



# Redevelopment Authority

## Regular Meeting

335 South Broadway  
De Pere, WI 54115  
[www.deperewi.gov](http://www.deperewi.gov)

## Agenda

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Monday, July 28, 2025

5:30 PM

Council Chambers and Virtual

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Pursuant to Wisconsin Statute 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 **July 28, 2025** at **5:30 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

**The Public or Members of the Redevelopment Authority, which may count toward an official quorum, may attend the meeting either in person in the Council Chambers or telephonically or electronically via video conferencing or other appropriate technological means. Telephonic or electronic 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 TV throughout the week and available on demand at <https://deperewi.portal.civicclerk.com/>.*

- I. Call to Order
  1. Roll Call
  2. Approval of the minutes of the April 28, 2025 Redevelopment Authority meeting.
  3. Public Comment on Matters not on the Agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Redevelopment Authority. §6-3(f) DPMC
  4. Annual Election of Chairperson and Vice Chairperson.
  5. Introduction of City Manager Kimberly Flom.
  6. Consideration and Possible Action on the De Pere Home Improvement Loan for Sue Brosig, property owner at 618 N. Clay Street, De Pere WI 54115\*
  7. Consideration and Possible Action on Façade Grant Request for 301 Main Avenue (WD-906), Gavic Holdings LLC.\*

8. Consideration and Possible Action on Façade Grant Request for 305 Main Avenue (WD-907), Gavic Holdings LLC.\*
9. Adjournment.

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk's office at 339-4050 by Noon, the previous day so that arrangements can be made.

Agenda Sent To:

Alderspersons  
City Administrator  
Mayor  
Department Heads  
TV, Newspapers & Radio Stations  
Kress Family Library  
De Pere Chamber of Commerce  
Sue Brosig  
Tom Gavic



**Request for Redevelopment Authority Action**

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**MEETING DATE:** July 28, 2025  
**DEPARTMENT:** Development Services  
**FROM:** Kelly Barker, Administrative Assistant  
**SUBJECT:** Approval of the minutes of the April 28, 2025 Redevelopment Authority meeting.  
**RECOMMENDED ACTION:** Approval

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ATTACHMENTS:  
RDA\_Apr2025\_Minutes\_Draft



# Redevelopment Authority

Regular Meeting

Draft Minutes

335 South Broadway  
De Pere, WI 54115  
[www.deperewi.gov](http://www.deperewi.gov)

Monday, April 28, 2025

5:30 PM

335 S Broadway, De Pere, WI 54115

I. Call to Order

1. Roll Call

**Present:** Kendall Dworak, Carol Karls, Ted Penn, Joe Van Deurzen

**Absent:**

**Excused:** Jerry Henrigillis, Lisa VandenAvond, Julie Van Straten

Also present: Economic Development Planner Quasan Shaw and Assistant City Attorney Eric Erdman.

2. Approval of the minutes of the January 27, 2025 Redevelopment Authority meeting.

<b>RESULT:</b>	<b>Approved</b>
<b>MOVER:</b>	Joe Van Deurzen
<b>SECONDER:</b>	Carol Karls
<b>AYES:</b>	Kendall Dworak, Carol Karls, Ted Penn, Joe Van Deurzen
<b>NAYS:</b>	None

3. Public Comment on Matters not on the Agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Redevelopment Authority. §6-3(f) DPMC

There were no public comments.

4. Consideration and possible action on the De Pere Home Improvement Loan for Kristy Pikus, property owner at 606 N Clay Street, De Pere, WI 54115. \*

Economic Development Planner Quasan Shaw reviewed the De Pere Home Improvement Loan request. He explained that the program has been updated to remove the match under the previous Deeper Roots Home Improvement Loan program. The homeowner, Kristy Pikus, has submitted an application for the loan program. She meets all of the criteria and staff recommends approval of the loan request in an amount not to exceed \$29,941.22 and forwarding it to the Common Council for final approval. Joe Van Deurzen asked if staff checks to make sure the work has been done. Quasan replied that the Building Inspection Department performs a final inspection to close out the permits when the project is completed. Joe then asked how much money is available through the program. Quasan replied that there is about \$500,000 in available funds.

<b>RESULT:</b>	<b>Approved</b>
<b>MOVER:</b>	Joe Van Deurzen
<b>SECONDER:</b>	Kendall Dworak
<b>AYES:</b>	Kendall Dworak, Carol Karls, Ted Penn, Joe Van Deurzen
<b>NAYS:</b>	None

5. Status update for 2535 Lawrence Dr, De Pere, WI 54115.

Assistant City Attorney Eric Erdman provided an update on the status of the property at 2535 Lawrence Drive. Attempts have been made to reach out to the property owner. Staff now has contact information to contact the owner and contact has been established. He reported that a phase one environmental assessment took place last week by the relocation plan specialist. The plan will be sent to the Department of Administration. The process has been moving along within the past few weeks since there is now a working relationship with the owner.

6. Adjournment.

Carol Karls moved, seconded by Joe Van Deurzen, to adjourn the meeting at 5:50 PM. Upon vote, motion carried unanimously.

Respectfully submitted,  
Kelly Barker



**Request for Redevelopment Authority Action**

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**MEETING DATE:** July 28, 2025  
**DEPARTMENT:** Development Services  
**FROM:** Kelly Barker, Administrative Assistant  
**SUBJECT:** Public Comment on Matters not on the Agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Redevelopment Authority. §6-3(f) DPMC  
**RECOMMENDED ACTION:** Public Comment

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ATTACHMENTS:  
None



**Request for Redevelopment Authority Action**

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**MEETING DATE:** July 28, 2025  
**DEPARTMENT:** Development Services  
**FROM:** Kelly Barker, Administrative Assistant  
**SUBJECT:** Annual Election of Chairperson and Vice Chairperson.  
**RECOMMENDED ACTION:** Election

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ATTACHMENTS:  
None



**Request for Redevelopment Authority Action**

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**MEETING DATE:** July 28, 2025  
**DEPARTMENT:** Development Services  
**FROM:** Kelly Barker, Administrative Assistant  
**SUBJECT:** Introduction of City Manager Kimberly Flom.  
**RECOMMENDED ACTION:** Introduction

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ATTACHMENTS:  
None



**Request for Redevelopment Authority Action**

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**MEETING DATE:** July 28, 2025  
**DEPARTMENT:** Development Services  
**FROM:** Quasan Shaw, Community & Economic Development Specialist  
**SUBJECT:** Consideration and Possible Action on the De Pere Home Improvement Loan for Sue Brosig, property owner at 618 N. Clay Street, De Pere WI 54115\*  
**RECOMMENDED ACTION:** Approve Home Improvement Loan

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**ATTACHMENTS:**  
(DR-2502) Brosig Review Memo 07282025, Brosig Housing Loan Amortization Estimate with windows 05272025, Brosig Bathroom Estimate, Brosig Window Estimate

# CITY OF DE PERE MEMO



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To: Redevelopment Authority  
From: Quasan Shaw, Community and Economic Development Specialist  
Date: July 28, 2025

RE: Consideration and Possible Action on the De Pere Home Improvement Loan for Sue Brosig, property owner at 618 N. Clay Street, De Pere WI 54115\*

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**Background:**

The City received the Home Improvement Loan application on April 12, 2025, from Sue Brosig, property owner at 618 N. Clay ST.

The applicant proposed to remodel existing bathroom by replacing tub and surround, new toilet, flooring, and vanity for better space layout and efficiency. Also replacing the bathroom window with energy efficient window and fan. In addition, the applicant will be updating the plumbing and electrical features in the bathroom and installing new windows throughout the home. The applicant provided the attached cost quote and existing expenses for the proposed work.



**Proposed Scope of Work**

1) Remodel existing bathroom by replacing tub and surround, new toilet, flooring, and vanity for better space layout and efficiency. Also replacing the bathroom window with energy efficient window and fan. In addition, the applicant will be updating the plumbing and electrical features in the bathroom.

2) Install five (5) new windows to replace older windows throughout the home.

- Applicants:** Sue Brosig  
**Location of Home:** 618 N. Clay Street  
**Number of Bedrooms:** 3  
**Age of Structure:** 65 Years  
**Owner Occupied:** Yes  
**Household Size:** 1  
**Own Home/Purchasing:** Owned – 11 Years  
**Received multiple Quotes:** Yes  
**Uses of Funds Cost Summary:** The total cost for structural and interior improvements is \$20,000.

