



Redevelopment Authority

335 South Broadway

Regular Meeting

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

Agenda

Monday, January 27, 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 **January 27, 2014** at **6:00 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115.**

Call to Order

Roll Call.

1. Approval of the minutes of the December 9, 2013 Redevelopment Authority meeting.
2. Review Facade Grant receipts for 345 Main Ave. Applicant: 345 Main LLC. *
3. Review the CSM for RDA properties on Grant Street (WD-657-1) and College Avenue (WD-657-2). Applicant: City of De Pere.
4. Review Facade Grant Application for 610 George Street. Applicant: NIP IT LLC.
5. Resolution #RDA 14-01, Authorizing Transfer of Property to the City of De Pere. *

Adjournment

***Items with an asterisk require City Council approval.**

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, January 27th, 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
345 Main LLC
NIP IT LLC

City of De Pere, Wisconsin



Request For Redevelopment Authority Action

MEETING DATE: January 27, 2014

DEPARTMENT: Redevelopment Authority

FROM: Ken Pabich

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

ATTACHMENTS:

- RDA_Minutes_12-9-13_draft (PDF)



Redevelopment Authority

335 South Broadway

De Pere, WI 54115

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

Special Meeting

Draft Minutes

Monday, December 9, 2013

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	Present	
Bill Komsi	Board Member	Present	
John Nusbaum	Board Member	Excused	
William Patzke	Board Member	Excused	
Ted Penn	Board Member	Present	
Joe Van Deurzen	Board Member	Present	

2. Approval of the minutes of the October 15, 2013 Redevelopment Authority Meeting.

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

3. Review Facade Grant Application for 313 Main. Applicant: Nell. Ken Pabich reviewed the parameters of the project. The developer does not have a definitive number yet for the total budget, because the work is still in progress. The board voted to approve up to the full \$10,000 grant amount.

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

4. Review Facade Grant receipts for 615-617 George St. Applicant: Danen Properties. * Ken stated that staff has reviewed all itemized receipts, and that Building Inspector Dave Hongisto has inspected the premises. The project qualifies for the full \$10,000 grant award.

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

5. Review ownership of RDA parking lots. * Ken Pabich presented the background on this agenda item, as well as correspondence from adjacent property owner Tony Hoes. City Attorney Judy Schmidt-Lehman has suggested transferring ownership of the parking lots to the city now that the debt has been retired. Ken has spoken to neighboring property owners who have expressed concern that the lot may be redeveloped in the future and they could lose the parking. Tony Hoes pointed out that when the property at 310 N. Wisconsin St was developed, parking was a

Attachment: RDA_Minutes_12-9-13_draft (1780 : Approval of the minutes of the December 9, 2013 Redevelopment)

critical component to the success of the project. The board recognized that property owners' concerns are valid, but felt that this would be best addressed at the time any proposal would come forward.

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

Adjournment

Joe Van Deurzen motioned, seconded by Jerry Henrigillis, to adjourn the meeting at 6:30 PM.

Respectfully submitted,
Carey Danen

City of De Pere, Wisconsin



Request For Redevelopment Authority Action

MEETING DATE: January 27, 2014

DEPARTMENT: Redevelopment Authority

FROM: Ken Pabich

SUBJECT: Review Facade Grant receipts for 345 Main Ave. Applicant: 345 Main LLC. *

ATTACHMENTS:

- RDA_Staff_Jan_2014_345 Main (PDF)
- 345 Main Facade Receipts (PDF)

Item #2: Review the Façade Grant receipts for 345 Main Ave. Applicant: 345 Main LLC.

At the October meeting, the RDA approved the façade grant application for 345 Main Ave with a grant amount up to the maximum amount of \$2,000. The project has been completed and inspected by the Building Department.

The receipts submitted to the City total \$7,922.88. All of the receipts qualify for the grant, which would make the grant total \$1,980.72.

Recommendation:

Staff would recommend approval of the receipts and the façade grant amount of \$1,980.72. The recommendation would need to be forwarded to Finance Committee and City Council.

Greetings Ken Pabich and Dennis Jensen

We have completed the installation of 5 windows at 345 Main LLC along the second story of the store front. Daniel Vania, our carpenter, completed the demolition and installation. He is our carpenter and completed the restoration of our main floor rehab at 345 Main. I have included his bill and the the invoice for the windows. We are very pleased with the new windows! We have had many compliments on our project thus far. Thankyou for supporting us.

Sincerely,

MaryAlexis Pfutzenreuter

Ron Manning

345 Main LLC

345 Main Avenue, De Pere, WI 54115

Windows \$ 4212.88

Labor + Materials 3710.00

total 7922.88

Call me for inspection 920-631-2517.
Mary Alexis



Proposal - Detailed

Phone:

Fax:

Sales Rep Name: Denissen, Charlie
 Sales Rep Phone: 1-800-242-1008
 Sales Rep E-Mail: cdenissen@verthaleninc.com
 Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
MARY ALEXIS MANNING 345 W. MAIN AVE DE PERE, WI 54115 Day Phone: (920) 639-2517 Mobile Phone: Fax Number: E-Mail: Contact Name: Great Plains #: MANNM Customer Number: 1004258187 Customer Account: 1001009806	MANNING, MARYALEXIS 345 MAIN ST. Lot # DE PERE, WI 54115 County: BROWN Owner Name: Owner Phone:	Quote Name: SS3 9-20-13 Order Number: 408 Quote Number: 5088517 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Deposit/C.O.D. Tax Code: BRO Cust Delivery Date: None Quoted Date: 9/20/2013 Contracted Date: Booked Date: Customer PO #:

Customer Notes: MARYALEXIS MANNING 920-639-2517

Line # Location:

Attributes

10 FRONT

Designer, Double Hung, 33 X 56.5, French Roast, 3-11/16"

Item Price	Qty	Ext'd Price
\$781.22	5	\$3,906.10

 1: Non-Standard Size Double Hung, Equal Split
 Frame Size: 33 X 56 1/2

General Information: Standard, Clad

Exterior Color / Finish: Standard EnduraClad, French Roast

Interior Color / Finish: Bright White Interior

Glass: Insulated Low E Advanced Argon Gas

Hinge Panel: Clear, Annealed, Standard per design (2.5mm)

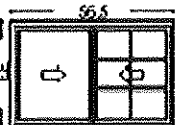
Hardware Options: Standard Lock, Champagne, Order Sash Lift

Screen: Half Screen, In/View

Unit Accessories: No Options, No Options

Grille: RMB, No. 3/4" Designer, Traditional (3W2H / 0W0H), Bright White, French Roast, Shipped In Unit

Wrapping Information: Foldout Fins, Factory Applied, 3-11/16" Factory Applied, Perimeter Length = 179", Glazing Pressure = 95.

PK #
587

Viewed From Exterior

Rough Opening: 33 - 3/4" X 57 - 1/4"

Final Wall Depth: NO JAMBS

Attachment: 345 Main Facade Receipts (1772 : Review Facade Grant receipts for 345 Main Ave.)

Customer: MARY ALEXIS MANNING

Project Name: MANNING, MARYALEXIS

Quote Number: 5088517

Line #	Location:	Attributes		
15	CAULK	Installation Sealant, French Roast		
		Item Price	Qty	Ext'd Price
		\$87.15	1	\$87.15
	PK #	1: Accessory		
	587	Frame Size: -1 X -1		
		Exterior Color / Finish: French Roast		
		Interior Color / Finish: Not Applicable Interior		
		Package: Box 12 Tubes		
		Wrapping Information: Perimeter Length = 0".		
	Viewed From Exterior			
	Rough Opening:			

Thank You For Your Interest In Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor VERHALEN INC will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

BRANCH WARRANTY:

NOTICE OF LIEN RIGHTS

As required by the Wisconsin construction lien law, Verhalen, Inc DBA Pella hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to Verhalen, Inc DBA Pella, 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 the owner's mortgage lender, if any. Verhalen, Inc DBA Pella agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

TERMS & CONDITIONS:

PERFORMANCE: Where no specific date is fixed we shall be allowed reasonable time to make delivery of the materials and perform the work.

DAMAGE, LOSS, DELAY OR DEFAULT THROUGH CAUSES BEYOND OUR CONTROL: We shall not be responsible for default, damage, loss or delay in performance due to labor trouble, fires, accidents, floods, collapse or other causes beyond our control, or due to shortages of materials or transportation facilities resulting from war, national or local emergency, riots, governmental priorities, embargoes and like conditions and regulations. Any and all loss of, or damage to our materials erected or stored on the premises, not caused by us, shall be repaired and replaced by us and the additional cost thereof shall be borne by the purchaser.

WORKING CONDITIONS AND FACILITIES TO BE SUPPLIED BY THE PURCHASER: The purchaser shall make all work surfaces, on which materials are to be supplied, available for work at one time so that the work shall not be interrupted; shall provide surfaces that are clean, dry and in an accessible condition, shall at his own expense cause all obstructions to our work to be removed; shall

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Printed on 9/20/2013

Detailed Proposal

Page 2 of 4

Customer: MARY ALEXIS MANNING

Project Name: MANNING, MARYALEXIS

Quote Number: 5088517

additionally bear the cost of sending our men to the job, on his notification, before surfaces are ready for the application of our materials, or expense due to any delay during the progress of the work not caused by us; shall allow us free and reasonable use of light, heat, water and power, and the use of available elevators, hoists and other facilities.

DELIVERY: When materials are quoted on the basis of delivery to the jobsite, we provide delivery assistance to the customer's garage only.

INSURANCE: We carry public liability, property damage and workmen's compensation insurance and consequently will not honor any charges against us for such similar coverage. Any expense incurred by us for insurance or bond to cover our liability under any "hold harmless" or "indemnity" clause or clause of a similar nature in any contract, specifications, letter of acceptance or notice submitted by you or your contractors which in any way requires us to assume any liability which is not imposed on us by law, shall be paid by you.

CHANGES IN PLANS OR SPECIFICATIONS: No credit or allowance shall be granted for alterations or modifications in work or materials, unless such credit or allowance has been agreed to by us in writing before such alterations or modifications are made.

GLAZING: Attention is directed to the Consumer Product Safety Act and the Federal Regulation for "Architectural Glazing Materials (16 CFR 1201)." THIS LAW SPECIFIES WHERE THE USE OF TEMPERED GLASS IS MANDATORY. In any instances of claims arising from the use of non-tempered glass, it will be the sole liability of the contractor or customer who accepted the glass as specified in our proposal that the use of such non-tempered glass is not prohibited by law, and that this glass will be used in areas in which non-tempered glass is allowable. Distortion in tempered glass is common and is not considered a defect.

