



Redevelopment Authority

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Regular Meeting

Agenda

Monday, February 28, 2022	6:00 PM	Council Chambers and Virtual
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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 **February 28, 2022** at **6:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET, DE PERE.**

The public may attend the meeting either in person in the Council Chambers or electronically/telephonically. Electronic or telephonic access to the meeting is provided below:

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 may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at <http://deperecitywi.igmp2.com/>.

Call to Order

1. Roll Call
2. Approval of the minutes of the November 9, 2021 Special Redevelopment Authority Meeting.
3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the RDA. §6-3(f) DPMC
4. Consideration & Possible Action regarding a Facade Grant Request for 820 George ST (Parcel ED-1048), submitted by De Pere Chiropractic Holdings LLC, (Owner/Applicant). *

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
Jacson Hauser, De Pere Chiropractic Holdings LLC



City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE: February 28, 2022

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Approval of the minutes of the November 9, 2021 Special Redevelopment Authority Meeting.

ATTACHMENTS:

- RDA_Nov2021_Minutes_Draft (PDF)



Redevelopment Authority

335 South Broadway
De Pere, WI 54115
<https://www.deperewi.gov/>

Special Meeting

Draft Minutes

Tuesday, November 9, 2021

6:00 PM

Council Chambers and Virtual

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	
Lisa VandenAvond	Board Member	Present	
Joe Van Deurzen	Board Member	Present	
Julie Van Straten	Vice Chair	Excused	

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

- Approval of the minutes of the November 23, 2020 Redevelopment Authority meeting.

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

- Public comments upon matters not on the agenda.

Development Services Director Daniel Lindstrom stated that former board member Tina Quigley can no longer serve on the board since she recently moved out of De Pere. Current City ordinance states that you must be a resident of De Pere to serve on any boards or commissions. Daniel stated that she is a valuable member on the board since she represents Definitely De Pere. He suggested the RDA can still request for her to remain on the board in another capacity. Joe Van Deurzen asked to bring forward a future agenda item to allow Tina Quigley to continue to serve on the RDA as an advisory member. The other members agreed with this recommendation. Daniel stated that he will bring this request forward as a future agenda item.

RESULT:	DISCUSSED
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- Consideration and Possible Action Regarding a Facade Grant Request for 108 N Michigan ST (Parcel ED-969), submitted by Danen Properties, LLC. *

Development Services Director Daniel Lindstrom reviewed the facade grant request for 108 N Michigan Street. It was owned by a single family for many years and was recently purchased by Danen Properties, who is proposing to change the use from a single family use to a commercial use. The applicant is eligible for \$10,000 maximum. Staff recommended approval of the facade grant request for the maximum \$10,000, and that the RDA forward the recommendation to the Common Council for final approval. Carey Danen, the property owner, was present to answer any questions. Ted Penn asked if there would still be any living space with the new owners. Daniel stated that the use is not for any residential living space at this time. He noted that the owner already has a business owner who is planning on relocating her business to the space once it's renovated. Daniel added that properties on both sides of this property are also commercial properties. He

asked for the RDA members to either approve or deny the metal roof replacement. Carol Karls stated that she would be in favor of approving the metal roof replacement in this situation. Discussion followed and it was decided to continue to assess a roof replacement on a case-by-case basis. Carol Karls moved, seconded by Lisa Vanden Avond, to approve the facade grant request for an amount not to exceed \$10,000 and that the recommendation be forwarded to the Common Council for final approval. Upon vote, motion carried unanimously.

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

5. Consideration and Possible Action Regarding a Facade Grant Request for 107 S Broadway ST (Parcel ED-831), submitted by SAKS Holdings, LLC. *

Development Services Director Daniel Lindstrom reviewed the facade grant request for 107 S Broadway Street submitted by Saks Holdings. The project is eligible for \$20,000. Staff recommended approval, subject to an amount not to exceed \$20,000 and that the request be forwarded to the Common Council for final approval. Andy Krans, with Saks Holdings was present to answer any questions. Joe Van Deurzen moved, seconded by Lisa Vanden Avond, to approve the facade grant in an amount not to exceed \$20,000 and that the recommendation be forwarded to Common Council for final approval. Upon vote, motion carried unanimously.