*NOTE: The funds may only be used for improvements made on the primary housing structure and any additions and not any accessory structures on a particular lot unless adding an accessory dwelling unit or backyard cottage to a structure. Work on garages where the primary use is parking cars used by the resident household is an eligible use of loan funds; however, higher priority will be given to attached garages or garages where the primary use is parking cars – other accessory garages do not qualify.*

*Funds may also be used to make upgrades to home systems including electrical, plumbing, mechanical, or other systems or functionally outdated systems, to bring them into compliance with current standards and codes, or to modernize them to current quality, efficiency, and performance levels. Replacement or maintenance of home components that are expected to be replaced periodically such as water heaters and fixtures will not be funded. Repayment of any loan application fees incurred as part of this program is an eligible use of loan funds received. All systems (listed above) impacted by improvements shall be brought into full code compliance prior to receiving an occupancy permit. In addition to home system upgrades, loan funds may also be used for sump pump connection, window replacement and insulation improvements, or other measures that will increase the heating and cooling efficiency and overall performance of the home.*



De Pere Home Improvement Loan  
Loan Amortization Schedule



**ENTER VALUES**

**LOAN SUMMARY**

Loan amount	\$20,000.00	Scheduled payment	\$135.34
Interest rate	2.71%	Scheduled number of payments	180
Loan term in years	15	Actual number of payments	180
Payments made per year	12	Years saved off original loan term	0.00
Loan repayment start date	1/15/2026	Total early payments	\$0.00
		Total interest	\$4,361.92
Optional extra payments	\$0.00	<b>LENDER NAME</b>	City of De Pere

Current 10 Year Treasury Note  
4/28/2025  
4.21%

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
1	1/15/2026	\$20,000.00	\$135.34	\$135.34	\$90.18	\$45.17	\$19,909.82	\$45.17
2	2/15/2026	\$19,909.82	\$135.34	\$135.34	\$90.38	\$44.96	\$19,819.44	\$90.13
3	3/15/2026	\$19,819.44	\$135.34	\$135.34	\$90.59	\$44.76	\$19,728.86	\$134.89
4	4/15/2026	\$19,728.86	\$135.34	\$135.34	\$90.79	\$44.55	\$19,638.07	\$179.44
5	5/15/2026	\$19,638.07	\$135.34	\$135.34	\$90.99	\$44.35	\$19,547.07	\$223.79
6	6/15/2026	\$19,547.07	\$135.34	\$135.34	\$91.20	\$44.14	\$19,455.87	\$267.94
7	7/15/2026	\$19,455.87	\$135.34	\$135.34	\$91.41	\$43.94	\$19,364.47	\$311.87
8	8/15/2026	\$19,364.47	\$135.34	\$135.34	\$91.61	\$43.73	\$19,272.85	\$355.61
9	9/15/2026	\$19,272.85	\$135.34	\$135.34	\$91.82	\$43.52	\$19,181.03	\$399.13
10	10/15/2026	\$19,181.03	\$135.34	\$135.34	\$92.03	\$43.32	\$19,089.01	\$442.45
11	11/15/2026	\$19,089.01	\$135.34	\$135.34	\$92.23	\$43.11	\$18,996.77	\$485.56
12	12/15/2026	\$18,996.77	\$135.34	\$135.34	\$92.44	\$42.90	\$18,904.33	\$528.46
13	1/15/2027	\$18,904.33	\$135.34	\$135.34	\$92.65	\$42.69	\$18,811.68	\$571.15
14	2/15/2027	\$18,811.68	\$135.34	\$135.34	\$92.86	\$42.48	\$18,718.82	\$613.63
15	3/15/2027	\$18,718.82	\$135.34	\$135.34	\$93.07	\$42.27	\$18,625.75	\$655.91
16	4/15/2027	\$18,625.75	\$135.34	\$135.34	\$93.28	\$42.06	\$18,532.47	\$697.97
17	5/15/2027	\$18,532.47	\$135.34	\$135.34	\$93.49	\$41.85	\$18,438.97	\$739.82
18	6/15/2027	\$18,438.97	\$135.34	\$135.34	\$93.70	\$41.64	\$18,345.27	\$781.46
19	7/15/2027	\$18,345.27	\$135.34	\$135.34	\$93.91	\$41.43	\$18,251.36	\$822.89
20	8/15/2027	\$18,251.36	\$135.34	\$135.34	\$94.13	\$41.22	\$18,157.23	\$864.11
21	9/15/2027	\$18,157.23	\$135.34	\$135.34	\$94.34	\$41.01	\$18,062.89	\$905.12
22	10/15/2027	\$18,062.89	\$135.34	\$135.34	\$94.55	\$40.79	\$17,968.34	\$945.91
23	11/15/2027	\$17,968.34	\$135.34	\$135.34	\$94.77	\$40.58	\$17,873.57	\$986.49
24	12/15/2027	\$17,873.57	\$135.34	\$135.34	\$94.98	\$40.36	\$17,778.60	\$1,026.85
25	1/15/2028	\$17,778.60	\$135.34	\$135.34	\$95.19	\$40.15	\$17,683.40	\$1,067.00
26	2/15/2028	\$17,683.40	\$135.34	\$135.34	\$95.41	\$39.94	\$17,587.99	\$1,106.94
27	3/15/2028	\$17,587.99	\$135.34	\$135.34	\$95.62	\$39.72	\$17,492.37	\$1,146.66
28	4/15/2028	\$17,492.37	\$135.34	\$135.34	\$95.84	\$39.50	\$17,396.53	\$1,186.16
29	5/15/2028	\$17,396.53	\$135.34	\$135.34	\$96.06	\$39.29	\$17,300.47	\$1,225.45

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
30	6/15/2028	\$17,300.47	\$135.34	\$135.34	\$96.27	\$39.07	\$17,204.20	\$1,264.52
31	7/15/2028	\$17,204.20	\$135.34	\$135.34	\$96.49	\$38.85	\$17,107.71	\$1,303.37
32	8/15/2028	\$17,107.71	\$135.34	\$135.34	\$96.71	\$38.63	\$17,011.00	\$1,342.00
33	9/15/2028	\$17,011.00	\$135.34	\$135.34	\$96.93	\$38.42	\$16,914.07	\$1,380.42
34	10/15/2028	\$16,914.07	\$135.34	\$135.34	\$97.15	\$38.20	\$16,816.92	\$1,418.62
35	11/15/2028	\$16,816.92	\$135.34	\$135.34	\$97.37	\$37.98	\$16,719.56	\$1,456.60
36	12/15/2028	\$16,719.56	\$135.34	\$135.34	\$97.59	\$37.76	\$16,621.97	\$1,494.35
37	1/15/2029	\$16,621.97	\$135.34	\$135.34	\$97.81	\$37.54	\$16,524.17	\$1,531.89
38	2/15/2029	\$16,524.17	\$135.34	\$135.34	\$98.03	\$37.32	\$16,426.14	\$1,569.21
39	3/15/2029	\$16,426.14	\$135.34	\$135.34	\$98.25	\$37.10	\$16,327.89	\$1,606.31
40	4/15/2029	\$16,327.89	\$135.34	\$135.34	\$98.47	\$36.87	\$16,229.42	\$1,643.18
41	5/15/2029	\$16,229.42	\$135.34	\$135.34	\$98.69	\$36.65	\$16,130.73	\$1,679.83
42	6/15/2029	\$16,130.73	\$135.34	\$135.34	\$98.92	\$36.43	\$16,031.81	\$1,716.26
43	7/15/2029	\$16,031.81	\$135.34	\$135.34	\$99.14	\$36.21	\$15,932.67	\$1,752.46
44	8/15/2029	\$15,932.67	\$135.34	\$135.34	\$99.36	\$35.98	\$15,833.31	\$1,788.45
45	9/15/2029	\$15,833.31	\$135.34	\$135.34	\$99.59	\$35.76	\$15,733.72	\$1,824.20
46	10/15/2029	\$15,733.72	\$135.34	\$135.34	\$99.81	\$35.53	\$15,633.91	\$1,859.73
47	11/15/2029	\$15,633.91	\$135.34	\$135.34	\$100.04	\$35.31	\$15,533.87	\$1,895.04
48	12/15/2029	\$15,533.87	\$135.34	\$135.34	\$100.26	\$35.08	\$15,433.61	\$1,930.12
49	1/15/2030	\$15,433.61	\$135.34	\$135.34	\$100.49	\$34.85	\$15,333.12	\$1,964.98
50	2/15/2030	\$15,333.12	\$135.34	\$135.34	\$100.72	\$34.63	\$15,232.40	\$1,999.60
51	3/15/2030	\$15,232.40	\$135.34	\$135.34	\$100.94	\$34.40	\$15,131.46	\$2,034.00
52	4/15/2030	\$15,131.46	\$135.34	\$135.34	\$101.17	\$34.17	\$15,030.29	\$2,068.17
53	5/15/2030	\$15,030.29	\$135.34	\$135.34	\$101.40	\$33.94	\$14,928.89	\$2,102.12
54	6/15/2030	\$14,928.89	\$135.34	\$135.34	\$101.63	\$33.71	\$14,827.26	\$2,135.83
55	7/15/2030	\$14,827.26	\$135.34	\$135.34	\$101.86	\$33.48	\$14,725.40	\$2,169.32
56	8/15/2030	\$14,725.40	\$135.34	\$135.34	\$102.09	\$33.25	\$14,623.31	\$2,202.57
57	9/15/2030	\$14,623.31	\$135.34	\$135.34	\$102.32	\$33.02	\$14,520.99	\$2,235.60
58	10/15/2030	\$14,520.99	\$135.34	\$135.34	\$102.55	\$32.79	\$14,418.44	\$2,268.39
59	11/15/2030	\$14,418.44	\$135.34	\$135.34	\$102.78	\$32.56	\$14,315.66	\$2,300.95
60	12/15/2030	\$14,315.66	\$135.34	\$135.34	\$103.01	\$32.33	\$14,212.64	\$2,333.28
61	1/15/2031	\$14,212.64	\$135.34	\$135.34	\$103.25	\$32.10	\$14,109.40	\$2,365.38
62	2/15/2031	\$14,109.40	\$135.34	\$135.34	\$103.48	\$31.86	\$14,005.92	\$2,397.24
63	3/15/2031	\$14,005.92	\$135.34	\$135.34	\$103.71	\$31.63	\$13,902.20	\$2,428.87
64	4/15/2031	\$13,902.20	\$135.34	\$135.34	\$103.95	\$31.40	\$13,798.25	\$2,460.27
65	5/15/2031	\$13,798.25	\$135.34	\$135.34	\$104.18	\$31.16	\$13,694.07	\$2,491.43
66	6/15/2031	\$13,694.07	\$135.34	\$135.34	\$104.42	\$30.93	\$13,589.65	\$2,522.35
67	7/15/2031	\$13,589.65	\$135.34	\$135.34	\$104.65	\$30.69	\$13,485.00	\$2,553.04
68	8/15/2031	\$13,485.00	\$135.34	\$135.34	\$104.89	\$30.45	\$13,380.11	\$2,583.50
69	9/15/2031	\$13,380.11	\$135.34	\$135.34	\$105.13	\$30.22	\$13,274.98	\$2,613.71
70	10/15/2031	\$13,274.98	\$135.34	\$135.34	\$105.36	\$29.98	\$13,169.62	\$2,643.69
71	11/15/2031	\$13,169.62	\$135.34	\$135.34	\$105.60	\$29.74	\$13,064.01	\$2,673.44
72	12/15/2031	\$13,064.01	\$135.34	\$135.34	\$105.84	\$29.50	\$12,958.17	\$2,702.94

