



Common Council and Redevelopment Authority

335 South Broadway
De Pere, WI 54115

<https://www.deperewi.gov/>

Special Meeting

Agenda

Tuesday, November 19, 2024

7:00 PM

Council Chambers and Virtual

Pursuant to Wisconsin Statute 19.84, Notice is hereby given to the public that a meeting of the **Common Council and Redevelopment Authority** of the City of De Pere will be held on **November 19, 2024 at 7:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET, DE PERE.**

The Public or Members of the Common Council and 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

Call to Order

1. Roll Call
2. Redevelopment Authority Resolution #24-01 Finding the Property Located at 2535 Lawrence Drive to be Blighted and Authorizing the Finding to be Forwarded to the Common Council for Appropriate Action.*
3. Common Council Resolution #24-96 Concurring with the Redevelopment Authority of the City of De Pere's Blight Determination of 2535 Lawrence Drive.

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 day before the meeting so that arrangements can be made.

*Items with an asterisk require City Council approval.

Agenda Sent To:

Alderspersons
Redevelopment Authority
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Property Owner G & G Rebuilders, Inc.

City of De Pere, Wisconsin

**Request For Common Council and Redevelopment Authority
Action**

MEETING DATE: November 19, 2024

DEPARTMENT: Economic Development

FROM: Daniel Lindstrom

SUBJECT: Redevelopment Authority Resolution #24-01 Finding the Property Located at 2535 Lawrence Drive to be Blighted and Authorizing the Finding to be Forwarded to the Common Council for Appropriate Action.*

ATTACHMENTS:

- RDA#24-01 (PDF)
- Letter to Property Owner for Joint RDA and Council Meeting 11192024 (PDF)
- Letter to Property Owner for RDA Public Hearing 10282024 (PDF)
- Affidavit of Service - Blight Determination Public Hearing (PDF)
- Certified Mailing Return (PDF)

**REDEVELOPMENT AUTHORITY
RESOLUTION #RDA 24-01**

**FINDING THE PROPERTY LOCATED AT 2535 LAWRENCE DRIVE TO BE BLIGHTED
AND AUTHORIZING THE FINDING TO BE FORWARDED TO THE COMMON COUNCIL
FOR APPROPRIATE ACTION**

WHEREAS, on October 28, 2024, after being properly noticed, the Redevelopment Authority of the City of De Pere (“RDA”) conducted a public hearing pursuant to Wisconsin Statute Section 66.1333(5)(c)2 to solicit information regarding a possible blight determination for the property located at 2535 Lawrence Drive, De Pere, Wisconsin, Tax Parcel No. WD-L482-1 (the “Property”), owned by G&G Rebuilders, Inc., a dissolved domestic business; and

WHEREAS, the RDA has received and duly considered any objections to the possible blight determination filed on behalf of the owner of the Property and/or made during the October 28, 2024, public hearing; and

WHEREAS, the RDA publicly met November 19, 2024, for the purpose of making its blight determination.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

The RDA determines that the Property is a blighted property, as defined by Wisconsin Statute Section 66.1333(2m)(bm) and as further supported by the attached Exhibit A, which is incorporated herein by reference.

BE IT FURTHER RESOLVED THAT:

This Resolution shall be forwarded to the Common Council for appropriate action.

BE IT FURTHER RESOLVED:

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

Resolution #RDA 24-01

Page 2 of 3

Adopted by the Redevelopment Authority for the City of De Pere, Wisconsin,
this 19th day of November, 2024.

APPROVED:

Theodore J. Penn, Chair

Ayes: _____

Nays: _____

Resolution #RDA 24-01
Page 3 of 3

EXHIBIT A
October 24, 2024, Letter from Development Services

CITY OF DE PERE

Development Services Department

335 S Broadway ST, De Pere, WI 54155 | 920-339-4043 | www.deperewi.gov



October 24, 2024

Mayor James Boyd
 City of De Pere Common Council
 City of De Pere Redevelopment Authority
 City of De Pere Plan Commission

Dear Interested Committees,

The City of De Pere Development Services Department was directed to assist with the preparation of a redevelopment plan to support the creation of a Redevelopment District. The process requires the City Council to determine that the designated redevelopment area is blighted.