TAXES: Any sales, excise, processing or any other direct tax imposed upon the distributor, sale or application of materials supplied in accordance with this proposal shall be added to the proposal price.

CONSEQUENTIAL DAMAGE: Seller shall not be liable for any direct, indirect or consequential damage or loss for any reasons, including but not limited to: any defect or defects in materials, improper installation, or breakage, bursting leakage.

ACCEPTANCE OF WORK AND MATERIALS: The Customer shall immediately upon delivery inspect all material. All work performed and materials supplied under this Proposal shall be deemed to comply with all terms of the Proposal unless Seller is notified to the contrary within seven (7) days following delivery.

DEFAULTS: If the customer fails to pay pursuant to the terms of this accepted proposal, the Customer agrees to pay all reasonable attorney fees and costs (of whatever nature) incurred by the Seller to obtain collection.

CANCELLATIONS AND/OR CHANGES: All sales are final. Product is ordered based on customer specification and approval via the signed contract.

WARRANTY: Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor VerHalén, Inc. will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Roloscreen (or any other accessory) to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

Prices are valid for 30 days.

NOTICE CONCERNING CONSTRUCTION DEFECTS: Wisconsin law contains important requirements you must follow before you may file a lawsuit for defective construction against the contractor who constructed your dwelling or completed your remodeling project or against a window or door supplier or manufacturer. Section 895.07 (2) and (3) of the Wisconsin statutes requires you to deliver to the contractor a written notice of any construction conditions you allege are defective before you file your lawsuit, and you must provide your contractor or window or door supplier the opportunity to make an offer to repair or remedy the alleged construction defects. You are not obligated to accept any offer made by the contractor or window or door supplier. All parties are bound by applicable warranty provisions.

Customer: MARY ALEXIS MANNING

Project Name: MANNING, MARYALEXIS

Quote Number: 5088517

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Order Totals	
Taxable Subtotal	\$3,993.25
Sales Tax @ 5.5%	\$219.63
Non-taxable Subtotal	\$0.00
Total	\$4,212.88
Deposit Received	\$0.00
Amount Due	\$4,212.88

Attachment: 345 Main Facade Receipts (1772 : Review Facade Grant receipts for 345 Main Ave.)

VERHALEN
INC.REMIT TO: LOCKBOX 88959
Milwaukee, WI 53288-0959MARY ALEXIS MANNING
345 W. MAIN AVE
DE PERE, WI 54115Invoice Number: 202023
Invoice Date: 10/18/2013
Due Date: 10/18/2013
Delivery Date: 10/15/2013
Contract Number: 4082TA257
PO Number:
Customer Account Number: MANNM

Please return top portion with payment.

Customer	Project Address
MARY ALEXIS MANNING 345 W. MAIN AVE DE PERE, WI 54115	MANNING, MARYALEXIS 345 MAIN ST. 345 Main Ave DE PERE, WI 54115-2202 COUNTY: BROWN

Invoice Number: 202023 Invoice Date: 10/18/2013 Contract Number: 4082TA257
Customer Account Number: MANNM Sales Rep.: Denissen, Charlie

Order Shipped Complete

Contract Amount (not including tax)	\$3,993.25
Total Deposit Received	\$4,212.88
Taxable Subtotal	\$3,993.25
Sales Tax	\$219.63
Non Taxable Subtotal	\$0.00
Invoice Total	\$4,212.88
Deposit Applied to Invoice	\$4,212.88
Net Amount Due	\$0.00

Payment Terms:
Paid In Full

Finance Charges of 1.5% will be assessed monthly on all overdue balances.

STATEMENT

DATE _____

DBC: 4, 2013

TERMS

TO

345 MAIN LLC

MARY ALEXIS PFUTZENDER + ROW MANNING

345 MAIN AVE. DEPERE, WI. 54115

IN ACCOUNT WITH

DAN VANIA

DAN'S CARPENTRY SERVICE

[illegible]

City of De Pere, Wisconsin**Request For Redevelopment Authority Action**

MEETING DATE: January 27, 2014

DEPARTMENT: Redevelopment Authority

FROM: Ken Pabich

SUBJECT: Review the CSM for RDA properties on Grant Street (WD-657-1) and College Avenue (WD-657-2). Applicant: City of De Pere.

ATTACHMENTS:

- RDA_Staff_Jan_2014_CSM_Grant and College (PDF)
- Grant_CSM (PDF)

Item #3: Review the CSM for RDA properties on Grant Street (WD-657-1) and College Avenue (WD-657-2). Applicant: City of De Pere.

