



Redevelopment Authority

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Agenda

Monday, February 24, 2014	6:00 PM	De Pere City Hall Council Chambers
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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 **February 24, 2014** at **6:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

Call to Order

1. Roll Call
2. Approval of the minutes of the January 27, 2014 Redevelopment Authority meeting.
3. Review Facade Grant Application for 486 Main Ave. Applicant: Lingle Design Group.

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, February 24th, 2014 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
Lingle Design Group

City of De Pere, Wisconsin



Request For Redevelopment Authority Action

MEETING DATE: February 24, 2014

DEPARTMENT: Redevelopment Authority

FROM: Ken Pabich

SUBJECT: Approval of the minutes of the January 27, 2014 Redevelopment Authority meeting.

ATTACHMENTS:

- RDA_minutes_1-27-14_draft (PDF)



Redevelopment Authority

335 South Broadway

De Pere, WI 54115

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

Regular Meeting

Draft Minutes

Monday, January 27, 2014

6:00 PM

De Pere City Hall Council Chambers

Call to Order

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

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

Also present: City Planning Director Ken Pabich and members of the public.

1. Approval of the minutes of the December 9, 2013 Redevelopment Authority meeting.

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

2. Review Facade Grant receipts for 345 Main Ave. Applicant: 345 Main LLC. *
Ken Pabich reported that the grant request was approved in October, and the work is now completed. Upon vote, the motion carried unanimously to approve the grant in the amount of \$1,980.72, and forward to the Finance Committee and City Council for approval.

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

3. Review the CSM for RDA properties on Grant Street (WD-657-1) and College Avenue (WD-657-2). Applicant: City of De Pere.
The site plan for the proposed projects has already been approved by the Redevelopment Authority and the Plan Commission. The CSM has been adjusted to reflect property line revisions to match the development configuration. Upon vote, motion carried unanimously.

Attachment: RDA_minutes_1-27-14_draft (1884 : Approval of the minutes of the January 27, 2014 Redevelopment)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	William Patzke, Board Member
SECONDER:	John Nusbaum, Board Member
AYES:	Bill Koms, John Nusbaum, William Patzke, Ted Penn
ABSENT:	Jerry Henrigillis
EXCUSED:	Joe Van Deurzen

4. Review Facade Grant Application for 610 George Street. Applicant: NIP IT LLC. Ken Pabich reviewed the facade grant application for Badgerland Printing. Upon vote, motion carried unanimously to approve the grant request up to \$8,000.00.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	John Nusbaum, Board Member
SECONDER:	Bill Koms, Board Member
AYES:	Bill Koms, John Nusbaum, William Patzke, Ted Penn
ABSENT:	Jerry Henrigillis
EXCUSED:	Joe Van Deurzen

5. Resolution #RDA 14-01, Authorizing Transfer of Property to the City of De Pere. *

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Koms, Board Member
SECONDER:	John Nusbaum, Board Member
AYES:	Bill Koms, John Nusbaum, William Patzke, Ted Penn
ABSENT:	Jerry Henrigillis
EXCUSED:	Joe Van Deurzen

Adjournment

John Nusbaum motioned, seconded by Ted Penn, to adjourn the meeting at 6:17 pm.

Respectfully submitted,
Carey Danen

City of De Pere, Wisconsin



Request For Redevelopment Authority Action

MEETING DATE: February 24, 2014

DEPARTMENT: Redevelopment Authority

FROM: Ken Pabich

SUBJECT: Review Facade Grant Application for 486 Main Ave. Applicant:
Lingle Design Group.

ATTACHMENTS:

- RDA_Staff_Feb_2014(PDF)
- 486Main_FApp (PDF)

Item #3: Review Facade Grant Application for 486 Main Ave. Applicant: Lingle Design Group.

The existing building at 486 Main Avenue is being converted to a Toppers restaurant. The project includes the following:

South (front) Elevation: The existing mansard would be removed and it would be replaced with a Grey brick that is intended to blend with the existing brick. Red canopies would be added above each window along with gooseneck lighting. The front elevation would also include halo lite signage.

North Elevation: No change.

West Elevation: The existing mansard would be removed for part of the elevation. In essence, the front elevation would wrap to the west elevation for 12 feet. There would be a single red canopy, gooseneck lighting and also halo lite signage.

East Elevation: The existing mansard would be removed for part of the elevation. In essence, the front elevation would wrap to the east elevation for 12 feet. There would be a single red canopy and gooseneck lighting.

As a note, the remaining mansard would be painted to match the overall building design.

The proposed design changes would match our design standards for the downtown. The Design Committee of the Main Street Program did review the design.

The estimated cost for the entire project is \$60,000. If the RDA would approve all proposed expenditures, the project would qualify for \$10,000 from the grant program. Staff would recommend that the RDA approve up to \$10,000 for qualifying expenses. It is important to note that only the expenditures related to the front elevation would qualify. The owner will need to clearly show the expenses separated for the project.