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
73	1/15/2032	\$12,958.17	\$135.34	\$135.34	\$106.08	\$29.26	\$12,852.09	\$2,732.20
74	2/15/2032	\$12,852.09	\$135.34	\$135.34	\$106.32	\$29.02	\$12,745.77	\$2,761.23
75	3/15/2032	\$12,745.77	\$135.34	\$135.34	\$106.56	\$28.78	\$12,639.21	\$2,790.01
76	4/15/2032	\$12,639.21	\$135.34	\$135.34	\$106.80	\$28.54	\$12,532.41	\$2,818.55
77	5/15/2032	\$12,532.41	\$135.34	\$135.34	\$107.04	\$28.30	\$12,425.37	\$2,846.86
78	6/15/2032	\$12,425.37	\$135.34	\$135.34	\$107.28	\$28.06	\$12,318.09	\$2,874.92
79	7/15/2032	\$12,318.09	\$135.34	\$135.34	\$107.53	\$27.82	\$12,210.56	\$2,902.74
80	8/15/2032	\$12,210.56	\$135.34	\$135.34	\$107.77	\$27.58	\$12,102.79	\$2,930.31
81	9/15/2032	\$12,102.79	\$135.34	\$135.34	\$108.01	\$27.33	\$11,994.78	\$2,957.64
82	10/15/2032	\$11,994.78	\$135.34	\$135.34	\$108.26	\$27.09	\$11,886.53	\$2,984.73
83	11/15/2032	\$11,886.53	\$135.34	\$135.34	\$108.50	\$26.84	\$11,778.03	\$3,011.58
84	12/15/2032	\$11,778.03	\$135.34	\$135.34	\$108.75	\$26.60	\$11,669.28	\$3,038.17
85	1/15/2033	\$11,669.28	\$135.34	\$135.34	\$108.99	\$26.35	\$11,560.29	\$3,064.53
86	2/15/2033	\$11,560.29	\$135.34	\$135.34	\$109.24	\$26.11	\$11,451.05	\$3,090.63
87	3/15/2033	\$11,451.05	\$135.34	\$135.34	\$109.48	\$25.86	\$11,341.57	\$3,116.49
88	4/15/2033	\$11,341.57	\$135.34	\$135.34	\$109.73	\$25.61	\$11,231.84	\$3,142.11
89	5/15/2033	\$11,231.84	\$135.34	\$135.34	\$109.98	\$25.37	\$11,121.86	\$3,167.47
90	6/15/2033	\$11,121.86	\$135.34	\$135.34	\$110.23	\$25.12	\$11,011.63	\$3,192.59
91	7/15/2033	\$11,011.63	\$135.34	\$135.34	\$110.48	\$24.87	\$10,901.16	\$3,217.46
92	8/15/2033	\$10,901.16	\$135.34	\$135.34	\$110.73	\$24.62	\$10,790.43	\$3,242.08
93	9/15/2033	\$10,790.43	\$135.34	\$135.34	\$110.98	\$24.37	\$10,679.45	\$3,266.44
94	10/15/2033	\$10,679.45	\$135.34	\$135.34	\$111.23	\$24.12	\$10,568.23	\$3,290.56
95	11/15/2033	\$10,568.23	\$135.34	\$135.34	\$111.48	\$23.87	\$10,456.75	\$3,314.43
96	12/15/2033	\$10,456.75	\$135.34	\$135.34	\$111.73	\$23.61	\$10,345.02	\$3,338.04
97	1/15/2034	\$10,345.02	\$135.34	\$135.34	\$111.98	\$23.36	\$10,233.04	\$3,361.41
98	2/15/2034	\$10,233.04	\$135.34	\$135.34	\$112.23	\$23.11	\$10,120.81	\$3,384.52
99	3/15/2034	\$10,120.81	\$135.34	\$135.34	\$112.49	\$22.86	\$10,008.32	\$3,407.37
100	4/15/2034	\$10,008.32	\$135.34	\$135.34	\$112.74	\$22.60	\$9,895.58	\$3,429.97
101	5/15/2034	\$9,895.58	\$135.34	\$135.34	\$113.00	\$22.35	\$9,782.58	\$3,452.32
102	6/15/2034	\$9,782.58	\$135.34	\$135.34	\$113.25	\$22.09	\$9,669.33	\$3,474.41
103	7/15/2034	\$9,669.33	\$135.34	\$135.34	\$113.51	\$21.84	\$9,555.82	\$3,496.25
104	8/15/2034	\$9,555.82	\$135.34	\$135.34	\$113.76	\$21.58	\$9,442.06	\$3,517.83
105	9/15/2034	\$9,442.06	\$135.34	\$135.34	\$114.02	\$21.32	\$9,328.04	\$3,539.15
106	10/15/2034	\$9,328.04	\$135.34	\$135.34	\$114.28	\$21.07	\$9,213.76	\$3,560.22
107	11/15/2034	\$9,213.76	\$135.34	\$135.34	\$114.54	\$20.81	\$9,099.22	\$3,581.03
108	12/15/2034	\$9,099.22	\$135.34	\$135.34	\$114.79	\$20.55	\$8,984.43	\$3,601.58
109	1/15/2035	\$8,984.43	\$135.34	\$135.34	\$115.05	\$20.29	\$8,869.37	\$3,621.87
110	2/15/2035	\$8,869.37	\$135.34	\$135.34	\$115.31	\$20.03	\$8,754.06	\$3,641.90
111	3/15/2035	\$8,754.06	\$135.34	\$135.34	\$115.57	\$19.77	\$8,638.48	\$3,661.67
112	4/15/2035	\$8,638.48	\$135.34	\$135.34	\$115.84	\$19.51	\$8,522.65	\$3,681.17
113	5/15/2035	\$8,522.65	\$135.34	\$135.34	\$116.10	\$19.25	\$8,406.55	\$3,700.42
114	6/15/2035	\$8,406.55	\$135.34	\$135.34	\$116.36	\$18.98	\$8,290.19	\$3,719.41
115	7/15/2035	\$8,290.19	\$135.34	\$135.34	\$116.62	\$18.72	\$8,173.57	\$3,738.13