One of the tasks assigned to City staff is to evaluate conditions in the targeted area and determine whether conditions exist to make a finding that the proposed district is a blighted area. This was accomplished by visiting the site to observe and document conditions and through discussions with other City staff regarding the conditions of the subject property. Supporting documents were also reviewed, including:

- Maps and aerial photos
- Property descriptions and parcel boundaries
- Assessment information
- Photos of site improvements
- DNR BRRTS database on environmental contamination
- Current Title Report

This letter summarizes the findings of conditions within the redevelopment area boundaries as they relate to the statutory definition of "blighted area" and "blighted property" for the purpose of implementing projects of a Redevelopment Authority. There are three exhibits to this letter as well. Exhibit A is a map of the study area, Exhibit B is a list of parcels and our individual findings of blight on each, and Exhibit C is a set of photos from the area. Exhibit D documents the nonconforming unapproved expansion

Definition of Blighted Area

Wisconsin's Blight Elimination and Slum Clearance Act defined a Blighted Area as follows:

"Blighted Area" under 66.1333 means any of the following:

1. An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential which, by reason of dilapidation, deterioration, age or

obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

2. An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.
3. An area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

Additionally, "Blighted Property" under 66.1333 is defined as:

... any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

In summary, one of two general conditions are needed to declare a particular property or an area as blighted that is to be included in both a redevelopment area:

- The condition and character of structures, buildings, or improvements results in conditions that are detrimental to public health, safety, morals and welfare.
- A largely open area that contains land on which buildings have been demolished and has conditions that impair or arrest the sound growth of the community.

In all cases, the local legislative body determines whether conditions on the property are detrimental or a menace to public health, safety, morals, and welfare, or impair or arrest the sound growth of the community. In determining that blighting conditions exist; the City Council should also consider that the primary purpose of a Redevelopment Authority is the elimination and prevention of blighting conditions.

Description of Area

The area is comprised of 2.97 total acres, 100% of which are real property. The area contains a single parcel. A parcel map of the area is attached and indicates that the parcel is blighted and continues to illegally expand a non-conforming use. Exhibit B is a detailed list of the parcel, the value, and the finding of blight.

Blighting Site Factors

Exhibit C documents the site photos captured on April 24, 2024. The site investigation found the property conditions were enough to meet the definition of blight under 66.1334 “Blighted Property”.

Nonconforming Use Expansion

The parcel in question was developed between 1992 and 2000 in the Town of Lawrence and was annexed into the city in 2002. Since then, the parcel illegally expanded nonconforming use and increased outdoor storage without appropriate screening or on an approved surface. Staff believes the site is impacted by environmental contamination due to old and rundown equipment being stored over grass, gravel, and dirt, instead of a hard surface being directed to a catch basin. Under State Statute 75.337¹, Brown County could complete or request the City to complete a Phase 2 Environmental Assessment on the tax-delinquent parcel. The table below is the expanded nonconforming use. The chart on the next page documents the unapproved expansion.

¹**75.377 - Inspection of property subject to tax certificate.** A county may enter any real property for which a tax certificate has been issued under s. [74.57](#), or may authorize another person to enter the real property, to determine the nature and extent of environmental pollution, as defined in s. [299.01 \(4 – environmental pollution\)](#). History: 1993 a. 453; 1995 a. 227; 1999 a. 150 s. 286; Stats. 1999 s. 75.377.