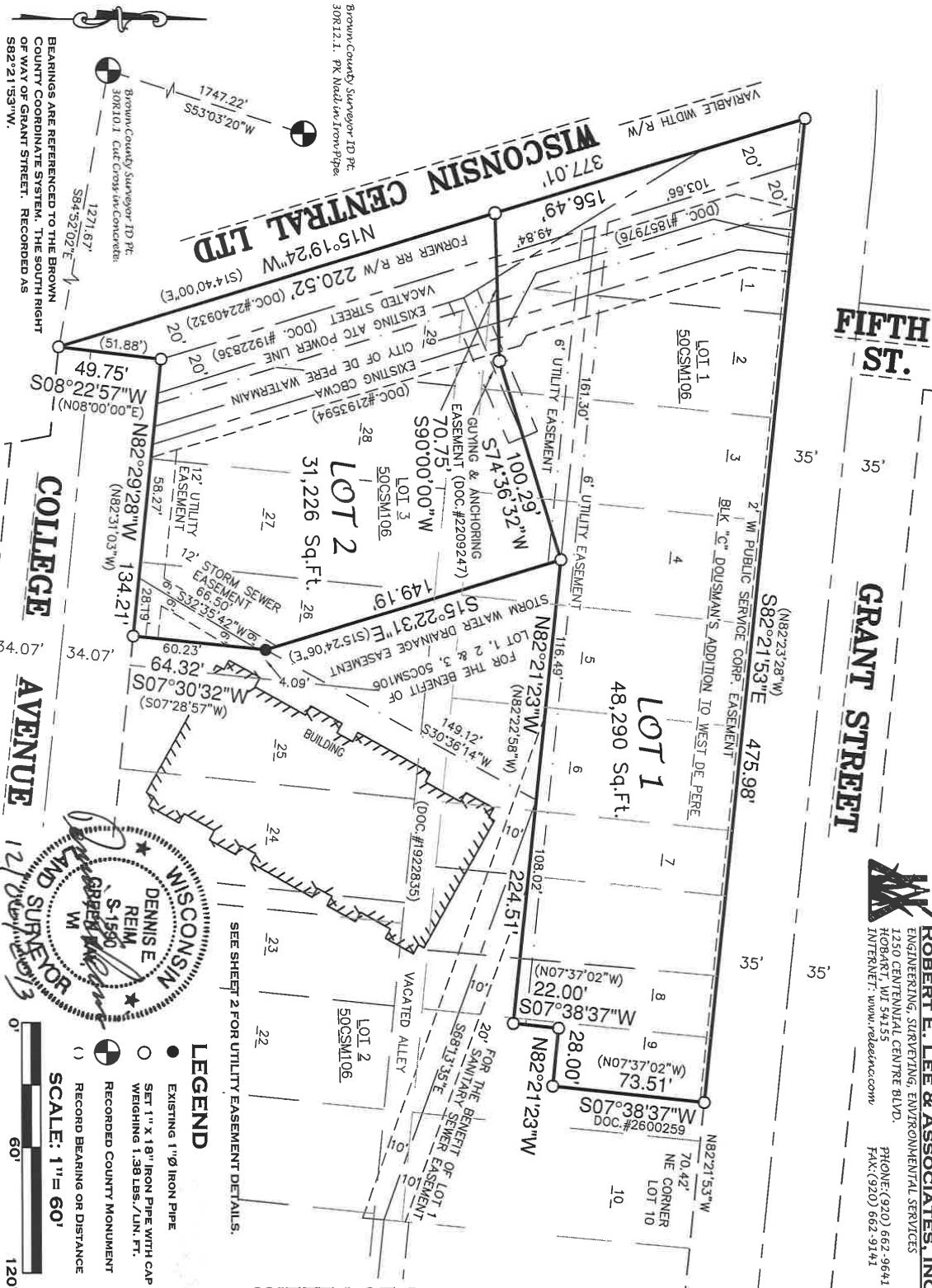
Dennis Riem, on behalf of the City, has completed a two lot CSM. Lot 1, which fronts Grant Street, is 1.11 acres (48,290 square feet) and lot 2, which fronts College Ave, is 0.72 acres (31,226 square feet). The lots are owned by the City Redevelopment Authority and are being reconfigured to match the proposed development that was approved by the Plan Commission and the RDA. Please note that the CSM was approved by the Plan Commission in December 2013.

Recommendation:

Staff would recommend approval of the CSM.

CERTIFIED SURVEY MAP

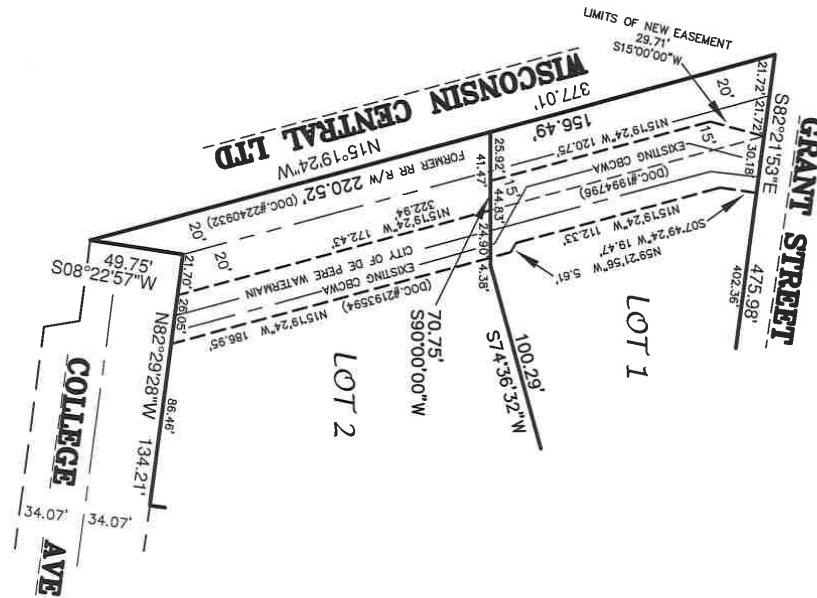
PART OF LOT 1, ALL OF LOT 3, CERTIFIED SURVEY MAP 7353, BEING RECORDED IN VOLUME 50 OF CERTIFIED SURVEY MAPS, PAGE 106, BEING LOCATED IN LOTS 1-10 AND LOTS 20-29, BLOCK C, OF THE RECORDED PLAT OF DOUSMAN'S ADDITION TO WEST DE PERE, AND THE VACATED ALLEY ADJACENT TO SAID LOTS (DOC. #1922835), ALSO INCLUDING VOLUME 12 OF CERTIFIED SURVEY MAPS, PAGE 117, MAP NUMBER 2545, AND THE 20' VACATED STREET (DOC. #1857976 & 1922836), AND A 20' STRIP ADJACENT TO THE WISCONSIN CENTRAL LTD. RAILROAD BEING PARCEL NO. 2, DESCRIBED IN DOCUMENT NUMBER 2240932, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.