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. If any other comments are provided by the Main Street Design Committee, they will also be shared with the property owner.



CITY OF DE PERE

APPLICATION FOR FAÇADE GRANT

Date: 07.06.14

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.

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) DBA: <i>Smooth money of Iowa, LLC Toppers Pizza</i>	Authorized Representative <i>Joe Kirschling</i>	Title <i>Member</i>	
Mailing Address <i>486 Main Ave</i>	City <i>De Pere</i>	State <i>WI</i>	ZIP Code <i>54115</i>
Email Address <i>bfife24@hotmail.com</i>	Phone Number (incl. area code) <i>715.570.6600</i>	Fax Number (incl. area code) <i>920.730.7474</i>	

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	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description <i>486 Main Ave. De Pere WI 54115</i>	Parcel No.
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SECTION 4: Project Information

Project Description:	<i>Remodel entire building in section 3 of this Application</i>		
Estimated Façade Expenses:	<i>\$60,000.00</i>		
Contractor:	<i>Calmes Construction</i>		
Estimated Start Date:	<i>ASAP</i>	Estimated Completion Date:	<i>Spring 2014</i>

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. Color renderings are strongly encouraged.
3. The project cost estimates by major category (design, material, labor, etc).

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.

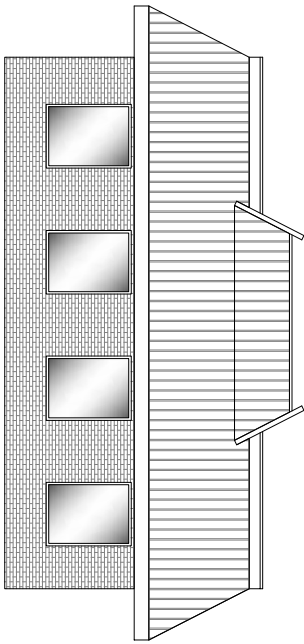
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) <i>Joseph B. Kirschling</i>	Title <i>Member</i>	Phone Number <i>715.570.6600</i>
Signature of Applicant <i>[Signature]</i>		Date Signed <i>07.06.14</i>

Attachment: 486Main_FApp (1883 : Review Façade Grant Application for 486 Main Ave. Applicant Lingle Design Group.)

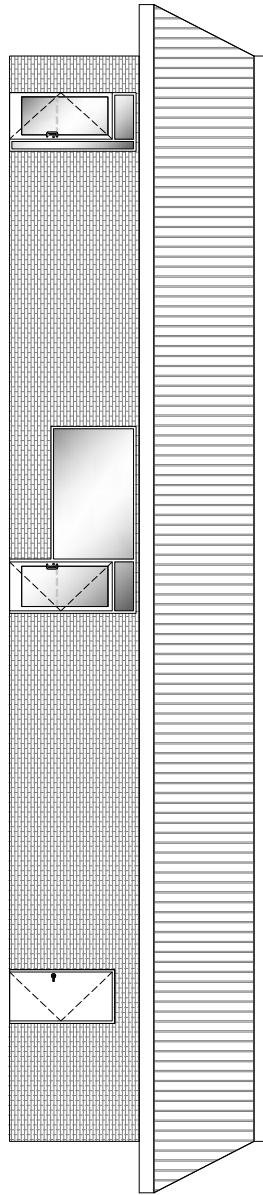
A2 EXTERIOR ELEVATION (SIDE)

SCALE: 1/8" = 1'-0"



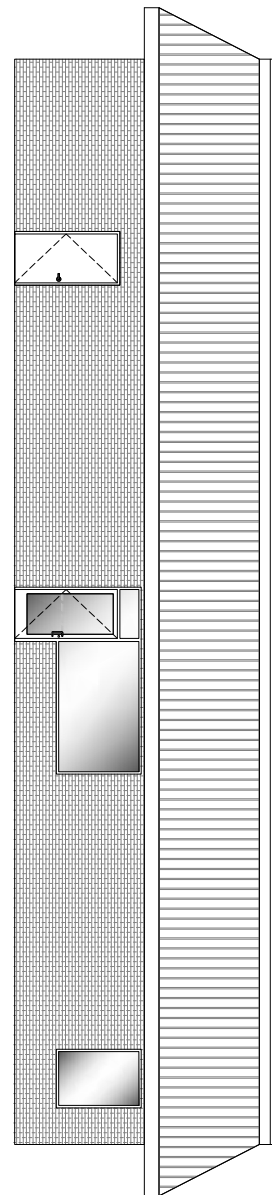
A2 EXTERIOR ELEVATION (SIDE)

SCALE: 1/8" = 1'-0"



A2 EXTERIOR ELEVATION (SIDE)

SCALE: 1/8" = 1'-0"