Nonconforming Use Expansion History				
Year(s)	Unapproved Nonconforming Expansion Area	Total Area	Percent (%) Change since Annexation	Details
2002 Annexation	12,540 (Base Line)	12,540		Basic shop with paved driveway/yard, unscreened
2002-2005	2,705	15,245	21.57%	storage and materials begin to spillover into previous undeveloped field areas.
2005-2010	5,148	17,688	41.05%	Between 2005 and 2010 an approximately 800 sq ft building was constructed without an approved site plan or building permit. Th previous unapproved outdoor expansion area doubled to 5,200 sq ft.
2010-2014	5,428	17,968	43.29%	The previous unapproved outdoor expansion area grew to 5,428 sq ft.
2014-2017	5,428	17,968	43.29%	The previous unapproved outdoor expansion did not expand in size over the previous three years however, the number of equipment being brought to the site and either repaired or stored on site grew significantly.
2017-2020	16,718	29,258	133.32%	The unapproved outdoor storage area expanded to 16,700 sq ft with a removal of a family barn and related farming equipment on the adjoining property. This represents a 133% expansion in size.
2020-2023	18,787	31,327	149.82%	The unapproved outdoor storage area expanded to 18,900 sq ft with tank storage being blocked from public road view. However, the City of De Pere owns the parcel to the south and documented the storage containers. This represents a nearly 150% expansion in size.

Tax or Special Assessment Delinquency Exceeding the Fair Market Value of the Land

Based on a title search conducted in August 2024, the total amount of unpaid taxes and special assessments is \$318,157.85 and that exceeds the current assessed value of the property at \$296,200 at a 97% assessment ratio the estimated Fair Market Value of the property is \$303,800 before any potential environmental issues are taken into consideration. The full title report can be provided upon request. The site investigation found that unpaid taxes and special assessments were sufficient to meet the blight definition under 66.1334 "Blighted Property".

2535 Lawrence Drive Unpaid Taxes and Special Assessments		
Type	Amount	Percent
Federal	\$ 139,605.23	43.9%
State	\$ 85,276.76	26.8%
County/Local	\$ 33,134.39	10.4%
Local/Special Assesments	\$ 60,141.47	18.9%
Total	\$ 318,157.85	100%

Conclusion and Finding of Blight

It is our opinion the parcel/area meets the definition of blight under 66.1333 and therefore the Common Council has within its powers to declare the property blighted as is necessary for the adoption declaration of the Redevelopment Area.

Finding of Blight

	Parcels	Acres	% of Real Property
Property Condition Report			
Blighted Property	1	2.96	100.00%
Observed Vacant Property	0	0.00	0.00%
Statutory Definition of Vacant	1	2.96	100.00%
			% of Total Area
Boundary Report			
Real Property	1	2.96	100.00%
Right of Way	0	0.00	0.00%
Total Boundary Area		2.96	

The table above reflects the redevelopment area boundary summary table.

Respectfully,

Daniel Lindstrom, AICP
Development Services Director

CC: Lawrence Delo, City Administrator
Anthony S. Wachewicz III, City Attorney
Quasan Shaw, Community and Economic Development Specialist



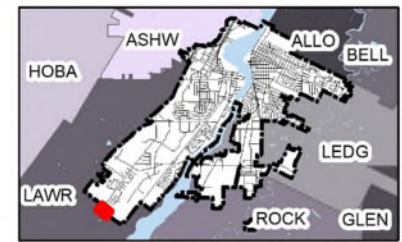
Exhibit A – Subject Area Map

DE PERE Exhibit A: Redevelopment Area Boundary/Parcel
 City of De Pere



This map was produced utilizing a variety of sources the City of De Pere reasonably believes are reliable, including GIS data, some of which was under development at the time this map was produced. The City of De Pere makes no warranty, either expressed or implied, including no warranty as to fitness for a particular use, of the information contained in or comprising, this map.