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
116	8/15/2035	\$8,173.57	\$135.34	\$135.34	\$116.89	\$18.46	\$8,056.69	\$3,756.59
117	9/15/2035	\$8,056.69	\$135.34	\$135.34	\$117.15	\$18.19	\$7,939.54	\$3,774.78
118	10/15/2035	\$7,939.54	\$135.34	\$135.34	\$117.41	\$17.93	\$7,822.12	\$3,792.71
119	11/15/2035	\$7,822.12	\$135.34	\$135.34	\$117.68	\$17.66	\$7,704.44	\$3,810.38
120	12/15/2035	\$7,704.44	\$135.34	\$135.34	\$117.94	\$17.40	\$7,586.50	\$3,827.78
121	1/15/2036	\$7,586.50	\$135.34	\$135.34	\$118.21	\$17.13	\$7,468.29	\$3,844.91
122	2/15/2036	\$7,468.29	\$135.34	\$135.34	\$118.48	\$16.87	\$7,349.81	\$3,861.77
123	3/15/2036	\$7,349.81	\$135.34	\$135.34	\$118.75	\$16.60	\$7,231.06	\$3,878.37
124	4/15/2036	\$7,231.06	\$135.34	\$135.34	\$119.01	\$16.33	\$7,112.05	\$3,894.70
125	5/15/2036	\$7,112.05	\$135.34	\$135.34	\$119.28	\$16.06	\$6,992.77	\$3,910.76
126	6/15/2036	\$6,992.77	\$135.34	\$135.34	\$119.55	\$15.79	\$6,873.22	\$3,926.56
127	7/15/2036	\$6,873.22	\$135.34	\$135.34	\$119.82	\$15.52	\$6,753.39	\$3,942.08
128	8/15/2036	\$6,753.39	\$135.34	\$135.34	\$120.09	\$15.25	\$6,633.30	\$3,957.33
129	9/15/2036	\$6,633.30	\$135.34	\$135.34	\$120.36	\$14.98	\$6,512.94	\$3,972.31
130	10/15/2036	\$6,512.94	\$135.34	\$135.34	\$120.64	\$14.71	\$6,392.30	\$3,987.02
131	11/15/2036	\$6,392.30	\$135.34	\$135.34	\$120.91	\$14.44	\$6,271.39	\$4,001.45
132	12/15/2036	\$6,271.39	\$135.34	\$135.34	\$121.18	\$14.16	\$6,150.21	\$4,015.62
133	1/15/2037	\$6,150.21	\$135.34	\$135.34	\$121.45	\$13.89	\$6,028.76	\$4,029.51
134	2/15/2037	\$6,028.76	\$135.34	\$135.34	\$121.73	\$13.61	\$5,907.03	\$4,043.12
135	3/15/2037	\$5,907.03	\$135.34	\$135.34	\$122.00	\$13.34	\$5,785.03	\$4,056.46
136	4/15/2037	\$5,785.03	\$135.34	\$135.34	\$122.28	\$13.06	\$5,662.75	\$4,069.53
137	5/15/2037	\$5,662.75	\$135.34	\$135.34	\$122.56	\$12.79	\$5,540.19	\$4,082.31
138	6/15/2037	\$5,540.19	\$135.34	\$135.34	\$122.83	\$12.51	\$5,417.36	\$4,094.83
139	7/15/2037	\$5,417.36	\$135.34	\$135.34	\$123.11	\$12.23	\$5,294.25	\$4,107.06
140	8/15/2037	\$5,294.25	\$135.34	\$135.34	\$123.39	\$11.96	\$5,170.86	\$4,119.02
141	9/15/2037	\$5,170.86	\$135.34	\$135.34	\$123.67	\$11.68	\$5,047.19	\$4,130.69
142	10/15/2037	\$5,047.19	\$135.34	\$135.34	\$123.95	\$11.40	\$4,923.25	\$4,142.09
143	11/15/2037	\$4,923.25	\$135.34	\$135.34	\$124.23	\$11.12	\$4,799.02	\$4,153.21
144	12/15/2037	\$4,799.02	\$135.34	\$135.34	\$124.51	\$10.84	\$4,674.52	\$4,164.05
145	1/15/2038	\$4,674.52	\$135.34	\$135.34	\$124.79	\$10.56	\$4,549.73	\$4,174.60
146	2/15/2038	\$4,549.73	\$135.34	\$135.34	\$125.07	\$10.27	\$4,424.66	\$4,184.88
147	3/15/2038	\$4,424.66	\$135.34	\$135.34	\$125.35	\$9.99	\$4,299.31	\$4,194.87
148	4/15/2038	\$4,299.31	\$135.34	\$135.34	\$125.63	\$9.71	\$4,173.67	\$4,204.58
149	5/15/2038	\$4,173.67	\$135.34	\$135.34	\$125.92	\$9.43	\$4,047.75	\$4,214.01
150	6/15/2038	\$4,047.75	\$135.34	\$135.34	\$126.20	\$9.14	\$3,921.55	\$4,223.15
151	7/15/2038	\$3,921.55	\$135.34	\$135.34	\$126.49	\$8.86	\$3,795.06	\$4,232.00
152	8/15/2038	\$3,795.06	\$135.34	\$135.34	\$126.77	\$8.57	\$3,668.29	\$4,240.57
153	9/15/2038	\$3,668.29	\$135.34	\$135.34	\$127.06	\$8.28	\$3,541.23	\$4,248.86
154	10/15/2038	\$3,541.23	\$135.34	\$135.34	\$127.35	\$8.00	\$3,413.88	\$4,256.86
155	11/15/2038	\$3,413.88	\$135.34	\$135.34	\$127.63	\$7.71	\$3,286.25	\$4,264.57
156	12/15/2038	\$3,286.25	\$135.34	\$135.34	\$127.92	\$7.42	\$3,158.33	\$4,271.99
157	1/15/2039	\$3,158.33	\$135.34	\$135.34	\$128.21	\$7.13	\$3,030.12	\$4,279.12
158	2/15/2039	\$3,030.12	\$135.34	\$135.34	\$128.50	\$6.84	\$2,901.62	\$4,285.96

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
159	3/15/2039	\$2,901.62	\$135.34	\$135.34	\$128.79	\$6.55	\$2,772.82	\$4,292.52
160	4/15/2039	\$2,772.82	\$135.34	\$135.34	\$129.08	\$6.26	\$2,643.74	\$4,298.78
161	5/15/2039	\$2,643.74	\$135.34	\$135.34	\$129.37	\$5.97	\$2,514.37	\$4,304.75
162	6/15/2039	\$2,514.37	\$135.34	\$135.34	\$129.67	\$5.68	\$2,384.70	\$4,310.43
163	7/15/2039	\$2,384.70	\$135.34	\$135.34	\$129.96	\$5.39	\$2,254.74	\$4,315.81
164	8/15/2039	\$2,254.74	\$135.34	\$135.34	\$130.25	\$5.09	\$2,124.49	\$4,320.90
165	9/15/2039	\$2,124.49	\$135.34	\$135.34	\$130.55	\$4.80	\$1,993.95	\$4,325.70
166	10/15/2039	\$1,993.95	\$135.34	\$135.34	\$130.84	\$4.50	\$1,863.11	\$4,330.20
167	11/15/2039	\$1,863.11	\$135.34	\$135.34	\$131.14	\$4.21	\$1,731.97	\$4,334.41
168	12/15/2039	\$1,731.97	\$135.34	\$135.34	\$131.43	\$3.91	\$1,600.54	\$4,338.32
169	1/15/2040	\$1,600.54	\$135.34	\$135.34	\$131.73	\$3.61	\$1,468.81	\$4,341.94
170	2/15/2040	\$1,468.81	\$135.34	\$135.34	\$132.03	\$3.32	\$1,336.78	\$4,345.26
171	3/15/2040	\$1,336.78	\$135.34	\$135.34	\$132.33	\$3.02	\$1,204.45	\$4,348.27
172	4/15/2040	\$1,204.45	\$135.34	\$135.34	\$132.62	\$2.72	\$1,071.83	\$4,350.99
173	5/15/2040	\$1,071.83	\$135.34	\$135.34	\$132.92	\$2.42	\$938.91	\$4,353.41
174	6/15/2040	\$938.91	\$135.34	\$135.34	\$133.22	\$2.12	\$805.68	\$4,355.53
175	7/15/2040	\$805.68	\$135.34	\$135.34	\$133.52	\$1.82	\$672.16	\$4,357.35
176	8/15/2040	\$672.16	\$135.34	\$135.34	\$133.83	\$1.52	\$538.33	\$4,358.87
177	9/15/2040	\$538.33	\$135.34	\$135.34	\$134.13	\$1.22	\$404.20	\$4,360.09
178	10/15/2040	\$404.20	\$135.34	\$135.34	\$134.43	\$0.91	\$269.77	\$4,361.00
179	11/15/2040	\$269.77	\$135.34	\$135.34	\$134.73	\$0.61	\$135.04	\$4,361.61
180	12/15/2040	\$135.04	\$135.34	\$135.04	\$134.73	\$0.30	\$0.00	\$4,361.92

# Bathroom



ESTIMATE

*Sue Brosig*  
*618 N. Clay St.*  
*De Pere, WI 54115*

## ESTIMATE

MAKE I  
Diamond Ric

### Diamond Ridge Construction LLC Estimate #

2459 Doush Creek Parkway

174

De Pere, WI 54115

Date

05/26/2025

Phone: (920) 264-6712 (cell: (920) 264-6712)

Email: diamondridgeconstructionllc0@gmail.com

(mailto:diamondridgeconstructionllc0@gmail.com)

DEPC

CHE

Proc

Description	Total
-------------	-------

WE ACCEPT

Bath remodel	\$14,500.00
--------------	-------------

Prep for demo:

Install floor protection and plastic barriers as needed for dust and debris control

Demo, remove, and dispose existing:

Toilet

Vanity

Countertop

Sink and faucet

Mirror

Vanity light

Towel bars

Cast iron tub

4in tub surround tiles

Tub/ shower plumbing and water lines

Vinyl baseboards

Casing trim

Laundry access door

Flooring

Damaged sub floor

Damage drywall

## Bathroom Window

### Install:

New sub floor as needed in the bathroom

Run wiring and switches for new ceiling fan and ceiling led flush mount shower light

Install new ceiling fan with ductwork going out to exterior siding wall or soffit ( fan only no light or heating element)

Install new GFCI outlet

Install new water lines and tub/ shower valve kit

Install white 60" x 30" Sterling soaking bathtub (Left drain)