A202

SHEET NAME

EXISTING
EXTERIOR
ELEVATIONS

PROJECT NAME: 1515247
PROJECT NO: 1515247
PROJECT PHASE: 010

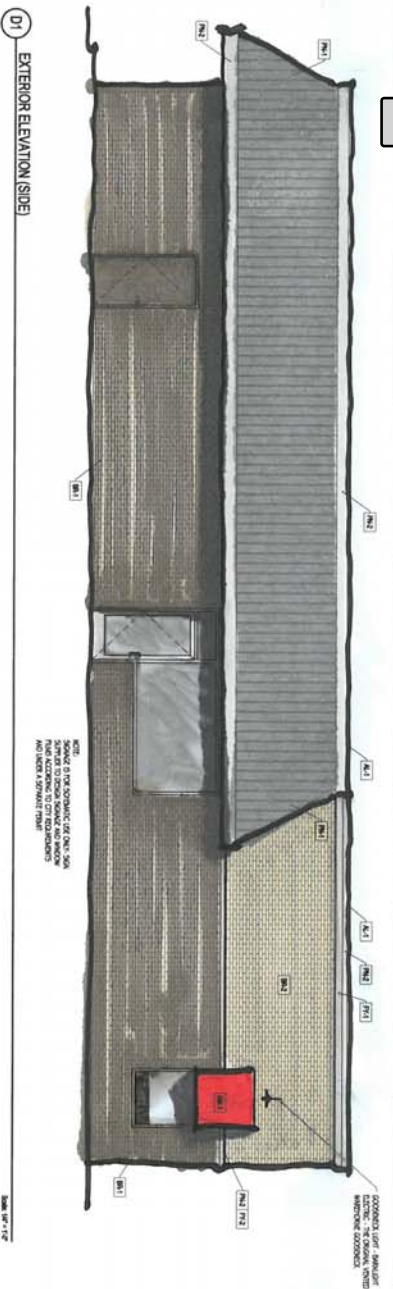
REVISIONS:		
#	DATE	DESCRIPTION
1	05/10/2014	ISSUED FOR PERMIT

Toppers
PIZZA & TORPERS
486 Main Ave.
De Pere, WI

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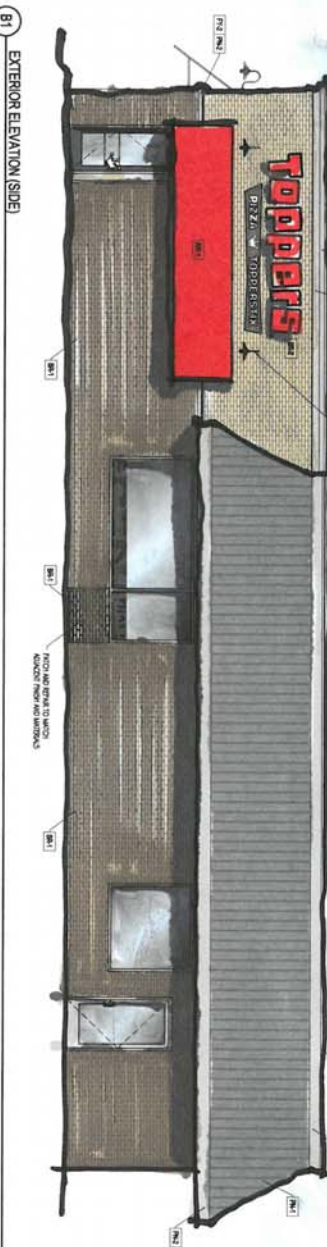


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D1 EXTERIOR ELEVATION (SIDE)

EXTERIOR FINISH SCHEDULE			
ITEM #	DESCRIPTION	COORDINATES	NOTES
101	BRICK	EXTERIOR WALLS	TO BE USED FOR FINISHING
102	CONCRETE	EXTERIOR WALLS	TO BE USED FOR FINISHING
103	WOOD	EXTERIOR WALLS	TO BE USED FOR FINISHING
104	WOOD	EXTERIOR WALLS	TO BE USED FOR FINISHING
105	WOOD	EXTERIOR WALLS	TO BE USED FOR FINISHING
106	WOOD	EXTERIOR WALLS	TO BE USED FOR FINISHING
107	WOOD	EXTERIOR WALLS	TO BE USED FOR FINISHING
108	WOOD	EXTERIOR WALLS	TO BE USED FOR FINISHING
109	WOOD	EXTERIOR WALLS	TO BE USED FOR FINISHING
110	WOOD	EXTERIOR WALLS	TO BE USED FOR FINISHING



B1 EXTERIOR ELEVATION (SIDE)



A1 EXTERIOR ELEVATION (FRONT)



KEY PLAN

SCALE 1/8" = 1'-0"

486 Main Ave.
De Pere, WI

TOPOPPERS
722-2000

1500 N. KANAWHA BLVD.
SUITE 100
FORT LAUDERDALE, FL 33304
TEL: 954-575-4444
WWW.LINGLEDESIGN.COM

1500 N. KANAWHA BLVD.
SUITE 100
FORT LAUDERDALE, FL 33304
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Exterior Perspective



Existing Building Images



Material/Color Palette



486 Main Ave. - DePere, WI

IMAGINATE