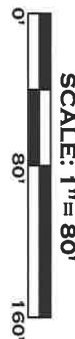
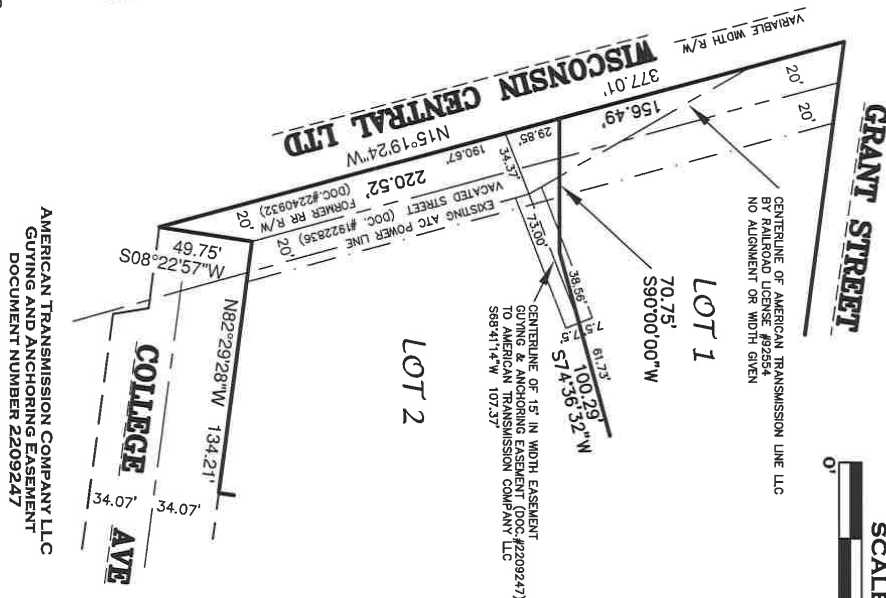
CERTIFIED SURVEY MAP NO.

PART OF LOT 1, ALL OF LOT 3, CERTIFIED SURVEY MAP 7353, BEING RECORDED IN VOLUME 50 OF CERTIFIED SURVEY MAPS, PAGE 106, BEING LOCATED IN LOTS 1-10 AND LOTS 20-29, BLOCK C, OF THE RECORDED PLAT OF DOUSMAN'S ADDITION TO WEST DE PERE, AND THE VACATED ALLEY ADJACENT TO SAID LOTS (DOC. #1922835), ALSO INCLUDING VOLUME 12 OF CERTIFIED SURVEY MAPS, PAGE 117, MAP NUMBER 2545, AND THE 20' VACATED STREET (DOC. #1857976 & 1922836), AND A 20' STRIP ADJACENT TO THE WISCONSIN CENTRAL LTD. RAILROAD BEING PARCEL NO. 2, DESCRIBED IN DOCUMENT NUMBER 2240932, CITY OF DE PERE, BROWN COUNTY, WISCONSIN.

CENTRAL BROWN COUNTY WATER AUTHORITY (CBCWA)
DOCUMENT NUMBER 2193594
NEW CBCWA EASEMENT LOCATED ON LOT 1
CITY OF DE PERE UTILITY EASEMENT FOR WATERMAIN FACILITIES
DOCUMENT NUMBER 1984796



EASEMENT DETAILS



BEARINGS ARE REFERENCED TO THE BROWN COUNTY COORDINATE SYSTEM. THE SOUTH RIGHT OF WAY OF GRANT STREET. RECORDED AS S82°21'53"W.



CERTIFIED SURVEY MAP

SURVEYOR'S CERTIFICATE

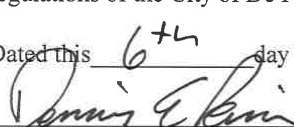
I, Dennis E. Reim, Registered Land Surveyor, do hereby certify that under the direction of Ken Pabich I have surveyed, divided and mapped a parcel of land located in part of Lot 1, all of Lot 3 of Certified Survey Map No. 7353 being recorded in Volume 50 of Certified Survey Maps, Page 106, being located in Lots 1-10 and Lots 20-29, Block C, of the recorded plat of Dousman's Addition to West De Pere, and the vacated alleys adjacent to said Lots (Doc. #1922835), also including Volume 12 of Certified Survey Maps, Page 117, Map No. 2545, and the 20 foot vacated street (Doc. # 1857976 & 1922836), and a 20 foot strip adjacent to the Wisconsin Central Ltd. Railroad being Parcel No. 2, described in Document Number 2240932, City of De Pere, Brown County, Wisconsin, described as follows:

Commencing at Brown County Survey Control Monument 30R10.1;
thence S84°52'02"E, 1271.67 feet to the southerly corner of lands described in Document No. 2240932, the POINT OF BEGINNING;
thence N15°19'24"W, 377.01 feet along the westerly line of lands described in Document No. 2240932 to the westerly extension of the north line of Certified Survey Map No. 7353;
thence S82°21'53"E, 475.98 feet along said north line to the west line of lands described in Document No. 2600259;
thence S07°38'37"W, 73.51 feet along the westerly line of land described in Document No. 2600259;
thence N82°21'23"W, 28.00 feet;
thence S07°38'37"W, 22.00 feet along the westerly line of said Document No. 2600259 to the south line of said Lot 1, Certified Survey Map No. 7353;
thence N82°21'23"W, 224.51 feet to the northeast corner of Lot 3, said Certified Survey Map No. 7353;
thence S15°22'31"E, 149.19 feet to the east corner of said Certified Survey Map No. 7353;
thence S07°30'32"W, 64.32 feet along the east line of said Lot 3 to the south line of Certified Survey Map No. 7353;
thence N82°29'28"W, 134.21 feet along said south line to the west line of a street vacated in Document No. 1922836;
thence S08°22'57"W, 49.75 feet along the west end of College Avenue as described in Document No. 2240932 to the POINT OF BEGINNING.

Parcel contains 79,516 square feet or 1.82 acres of land more or less.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and platting regulations of the City of De Pere in the surveying and mapping of the same.

Dated this 6th day of December, 2013.


Dennis E. Reim RLS #1590
ROBERT E. LEE & ASSOCIATES, INC.



CERTIFIED SURVEY MAP

RESTRICTIVE COVENANTS

- 1) The land on all side and rear lot lines of all lots shall be graded by the property owner and maintained by the abutting property owners to provide for adequate drainage of surface water.
- 2) Each lot owner shall grade the property to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalk.
- 3) No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street line, a disturbance of the survey stake by anyone is a violation of section 236.32 of the Wisconsin Statutes.

CORPORATE OWNERS CERTIFICATE

De Pere Redevelopment Authority duly organized and existing under and by virtue of the laws of the State of Wisconsin does hereby certify that said corporation caused the land described on this plat to be surveyed, divided and mapped as represented on the plat. De Pere Redevelopment Authority does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:
City of De Pere

De Pere Redevelopment Authority
(print name)

STATE OF WISCONSIN)
COUNTY OF BROWN) ss

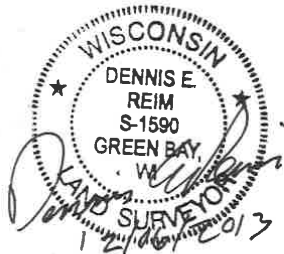
Personally came before me this _____ day of _____, 201__, the above named owners to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public _____
(print name)
Brown County, Wisconsin.
My commission expires: _____

DE PERE PLAN COMMISSION

Approved by the City of De Pere Plan Commission this _____ day of _____, 201__.

Kenneth Pabich



Sheet 4 of 4

City of De Pere, Wisconsin



Request For Redevelopment Authority Action

MEETING DATE: January 27, 2014

DEPARTMENT: Redevelopment Authority

FROM: Ken Pabich

SUBJECT: Review Facade Grant Application for 610 George Street. Applicant:
NIP IT LLC.

ATTACHMENTS:

- RDA_Staff_Jan_2014_610 George (PDF)
- Facade Grant 610 Geroge (PDF)

Item #4: Review the Façade Grant Request for 610 George St. Applicant: NIP IT LLC.

The owner of 610 George Street has applied for a façade grant (Badgerland Printing). The contractor, IEI, has provided a detailed scope of work. All of the items listed on the scope of work would qualify under the Façade Grant Program.

The design of the building was done by the State Main Street program staff and it matches our design guidelines. The plans were also reviewed by the Main Street Design Committee. As of the time of this writing, the City had not received formal comments.

The estimated cost for the entire project is \$26,750. If the RDA would approve all proposed expenditures, the project would qualify for \$6,687.50 from the grant program. Staff would recommend that the RDA approve up to \$8,000 for qualifying expenses. This allows the owner to proceed with the project if other items are found during construction.

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

Façade Grant Application

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.

Please print or type using black ink for duplicating purposes.

A. Property Owner: Name: NIP IT, LLC. (KEVIN & KARLA KUSAVA)
 Mailing Address: 120 REINHARD CT, GREEN BAY, WI 54303
 Phone: (920) 497-1315 Cell: _____
 Email Address: badgerlandprinting@newbc.cc.com

B. Property Information: Name: BADGERLAND PRINTING, INC.
 Address: 610 GEORGE ST. DE PERE, WI 54115

C Project Details: Proposed Start Date: SPRING 2014 Expected Completion Date: _____
 Contractor Name: IEI GENERAL CONTRACTORS, INC
 Mailing Address: 1725 MIDWAY ROAD, DE PERE WI 54115-5067
 Phone: 337-2111 Cell: _____

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.
3. The project cost estimates by major category (design, material, labor, etc).

The undersigned applicant(s) affirms that the information submitted herein is true and accurate to the best of my (our) knowledge. I (we) have read and understand the conditions of the City of De Pere Façade Grant Program and agree to abide by its conditions and guidelines.