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

Adjournment

Joe Van Deurzen moved, seconded by Carol Karls, to adjourn the meeting at 6:22 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE: February 28, 2022

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the RDA. §6-3(f) DPMC



City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE: February 28, 2022

DEPARTMENT: Economic Development

FROM: Daniel Lindstrom

SUBJECT: Consideration & Possible Action regarding a Facade Grant Request for 820 George ST (Parcel ED-1048), submitted by De Pere Chiropractic Holdings LLC, (Owner/Applicant). *

ATTACHMENTS:

- RDA Memo 820 George St - Feb 2022 (PDF)
- Application (PDF)
- 820 George Street - Rendering 1 (JPG)
- 820 George Street - Rendering 2 (JPG)
- 820 George Street - Quote (PDF)

CITY OF DE PERE MEMO



To: Redevelopment Authority (RDA)
 From: Daniel Lindstrom, Development Services Director
 Date: February 28, 2022

RE: **Consideration & Possible Action regarding a Facade Grant Request for 820 George ST (ED-1048), submitted by De Pere Chiropractic Holdings LLC, (Owner/Applicant)**

Application Summary

De Pere Chiropractic Holdings LLC, (Applicant), submitted the attached façade grant application for 820 George ST (ED-1048). The building houses the De Pere Chiropractic Center owned by the applicant. The applicant acquired the property from the previous center owners in early 2018.

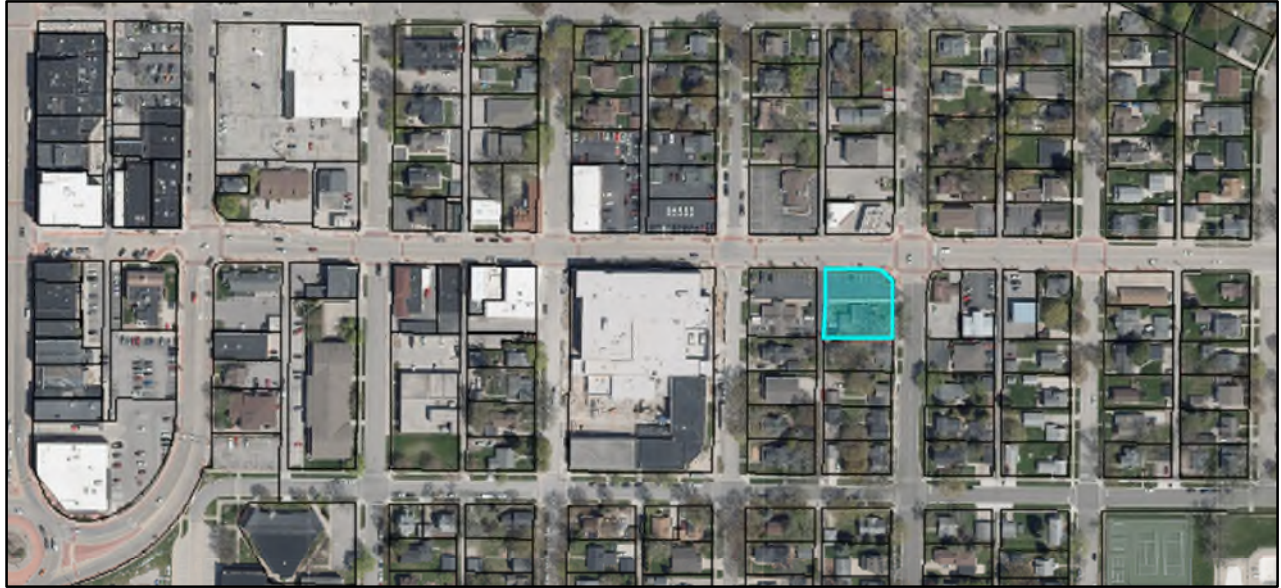


The Applicant worked with the Downtown Design Specialist at Wisconsin Main Street/WEDC to prepare conceptual renderings that would be sensitive to the original design of the building. The intention is to