Install white 60" x 30" Sterling Traverse tub/ shower wall surround

Drywall and plaster as need to re texture the bathroom

Add a light skip trowel texture to the walls and ceiling

Paint walls and ceiling ( color to be determined by homeowner)

Install new white vinyl double hung replacement window

Install trim around the window and apply caulking as needed

Install ceiling led flush mount shower light

Install new vanity light style to be determined

Install Shaw Resort Ocean Breeze Tile flooring with color match grout (grout may not be 100 % match)

Install new baseboards and casing trim

Install new oak 54" vanity with the sink centered

Install new hard surface countertop with white under mount rectangle basin

Install new water shut offs for the vanity faucet

Install new plumbing as needed for the vanity basin

Install new faucet

Install new mirror

Install new towel bars

Install new toilet paper holder

Install new toilet

Install new tub/ shower faucet kit

All plumbing and electrical to be tested

Final touch ups

Clean up and dispose of all remodeling debris

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**Subtotal**      \$14,500.00

**Total**            \$14,500.00

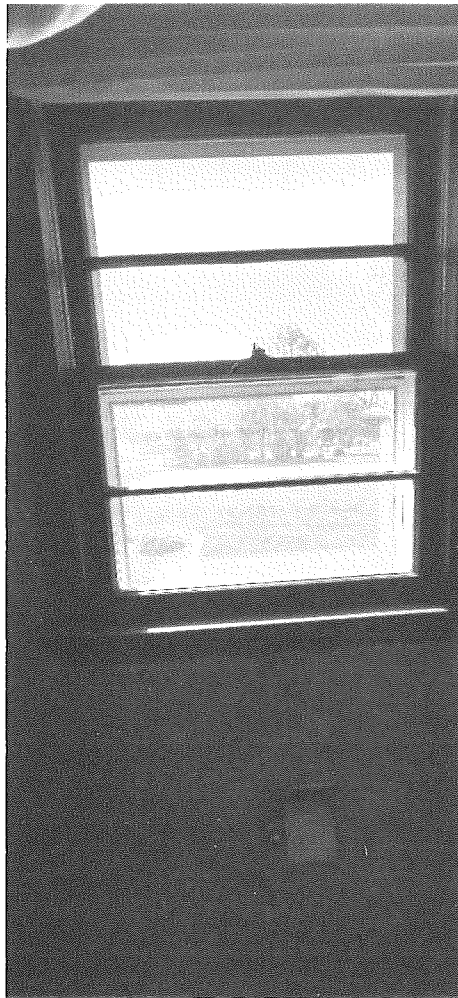
**Deposit Due**    \$7,250.00











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By signing this document, the customer agrees to the services and conditions outlined in this document.

Change orders require approval and signing of a new work proposal.  
Change orders are required to be paid 100% at the signing of the new work proposal.

Forms of payment:

Debit cards, credit cards, and PayPal are subject to 3.5% cover charge.

Cash and checks are not subject to a cover charge.

Payments shall follow the payment schedule, or at least 50% payment is due on the day of signing the contract / work proposal.

Cancellation: Clients have 3 days to cancel after Signing. In the result of cancellation after the down-payment, with the request for a refund, all purchased materials not delivered to the jobsite, labor, and fees will be applied.

Final payment is due on the day of completion.

All work will be completed fully and properly to the extent of the outlined work proposal.

All work will be provided with a 1 year workmanship warranty. Which will start the day all work is completed.

---

Diamond Ridge Construction LLC

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Sue Brosig

↑ Close

## Finance Your Home Project

PAYMENTS STARTING FROM



**\$239/month**



**Get Started**

*Checking rates won't affect credit score*



ABOUT DIAMOND RIDGE CONSTRUCTION LLC

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 **Insurance**  (https://s3.amazonaws.com/joist-uploads-document-attachments/885bc5e5-5687-4641-b337-fbd491f9756c/ACORDForm20250406-201733.PDF)



(https://www.facebook.com/diamondridgeconstruction/?H7H-id=1000898258913278&fbclid=ZbWKwL)





ESTIMATE

...

Sue Brosig  
618 N. Clay St.  
DePere, WI 54115

ESTIMATE

Dian

~~Diamond Ridge Construction LLC~~ Estimate #

177

8459 Doush Creek Parkway

Date

618 N. Clay St  
DePere, WI 54115

06/11/2025

DePere, WI 54115 (Tel: (920) 264-6712)

(920) 502-1011 diamondridgeconstructionllc0@gmail.com

(mailto:diamondridgeconstructionllc0@gmail.com)

Description

Total

WE

Replacement Windows & Metal Wraps

\$5,500.00

Remove and dispose 5 existing windows and metal trim wraps

Install:

2 - 34in W x 42in H Hawthorne white vinyl double hung replacement windows, includes double pane, argon gas, and new custom made white trim metal wraps

1 - 42in W x 42in H Hawthorne white vinyl double hung replacement window, includes double pane, argon gas, and new custom made white trim metal wraps

1 - 60in W x 42in H Hawthorne white vinyl 2 Wide double hung replacement window, includes double pane, argon gas, and new custom made white trim metal wraps ( this one is considered 2 windows)

Clean up all construction debris

---

<b>Subtotal</b>	<b>\$5,500.00</b>
<b>Total</b>	<b>\$5,500.00</b>
<b>Deposit Due</b>	<b>\$2,750.00</b>

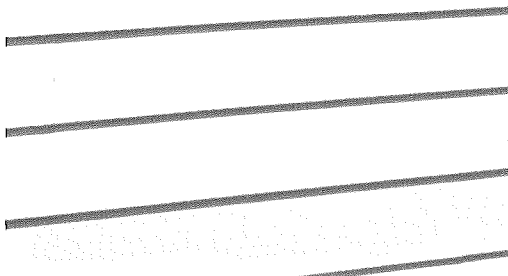
**Notes:**

Estimate includes Materials, Labor, and disposal  
(Does not include interior trim)









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By signing this document, the customer agrees to the services and conditions outlined in this document.

Change orders require approval and signing of a new work proposal. Change orders are required to be paid 100% at the signing of the new work proposal.

Forms of payment:

Debit cards, credit cards, and PayPal are subject to 3.5% cover charge.

Cash and checks are not subject to a cover charge.

Payments shall follow the payment schedule, or at least 50% payment is due on the day of signing the contract / work proposal.

Cancellation: Clients have 3 days to cancel after Signing. In the result of cancellation after the down-payment, with the request for a refund, all

purchased materials not delivered to the jobsite, labor, and fees will be applied.

Final payment is due on the day of completion.

All work will be completed fully and properly to the extent of the outlined work proposal.

All work will be provided with a 1 year workmanship warranty. Which will start the day all work is completed.

Estimates are valid for 21 days, after which they are subject to change in the event there is a fluctuation in the price or availability of materials.

---

Diamond Ridge Construction LLC

---

Sue Brosig

↑ Close

## Finance Your Home Project

PAYMENTS STARTING FROM



**\$106/month**



**Get Started**

*Checking rates won't affect credit score*



ABOUT DIAMOND RIDGE CONSTRUCTION LLC

 **License**  (https://s3.amazonaws.com/joist-uploads-document-attachments/51b9c98c-461c-44d1-805e-f2f2fc942272/Credential\_Trades\_Card\_Renewal\_\_20240206.pdf)

 **Insurance**  (https://s3.amazonaws.com/joist-uploads-document-attachments/885bc5e5-5687-4641-b337-fbd491f9756c/ACORDForm20250406-201733.PDF)



(https://www.facebook.com/JoistApp/?id=100089825891327&fbclid=IwAR1H7H-ibextid=ZbWKwL)





**Request for Redevelopment Authority Action**

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**MEETING DATE:** July 28, 2025  
**DEPARTMENT:** Development Services  
**FROM:** Quasan Shaw, Community & Economic Development Specialist  
**SUBJECT:** Consideration and Possible Action on Façade Grant Request for 301 Main Avenue (WD-906), Gavic Holdings LLC.\*  
**RECOMMENDED ACTION:** Approve Facade grant for 301 Main Ave

---

**ATTACHMENTS:**

301 Main Avenue RDA Memo 07282025, 301.305 Main Site Concept and Cost

# CITY OF DE PERE MEMO



To: Redevelopment Authority  
From: Quasan Shaw, Economic Development Planner  
Date: July 28, 2025

RE: **Consideration and Possible Action on Façade Grant Request for 301 Main Avenue (WD-906), Gavic Holdings LLC.\***