Kevin J. Kusava 1-21-14
 Signed Date

Karla A. Kusava 1-21-14
 Signed Date

Please submit the application to:

City of De Pere
 ATTN: Planning Department
 335 S Broadway
 De Pere, WI 54115



INTEGRITY ♦ EXCELLENCE ♦ INNOVATION

January 8, 2014

Badgerland Printing
ATTN: Kevin Kujava
610 George Street
De Pere WI 54115

RE: Proposal

Kevin:

We propose to furnish all labor and material to upgrade your building exterior as follows:

- Remove existing canopy
- Remove existing signage
- Remove windows (existing storefront entrance to remain)
- Pressure wash brick and caulk as required
- Apply 2 coats latex masonry paint to brick
- Clean prime and two finish coats of paint on storefront door, frames and sidelights.
- Paint inside of door frame and sidelight
- Install thermally broken dark bronze aluminum windows
- Glazing to be 1" clear low-E insulated glass, tempered and caulking
- New gooseneck light fixture and all wiring
- New roof parapet metal flashing
- New canopy with metal stud framing, metal siding & trim to match sketch

This work would be for the sum of \$26,750.00 (Twenty six thousand seven hundred fifty and 00/100).

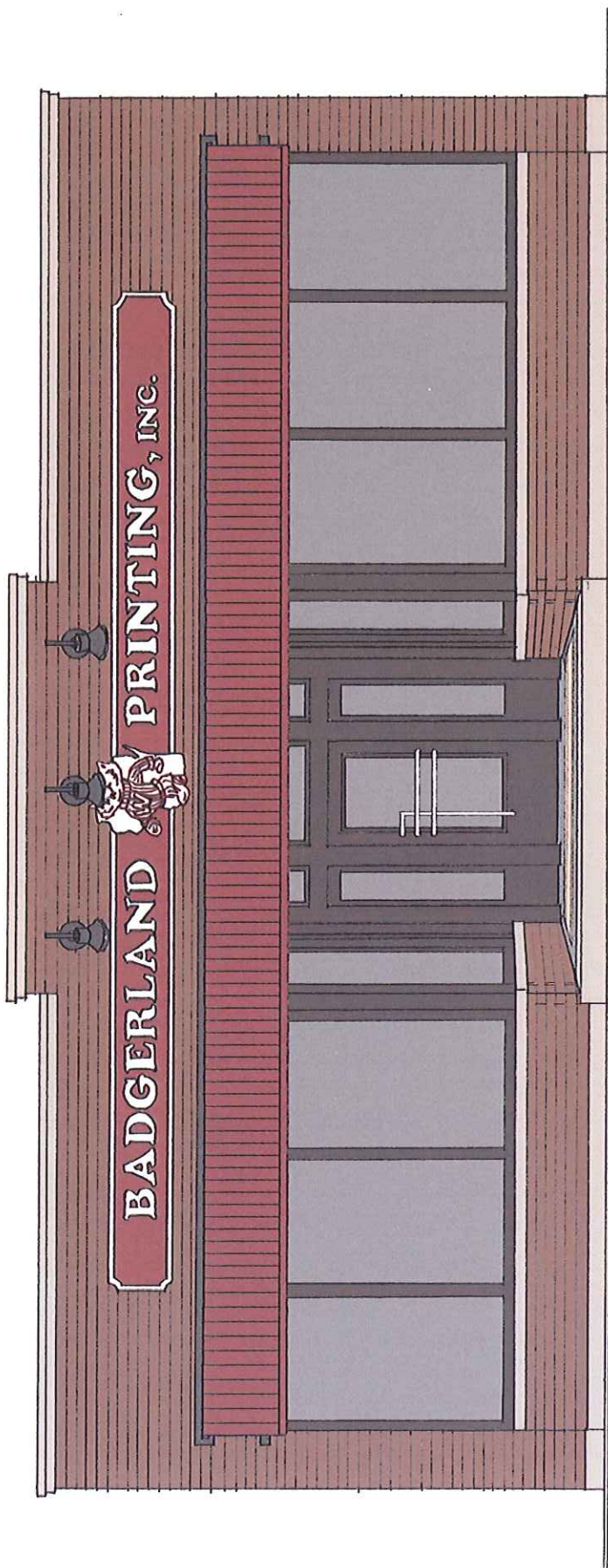
If you have any questions, please contact me.

Very truly yours,

Michael Johnson

Michael Johnson
President





BADGERLAND PRINTING

OCTOBER 31, 2013

-

DE PERE, WI

JOE LAWNICZAK

City of De Pere, Wisconsin**Request For Redevelopment Authority Action**

MEETING DATE: January 27, 2014

DEPARTMENT: Redevelopment Authority

FROM: Ken Pabich

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

ATTACHMENTS:

- RDA_Staff_Jan_2014_Parking Lot Transfer (PDF)
- RDA14-01 (DOCX)
- Quit Claim Deed - RDA parking lots (DOC)
- Addendum A - Quit Claim Deed (DOCX)
- Parking lot map (PDF)

Item #5: Resolution 14-01 Transferring ownership of RDA parking lots to the City of De Pere.

At the December RDA meeting, the RDA approved transferring ownership of the existing parking lots to the City of De Pere. The resolution and attached documents complete this transfer and will need approval by the City Council.

Recommendation:

Staff recommends approval of the resolution.