- Remove crumbling mortar in the stonework and reset the original stone;
- Remove decaying original siding and replace with period-correct cedar board and batten;
- Repair and replace exterior architectural design beams;
- Remove and replace decaying fascia boards; and
- Complete painting and staining of exterior finishes.

The renovation plan was created to be sensitive to the neighborhood without deviating too far from the original structure and design of the 46-year old structure. The applicant intends to update the color pallet from the once common dark tones to a more contemporary look, style and color. The illustration below is an example of the proposed improvement visible from the intersection of George ST and Erie ST. Additional renderings are included within the packet.

Location and Renderings



DE PERE CHIROPRACTIC CENTER
SEPTEMBER 29, 2021

DE PERE, WI
JOE LAWNICZAK

Site History The contemporary post and beam building was built in 1976 by Dr. John Heintzkill for the Heintzkill Chiropractic Clinic. Prior to redeveloping into the clinic in 1976, the site was previously addressed at 812 and 813 Erie ST but contained a single-family dwelling. Between the 1960s and 1970s the east side of De Pere grew rapidly with new residential homes, parks, and schools. Therefore, George ST became dominated by automobile travel thus shifting the land-use focus for the once residential street. During the late 1960s and into the 1970s, George ST redeveloped into a commercial corridor as commercial uses crept eastward from the downtown and into the neighborhood.

Façade Grant Eligibility

- TID District: TID No. 7 – Downtown East
- Building Length: Approximately 105 total linear feet measured adjacent to road right of way (George ST 60’ and Erie ST 45’)
- Eligible Grant Amount: \$20,000
- Historic Designation: None
- Constructed: 1976
- Current Use: Chiropractic Office
- Current Zoning: B-1 Central Business
- Future Land Use: Commercial
- Past Grant Awards: None

Program Funding Requirements & Guidelines

1. Grant provides \$1 of City funds for \$1 of private funds for eligible expenses (100% match).
2. Grant maximum is determined by the length of the building, measured along the total linear frontage of adjacent public right of way, up to \$30,000 per property.
 - Building Width Maximum Grant Amount
 - 1’ to 60’ \$10,000
 - 61’-120’ \$20,000
 - 121’+ \$30,000
3. Property owners are limited to the grant maximum amount every ten years.
4. 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.
5. Funds reviewed and distributed on a ‘first come, first serve’ basis.
6. Applications should be reviewed by the RDA prior to work commencing on the project.
7. In rare cases (due to weather, contractor availability, etc), the RDA may consider approving funding for work completed up to 90 days after application submittal.
8. Retroactive funding requests for work completed before an application submittal will not be considered.
9. Façade grant funds may be used for any side of the building.
10. Funds are distributed only after receipts are submitted and a City building inspector reviews the work.

Project Details

Based on the submitted materials, the total project cost is \$55,510.80; therefore, the Applicant is eligible for the grant maximum of \$20,000 based on the linear frontage. The grant equals 36% of the submitted eligible expenses. The project is a single source project to JD Meulemans Custom Homes & Carpentry LLC.