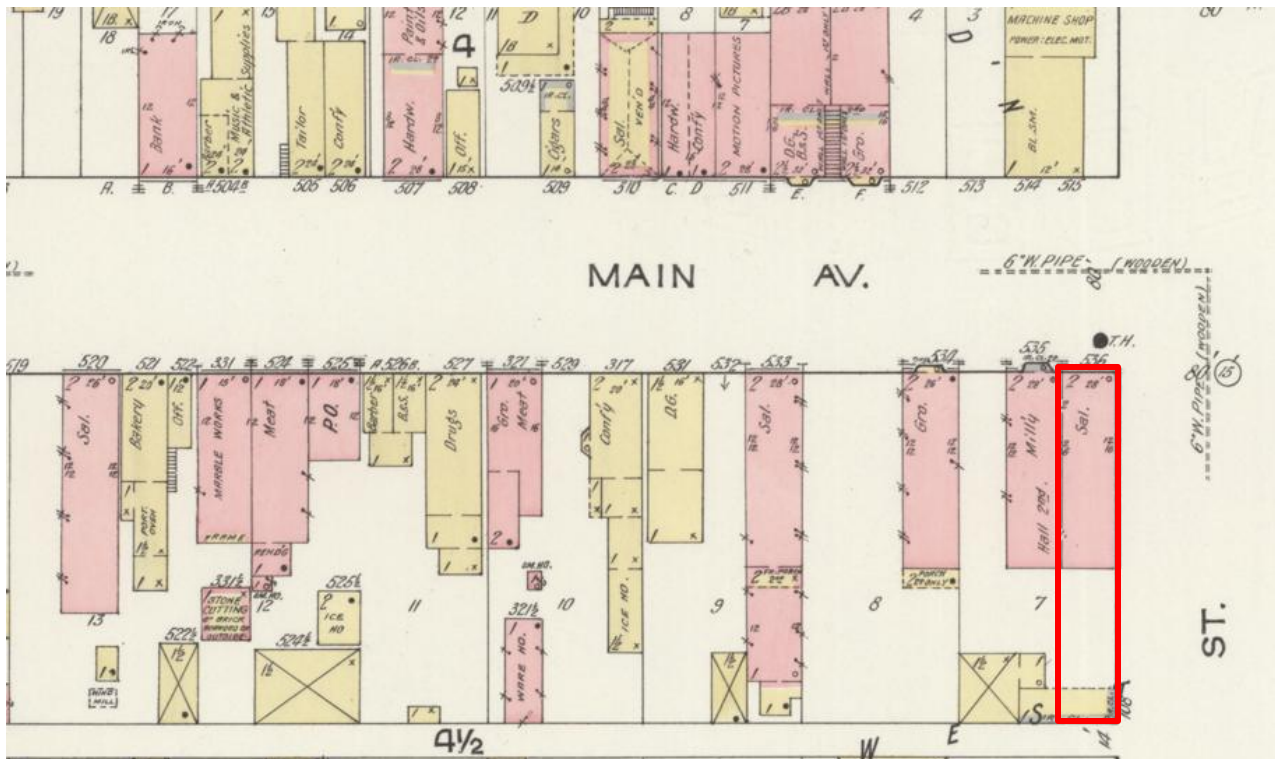
## **Background and History**

Gavic Holdings LLC, land and building owner, submitted the attached façade grant application for 301 Main Avenue (formally 536 Main Ave). This building is home to several existing retail and residential spaces.



### 301 Main Ave Building Style

The building is a 2-story commercial vernacular building similar to other structures built around this time in De Pere. The building was constructed in 1887 and operated as a saloon, the building was a rectangular plan structure with brick-trimmed or stone accented cornices. The building was known as the “Frank DeBoth Building” according to the Wisconsin Historical Society.



### **301 Main Ave Façade Grant Eligibility and Proposed Scope of Work**

The following section details the façade grant eligibility for each parcel.

- TID District No. 9
- Building Lengths (measured along the right of way)
- 301 Main Avenue: 126’ Main Ave, Third Street, and alley rear.
- The property is eligible for a maximum grant award of \$30,000.
- Previous Façade Grant Awards – 2011 in an amount of \$10,000 for Main Ave and Third St façade repair. The work included window repair and tuckpoint the brick façade.
- Historic Designation – The building is part of the Main Avenue Historic District as designated at the federal and state level.

#### **Proposed Scope of Work**

The City received the façade grant application on April 25, 2025. The applicant will apply for a permit to replace all operable windows on first and second floors, replace glass storefront on south façade, and install new door and storefront on east facade. The applicant provided the attached cost estimates for the proposed work.

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 Façade 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 2025/2026.

<b>301 Main Ave Façade Grant - Façade Grant Project Estimate (Applicant Submission)</b>				
<b>Vendor</b>	<b>Detail</b>	<b>Amount</b>	<b>Eligible</b>	<b>Notes</b>
TBD	Replace all operable windows on first and second floors.	\$11,250.00	<input checked="" type="checkbox"/>	
	South storefront	\$10,000.00	<input checked="" type="checkbox"/>	
	Painting	\$2,500.00	<input checked="" type="checkbox"/>	
	Utilities	\$15,000.00	<input checked="" type="checkbox"/>	
	Concrete	\$25,000.00	<input checked="" type="checkbox"/>	
	Landscaping	\$10,000.00	<input checked="" type="checkbox"/>	
	Structure	\$5,000.00	<input checked="" type="checkbox"/>	
			<input type="checkbox"/>	
			<input type="checkbox"/>	
			<input type="checkbox"/>	
			<input type="checkbox"/>	
		<b>Total</b>		
		<b>\$78,750.00</b>		
		<b>Total Eligible</b>		
		<b>\$78,750.00</b>		
		Matching Eligible Investment		<b>Grant Maximum</b>
		\$39,375.00		<b>\$30,000</b>
		Grant Match (Maximum)		
		\$30,000.00		



**CREDO**  
DESIGN  
ARCHITECTS  
301 MAIN AVE  
DE PERE, WI 53151  
(414) 221-1100

**EXTERIOR ELEVATION NOTES**

1. GENERAL CONTRACTOR TO VERIFY ALL ALLIANCE CONDITIONS, INCLUDING ALL EXISTING AND TO BE DEMOLISHED, AND TO PROVIDE ALL NECESSARY PERMITS.
2. ALL EXISTING MATERIALS TO BE REUSED OR RECYCLED.
3. ALL NEW MATERIALS TO BE USED AS SPECIFIED IN THE NOTES.
4. ALL NEW MATERIALS TO BE USED AS SPECIFIED IN THE NOTES.
5. ALL NEW MATERIALS TO BE USED AS SPECIFIED IN THE NOTES.
6. ALL NEW MATERIALS TO BE USED AS SPECIFIED IN THE NOTES.
7. ALL NEW MATERIALS TO BE USED AS SPECIFIED IN THE NOTES.

**ELEVATION FINISH LEGEND**

- EXTERIOR BRICK (NEW OR EXISTING)
- EXTERIOR STUCCO (NEW OR EXISTING)
- EXTERIOR CONCRETE (NEW OR EXISTING)
- EXTERIOR METAL PANELS (NEW OR EXISTING)
- EXTERIOR GLASS (NEW OR EXISTING)
- EXTERIOR WOOD (NEW OR EXISTING)
- EXTERIOR PAINT (NEW OR EXISTING)
- EXTERIOR STONE (NEW OR EXISTING)
- EXTERIOR TERRAZZO (NEW OR EXISTING)
- EXTERIOR CERAMIC TILE (NEW OR EXISTING)
- EXTERIOR GRANITE (NEW OR EXISTING)
- EXTERIOR MARBLE (NEW OR EXISTING)
- EXTERIOR SLATE (NEW OR EXISTING)
- EXTERIOR SCHIST (NEW OR EXISTING)
- EXTERIOR QUARTZITE (NEW OR EXISTING)
- EXTERIOR GNEISS (NEW OR EXISTING)
- EXTERIOR SLICED GRANITE (NEW OR EXISTING)
- EXTERIOR SLICED MARBLE (NEW OR EXISTING)
- EXTERIOR SLICED SLATE (NEW OR EXISTING)
- EXTERIOR SLICED SCHIST (NEW OR EXISTING)
- EXTERIOR SLICED QUARTZITE (NEW OR EXISTING)
- EXTERIOR SLICED GNEISS (NEW OR EXISTING)



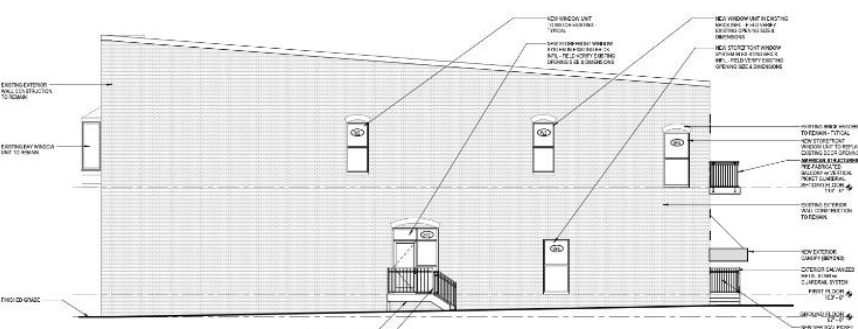
**1 EAST ELEVATION**  
3/16" = 1'-0"



**2 NORTH ELEVATION**  
3/16" = 1'-0"



**3 SOUTH ELEVATION**  
3/16" = 1'-0"



**4 WEST ELEVATION**  
3/16" = 1'-0"

**NOT FOR CONSTRUCTION**

Rev. Date: 10/19/2022  
**BUILDING 301/205 - EXTERIOR SHELL & REMODEL**  
 301 Main Ave  
 De Pere, WI 54115  
 Project No.: 17-0000  
 Date: 10/19/2022  
 Scale: 1/8" = 1'-0"  
**EXTERIOR ELEVATIONS**  
 Date: 10/19/2022  
 301 Main Ave  
 De Pere, WI 54115  
 Rev. 10/19/2022  
**A2-01**

**Funding**

The applicant is eligible for \$30,000 based on the City's past practice of calculating linear frontage. They are requesting a \$30,000 grant based on their proposed scope of work and street frontage; and based on the materials and estimates provided, they are eligible for \$30,000. The applicant is eligible for an award as over ten years have elapsed since the prior grant award.

