time of three (3) weeks upon approval and final field measuring. Custom color may extend lead times. Please see attached elevations for frame sizes.

Quotation valid for 30 days. Terms: Net 30. Above price includes all applicable taxes.

As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials on owners' land may have lien rights on owners' land and buildings if not paid. Those entitled to lien rights, in addition to the above signed contractor, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his/her mortgage lender, if any. Builder agrees to cooperate with the owner and his/her lender, if any, to see that all potential claimants are duly paid. All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.

THE FOLLOWING ARE NOT INCLUDED AND ARE TO BE THE OWNERS/CONTRACTORS RESPONSIBILITY:

- Building Permits (unless specified)
- Temporary barricades (traffic, weather, or theft)
- Any work to be done on owners glass will be done at owners risk
- Finish painting/staining (unless specified)
- Delivery charges includes transportation to jobsite only, not unloaded or spotted
- Final cleaning of glass and aluminum-
- Final Keying of Cylinders unless noted

To accept this quotation, sign here and return: _____ Date: _____

Quotation prepared by: Patrick Pozza, President

"Celebrating our 35th year because of great customers like you!"

DISPOSAL
EXT. TRIM

Attachment: 5. Quotes Combined (9931 : Review Facade Grant Request for 348 Main Avenue (Parcel WD-375), submitted by Chris Renier



Estimate For:
C. Renier Architects, INC
348 Main Ave.
De Pere, WI 54115

Date	Estimate #
8/1/2020	

Project
Front Façade

Summary

Permits		By other
PRK Labor	130 at \$ 50	6,500.00
Electrical		1,800.00
HVAC	Move one Radiator line	800.00
Material		1,400.00
Two Pella Awning windows		1,800.00
Tile Labor		1,600.00
Tile setting material and Backer board		325.00
Painting		By other
storefront Glass		By other
Subtotal		14,225.00
10% Insurance and Overhead		1,422.50
Total		15,647.50

All Work to Be completed time (\$50) plus material plus 10%

Attachment: 5. Quotes Combined (9931 : Review Façade Grant Request for 348 Main Avenue (Parcel WD-375), submitted by Chris Renier



Attachment: 6. Material Selections (9931 : Review Facade Grant Request for 348 Main Avenue (Parcel WD-