REDEVELOPMENT AUTHORITY
RESOLUTION #RDA 14-01

AUTHORIZING TRANSFER OF PROPERTY TO THE CITY OF DE PERE

WHEREAS, during redevelopment activities the late 1980's in Tax Incremental Financing District No. 2 (TID #2), the Redevelopment Authority ("RDA") assembled and took title to property for public parking purposes; and

WHEREAS, TID #2 formally closed on December 31, 2007; and

WHEREAS, with the closure of TID #2, the RDA no longer has redevelopment obligations for those properties and believes title to those public parking sites should be transferred to the City to be used and maintained as other City owned public parking sites; and

WHEREAS, the Quit Claim Deed attached hereto and incorporated herein by reference as Exhibit 1, will effectuate transfer of the following public parking lots to the City:

ED-769 (123 N. Broadway Street)
ED-851 (134 N. Broadway Street)
ED-869-1 (behind 302 N. Broadway Street)
ED-862, 864, 865-1 and 867 (Williams Street lot)
ED-881 (between 320 and 340 N. Wisconsin Street); and

WHEREAS, the RDA believes it to be in the best interests of itself and the City to transfer said properties to the City.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

The Redevelopment Authority of the City of De Pere authorizes and directs the Chair to execute such Quit Claim Deed (Exhibit 1) and further recommends acceptance thereof to the Common Council of the City of De Pere.

BE IT FURTHER RESOLVED THAT:

All City officials, officers, and employees are further authorized and directed to take such steps as are lawful and necessary in furtherance thereof.

Resolution #RDA 14-01
Page 2 of 2

Adopted by the Redevelopment Authority of the City of De Pere, Wisconsin, this 27th
day of January, 2014.

APPROVED:

Theodore J. Penn, Chair

Ayes: _____

Nays: _____

Attachment: RDA14-01 (1774 : Resolution #RDA 14-01, Transferring ownership of RDA parking lots to the City)

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number

Document Name

THIS DEED, made between the Redevelopment Authority of the City of De Pere, a Wisconsin municipal corporation, 335 South Broadway Street, De Pere, Wisconsin ("Grantor," whether one or more), and the City of De Pere, a Wisconsin municipal corporation, 335 South Broadway Street, De Pere, Wisconsin 54115

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Brown County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

See legal descriptions on Addendum A, attached hereto and incorporated herein by reference.

Recording Area

Name and Return Address

Judith Schmidt-Lehman
City of De Pere
335 S. Broadway Street
De Pere, WI 54115

ED-769, ED-851, ED-862, ED-864, ED-865-1, ED-867,
ED-869-1 and ED-881

Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Transfer exempt from fee under Wis. Stats. §77.25(2) and from return under Wis. Stats. §77.255.

Dated this day of , 2014

* (SEAL) * Theodore J. Penn, Chair (SEAL)

_____*(SEAL)*_____

AUTHENTICATION

Signature(s)_____

authenticated on

* _____
 TITLE: MEMBER STATE BAR OF WISCONSIN
 (If not, _____
 authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Judith Schmidt-Lehman

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
BROWN) COUNTY)

Personally came before me on _____,
the above-named Theodore J. Penn, Chair

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

* Type name below signatures.

Exhibit 1

Packet Pg. 30

Attachment: Quit Claim Deed - RDA parking lots (1774 : Resolution #RDA 14-01, Transferring ownership of RDA parking lots to the City)

Grantor: Redevelopment Authority of the City of De Pere
Grantee: City of De Pere

ADDENDUM A
to the Quit Claim Deed

Parcel ED-769:

Original Plat of De Pere, South ½ of Lot 2 and all of Lot 3, Block 14, East side of Fox River, Brown County, Wisconsin.

Parcel ED-851:

Lot 1, Volume 42 Certified Survey Maps, page 159, Brown County Map No. 6352, being part of Lot 12, Block 19, Original Plat of De Pere except 1813054 as corrected in 1839012, East side of Fox River, Brown County, Wisconsin.

Parcel ED-862:

Original Plat of De Pere, Lots 1 and 2, Block 21, East side of Fox River, Brown County, Wisconsin.

Parcel ED-864:

Original Plat of De Pere, Lot 3 and North ½ of Lot 4, Block 21, East side of Fox River, Brown County, Wisconsin.

Parcel ED-865-1:

Original Plat of De Pere, South ½ of Lot 4 and all of Lot 5, Block 21, East side of Fox River, Brown County, Wisconsin.

Parcel ED-867:

Original Plat of De Pere, Lot 6, Block 21, East side of Fox River, Brown County, Wisconsin.

Parcel ED-869-1:

Original Plat of De Pere, part of Lots 7 and 8, Block 21, described as Outlot 1 in Volume 15 Certified Survey Maps, page 83, Brown County Map No. 2934, East side of Fox River, Brown County, Wisconsin.

Parcel ED-881:

Original Plat of De Pere, part of Lots 10 and 11, described as Lot 2 in Volume 17 Certified Survey Maps, page 161, Brown County Map No. 3230, Block 23, East side of Fox River, Brown County, Wisconsin.

H:\jdupont\Legal Documents\2014\Addendum A - Quit Claim Deed.docx

Attachment: Addendum A - Quit Claim Deed (1774 : Resolution #RDA 14-01, Transferring ownership of RDA parking lots to the City)

Attachment: Parking lot map (1774 : Resolution #RDA 14-01, Transferring ownership of RDA parking lots to the City)

D-841 F