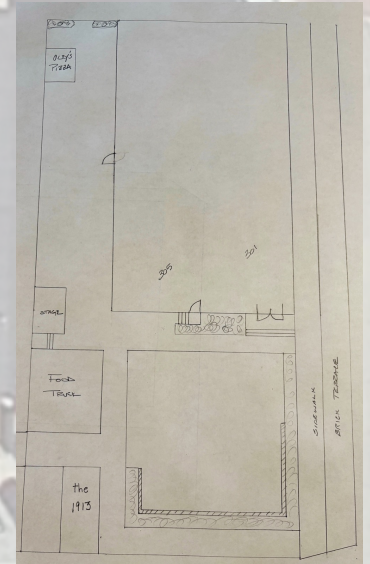
While the owner has provided estimates, formal quotes must include detailed costs to be incorporated into the grant agreement to confirm eligibility for exterior improvements. All invoices will be reviewed prior to payment. This is the first request in 2025 for the TID No. 9 Façade Grant Program. The 2025 budget allocated \$60,000 in grant funding. If an award is granted to 301 Main Ave, \$30,000 will remain in the 2025 façade grant budget.

**Recommendation**

Recommend approval of the façade grant request for 301 Main Avenue (WD-906), in an amount not to exceed \$30,000.00, to be funded by TID No. 9, and that the recommendation be forwarded to Council, subject to the following conditions:

- 1) Submittal of quotes for work completed prior to Common Council approval of the Façade Grant Agreement.
- 2) Submittal of all invoices for work completed prior to payments.
- 3) That final grant payment is calculated per program requirements based on paid invoices.

Main Avenue



Third Street

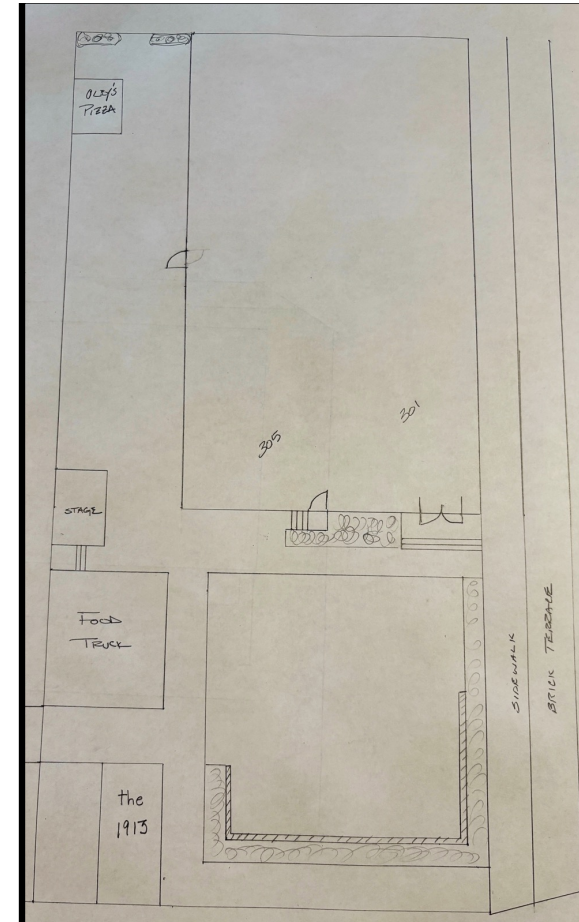
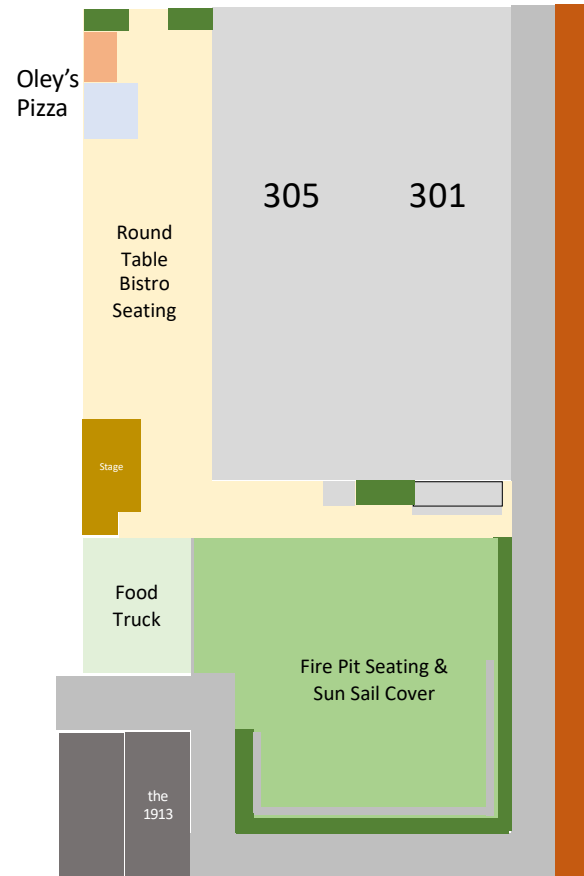
# Nicolet Square 301/305 Main Site Plan Concept

DEPERE WISCONSIN

Nicolet Square

### Site Scope of Work

• Excavation / Utilities	\$15,000
• Concrete (retaining wall / walks / entry)	\$25,000
• Stage	\$5,000
• Trees / Landscaping	\$10,000
• Hood Exhaust Relocation	\$5,000
• Shade Structure (poles for shade sails)	\$5,000
<b>Total</b>	<b>\$65,000</b>





**Request for Redevelopment Authority Action**

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**MEETING DATE:** July 28, 2025  
**DEPARTMENT:** Development Services  
**FROM:** Quasan Shaw, Community & Economic Development Specialist  
**SUBJECT:** Consideration and Possible Action on Façade Grant Request for 305 Main Avenue (WD-907), Gavic Holdings LLC.\*  
**RECOMMENDED ACTION:** Approve Facade Grant for 305 Main Ave

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**ATTACHMENTS:**  
305 Main Avenue RDA\_ Memo 07282025, 301-305 Main Exterior Costs, 301.305 Main Site Concept and Cost

# CITY OF DE PERE MEMO



To: Redevelopment Authority  
From: Quasan Shaw, Economic Development Planner  
Date: July 28, 2025

RE: **Consideration and Possible Action on Façade Grant Request for 305 Main Avenue (WD-907), Gavic Holdings LLC.\***

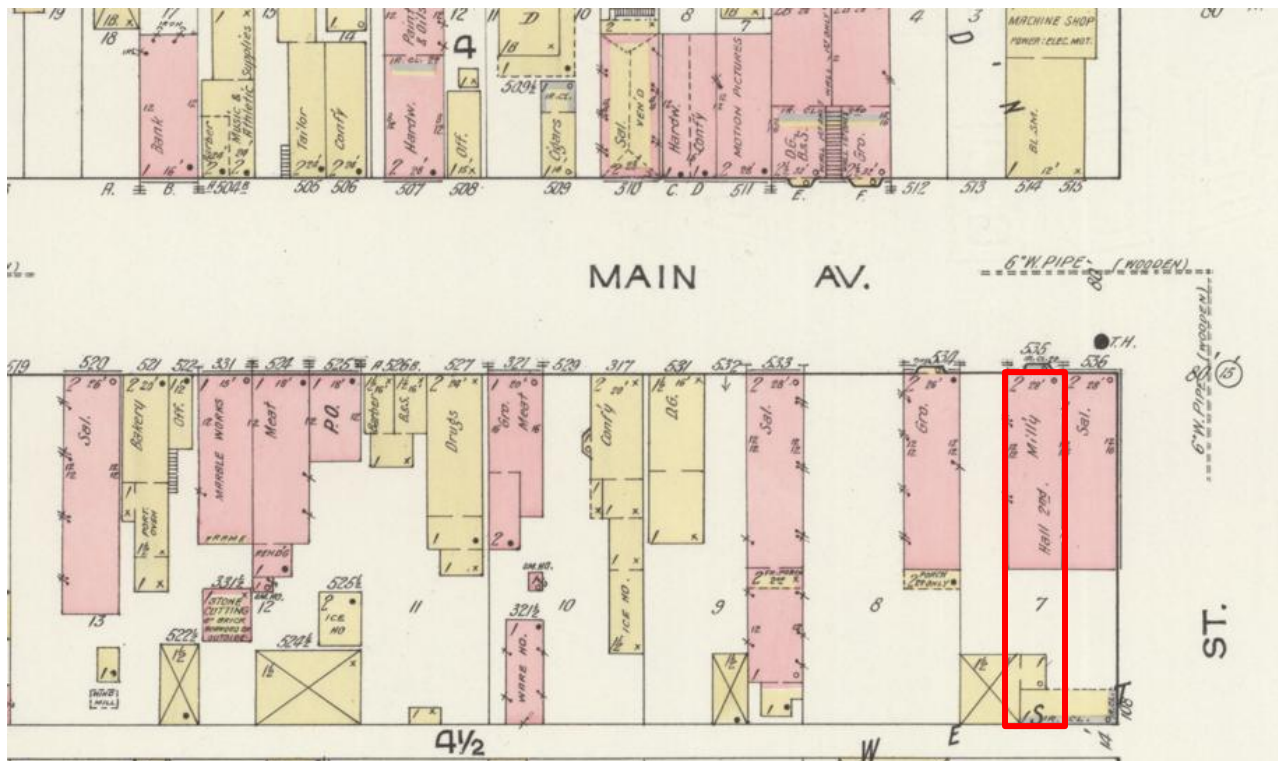
## **Background and History**

Gavic Holdings LLC, land and building owner, submitted the attached façade grant application for 305 Main Avenue (formally 535 Main Ave) This building is home to several existing retail and residential spaces.