820 George Street - Façade Grant Project Estimate (Applicant Submission)

Vendor	Detail	Amount	Eligible	Notes
JD Meulemans Custom Homes & Carpentry LLC	Materials (Structural and Siding)	\$18,399.00	<input checked="" type="checkbox"/>	Quote
JD Meulemans Custom Homes & Carpentry LLC	Masonry (Materials and Labor)	\$10,450.00	<input checked="" type="checkbox"/>	Quote
JD Meulemans Custom Homes & Carpentry LLC	Paint (Materials and Labor)	\$10,502.80	<input checked="" type="checkbox"/>	Quote
JD Meulemans Custom Homes & Carpentry LLC	Demo/Dumpster Rental	\$14,520.00	<input checked="" type="checkbox"/>	Quote
JD Meulemans Custom Homes & Carpentry LLC	Gutters Replacement (Materials and Labor)	\$1,639.00	<input checked="" type="checkbox"/>	Quote
			<input type="checkbox"/>	
		Total		
		\$55,510.80		
		Total Eligible		
		\$55,510.80		
		\$1 Investment		
		\$27,755.40		
		\$1 Grant Match (Maximum)		
		\$20,000.00		
				Grant Maximum
				\$20,000


Remaining 2022 TID #7 Façade Grant Funds (\$60,000)

820 George ST (pending approval)	\$20,000
Remaining Façade Grant Funds (if approved)	\$40,000

No other façade grants have been received at this time.

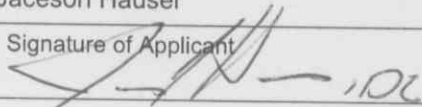
Recommendation

City staff recommends conditional approval of the Façade Grant Award for 820 George ST in an amount not to exceed \$20,000.00, and that the recommendation be forwarded to Council, subject to the Applicant submitting copies of paid invoices and paid receipts. The final grant payment shall be calculated per program requirements based on receipt review. Any proposed site plan changes shall be approved by the Plan Commission.

 <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) DE PERE CHIROPRACTIC HOLDINGS LLC		Authorized Representative Jacson Hauser, DC	
Mailing Address 820 George ST		City De Pere	State WI
Email Address drhauser@deperechiropractic.com		Phone Number (incl. area code) 920-213-8132	Title Owner
		Fax Number (incl. area code) 920-425-4196	ZIP Code 54115
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity)		Contact Person	Title
Mailing Address		City	State
Email Address		Phone Number (incl. area code)	ZIP Code
		Fax Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 820 George St, De Pere, WI 54115			Parcel No. ED-1048
SECTION 4: Project Information			
Project Description:	Exterior renovations (remove/replace siding, stone, and gutters)		
Estimated Start Date:	4/1/2022	Estimated Completion Date:	5/1/2022
Existing Façade Photo (attach):	Attached	Design Drawing (attach):	Attached
<i>Fill in below form with cost estimates based on category. Attach quotes to this application.</i>			
Category	Cost Estimate	Category	Cost Estimate
Materials	18,399	Masonry M&L	10,450
Demo/Dumpster	14,520	Paint M&L	10,502.80
Gutter M&L	1,639		
Total Eligible Expenses:	55,5100	Requested Grant Amount:	20,000
	\$55,510.80		
SECTION 5: Certification and Permission			
<p>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.</p>			
<p>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.</p>			
Name of Owner/Authorized Representative (please print) Jacson Hauser		Title Owner	Phone Number 920-213-8132
Signature of Applicant 		Date Signed	1/18/22





JD Meulemans Custom Homes & Carpentry LLC

Joe Meulemans
1028 Maple Vista Ct.
Seymour, WI 54165

Phone # 920-562-6331

joemeulemans@gmail.com
www.jdmeulemans.com

ESTIMATE

Estimate #	Date
44	11/1/2021

Name / Address
Jaceson Hauser De Pere Chiropractic 820 George St De Pere WI 54115

Given recent lumber increases the lumber material cost is expected to increased approximately 10 to 20%.

Project	Terms	Due Date
Exterior Remodel		12/31/2021

Description	Total
Dumpster Rental allowance	770.00
Building materials for new exterior	18,399.00
Gutter material and labor	1,639.00
Masonry material and labor	10,450.00
Paint, supplies, and labor	10,502.80
JDM Labor to tear off existing and install new exterior	13,750.00
Total	\$55,510.80