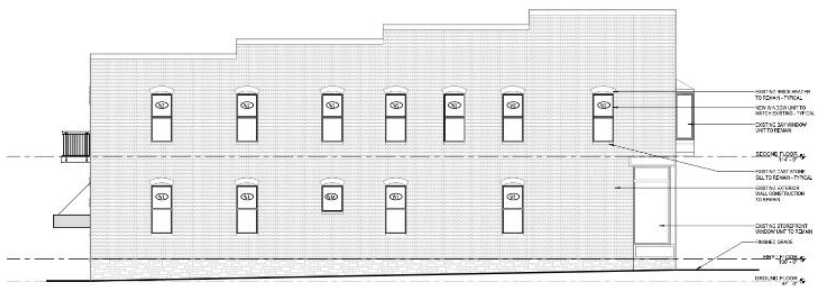


### 305 Main Ave Building Style

The building is a 2-story Queen Anne style building similar to other structures built around this time in De Pere. The building was constructed in 1913 and was a rectangular plan structure with brick-trimmed or stone accented cornices. The building was known as the "John Pfiffer Building" according to the Wisconsin Historical Society.



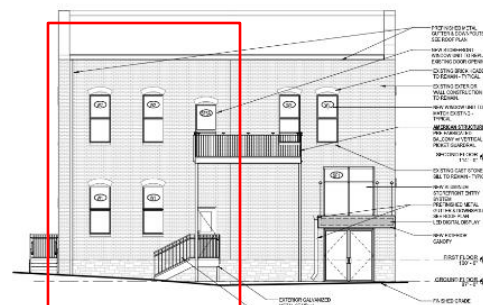




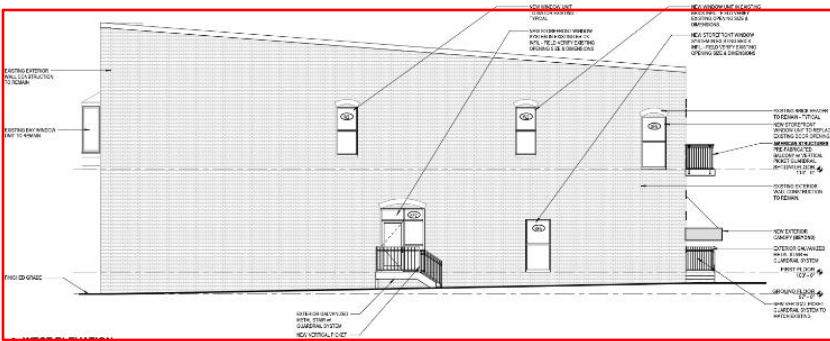
1 EAST ELEVATION  
3/16' x 11'



2 NORTH ELEVATION  
3/16' x 11'



3 SOUTH ELEVATION  
3/16' x 11'



4 WEST ELEVATION  
3/16' x 11'

- EXTERIOR ELEVATION NOTES**
1. MATERIAL CONTRACTOR TO FIELD ALL TO BE AND PROPOSED MATERIALS TO THE CITY OF PORTLAND.
  2. EXISTING MATERIALS TO BE REMOVED AND REPAIRED TO ORIGINAL CONDITION.
  3. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
  4. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
  5. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
  6. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
  7. ALL NEW MATERIALS TO BE MATCHED TO EXISTING MATERIALS.
- ELEVATION FINISH LEGEND**
- 1. EXTERIOR WALL FINISH
  - 2. EXTERIOR WALL FINISH
  - 3. EXTERIOR WALL FINISH
  - 4. EXTERIOR WALL FINISH
  - 5. EXTERIOR WALL FINISH
  - 6. EXTERIOR WALL FINISH
  - 7. EXTERIOR WALL FINISH
  - 8. EXTERIOR WALL FINISH
  - 9. EXTERIOR WALL FINISH
  - 10. EXTERIOR WALL FINISH



**NOT FOR CONSTRUCTION**

Issue Date: 08.2024

**BUILDING 301/305 - EXTERIOR SHELL & REMODEL**

305 Main Avenue  
Portland, OR 97204

Project No.: 24-0000

Sheet No.: 02

**EXTERIOR ELEVATIONS**

Drawn by: [Name]  
Checked by: [Name]  
Date: 08.2024

**Funding**

The applicant is eligible and requesting a \$10,000 grant based on their proposed scope of work and street frontage. While the owner has provided estimates, formal quotes must include detailed costs to be incorporated into the grant agreement to confirm eligibility for exterior improvements.

This is the second request in 2025 for the TID No. 9 Façade Grant Program. The 2025 budget allocated \$60,000 in grant funding from TID No. 9. If an award is granted to 305 Main Ave, \$20,000 will remain in the 2025 façade grant budget.

**Recommendation**

Recommend approval of the façade grant request for 305 Main Avenue (WD-907), 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) Submittal of quotes for work completed prior to Common Council approval of the Façade Grant Agreement.

- 2) Submittal of all invoices for work completed prior to payments.
- 3) That final grant payment is calculated per program requirements based on paid invoices.

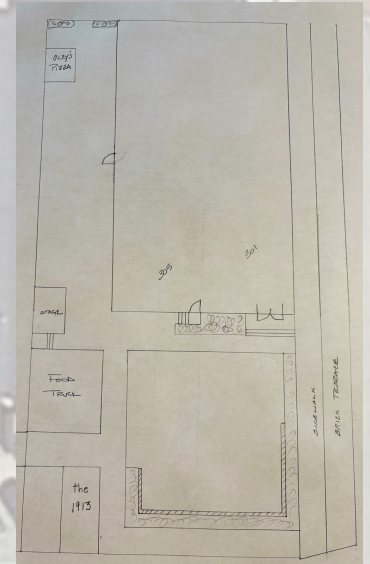
### 301 / 305 Exterior Project Costs

Category	QTY	Unit \$	301	QTY	Unit \$	305	Total
<b>BUILDING</b>							
Operable Windows	15	\$750	\$11,250	9	\$750	\$6,750	\$18,000
Door				1	\$500	\$500	\$500
North Storefront				1	\$12,000	\$12,000	\$12,000
South Storefront	1	\$10,000	\$10,000				\$10,000
East Storefront				1	\$5,000	\$5,000	\$5,000
Painting	1	\$2,500	\$2,500	1	\$5,000	\$5,000	\$7,500
Extend Kitchen Fan to Roof				1	\$5,000	\$5,000	\$5,000
<b>Total Building Exterior</b>							<b>\$58,000</b>
<b>SITE</b>							
Excavation / Utilities							\$15,000
Concrete (retaining wall / walks / entry)							\$25,000
Stage							\$5,000
Trees / Landscaping							\$10,000
Shade Structure (permanent steel poles for shade sails)							\$5,000
Hood Exhaust Relocation							\$5,000
<b>Total Permanent Site</b>							<b>\$65,000</b>

**Eligible Expenses** 1. New Windows and Doors 2. Window and Door Repair 3. Exterior Demolition 4. Exterior Construction including, electric, materials, labor. 5. Exterior Lighting 6. Pressure Washing 7. Painting 8. Roof upgrade/replacement that improves the overall building appearance. 9. Gutters/Downspouts 10. Waste Disposal 11. Decorative Awnings (no business specific graphics) 12. Contractor's Fees – Profit – Overhead directly related to exterior work 13. Permanent Exterior Site Work – Landscape, hardscape, pedestrian amenities, pergolas, etc. 14. Signage (if included as part of a more extensive façade renovation project) 15. Restoration or renovation of historical identifying features that may not be relevant to the current building use (reviewed on a case-by-case basis) 16. Other expenses as approved by the Redevelopment Authority

**Ineligible Expenses** 1. Signage as a standalone request 2. Any improvement that could be removed from the building as personal property. 3. Security Cameras 4. Interior Improvements 5. Design/Engineering/Professional Fees 6. Roof repair/replacement that does not alter the appearance of the building.

Main Avenue



Third Street

# Nicolet Square 301/305 Main Site Plan Concept

DEPERE WISCONSIN

Nicolet Square

### Site Scope of Work

• Excavation / Utilities	\$15,000
• Concrete (retaining wall / walks / entry)	\$25,000
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• Shade Structure (poles for shade sails)	\$5,000
<b>Total</b>	<b>\$65,000</b>