File Path: X:\Property\Information\West2535 LAWRENCE DR\Planning\Blight Determination Documentation



Data Source: City of De Pere, Brown County

Exhibit B: Property List												
RDA ID #	Parcel Number	Site Address	Owner Name 1	Owner Name 2	Postal Address	Land Value	Improvement Value	Total Value	Observed Vacant	Statutory Definition of Vacant	Observed Blight	Parcels Acres
1	WD-L482-1	2535 LAWRENCE DR	G & G REBUILDERS INC		2535 LAWRENCE DR DE PERE WI 54115-9418	\$ 88,700	\$ 207,500	\$ 296,200	No	Yes	Yes	2.96
		Reserved				\$ -	\$ -	\$ -	-	-	-	0.00
		Reserved				\$ -	\$ -	\$ -	-	-	-	0.00
		Reserved				\$ -	\$ -	\$ -	-	-	-	0.00
Total						\$ 88,700	\$ 207,500	\$ 296,200	-	-	-	2.96

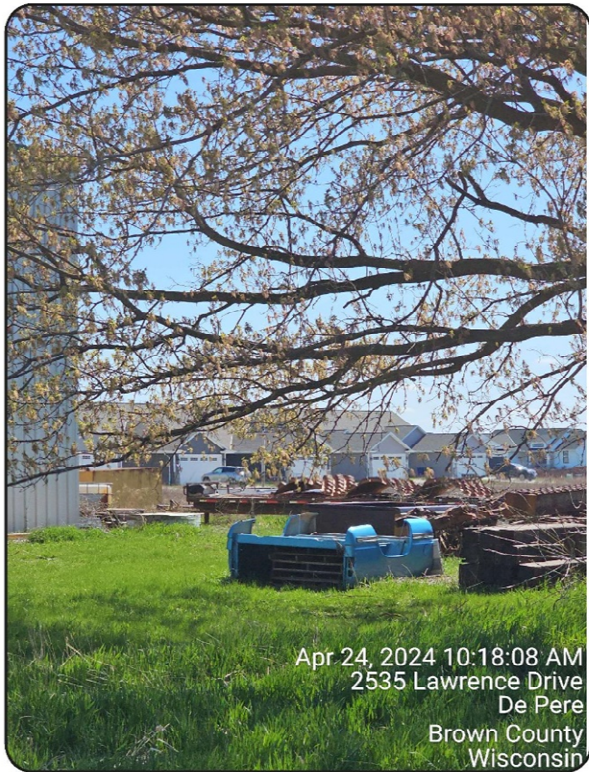
Exhibit B- Parcel Detail

Exhibit C- Photo/Site Inventory

Exhibit C - Photo/Site Inventory 2535 Lawrence DR Field Report



Exhibit C - Photo/Site Inventory 2535 Lawrence DR Field Report



Survey of Conditions:

Date: 4/24/2024

Name of Recorder: Daniel Lindstrom

Project/Location:

PIN: WD-L482-1 # Pictures: 10 # of Floors: 1 Parcel Use: Nonconforming Engin Rebuilder

Rating G = Good, 1 = Maintenance, 2-4 = Minor, Moderate, Major Repairs					
G	1	2	3	4	Structural Component & Comments
			X		Façade
			X		Foundation
		X			Roof
			X		Windows
			X		Doors
					Stairs
					Porch(es)
					Chimney
					Accessory Struc.

<input checked="" type="checkbox"/>	Site Component
X	Obsolete Building
X	Land Underutilization
	Lack of Parking/Loading
	Faulty Lot Layout (1)
	Lack of Open Space
	Population Overcrowding
X-2	Environmental Contamination (2)
	Substandard walkways/driveways
X	Inadequate outdoor storage/screening
X	Other hazards to public health/sfty/wlfare (3)

Property Blighted? Yes General Comments: The site continues to expand a nonconforming use and has high probability of environmental contamination due to rundown vehicles and rusted/damages containers around the site.

1: Accessibility, size, configuration, relationship to adjacent properties. 2: Either historic, current, or suspected. 3: Including such things as police calls, fire inspection reports, and land uses that are inappropriate/out of sync with surroundings.

Survey of Conditions:

Date:

Name of Recorder:

Project/Location:

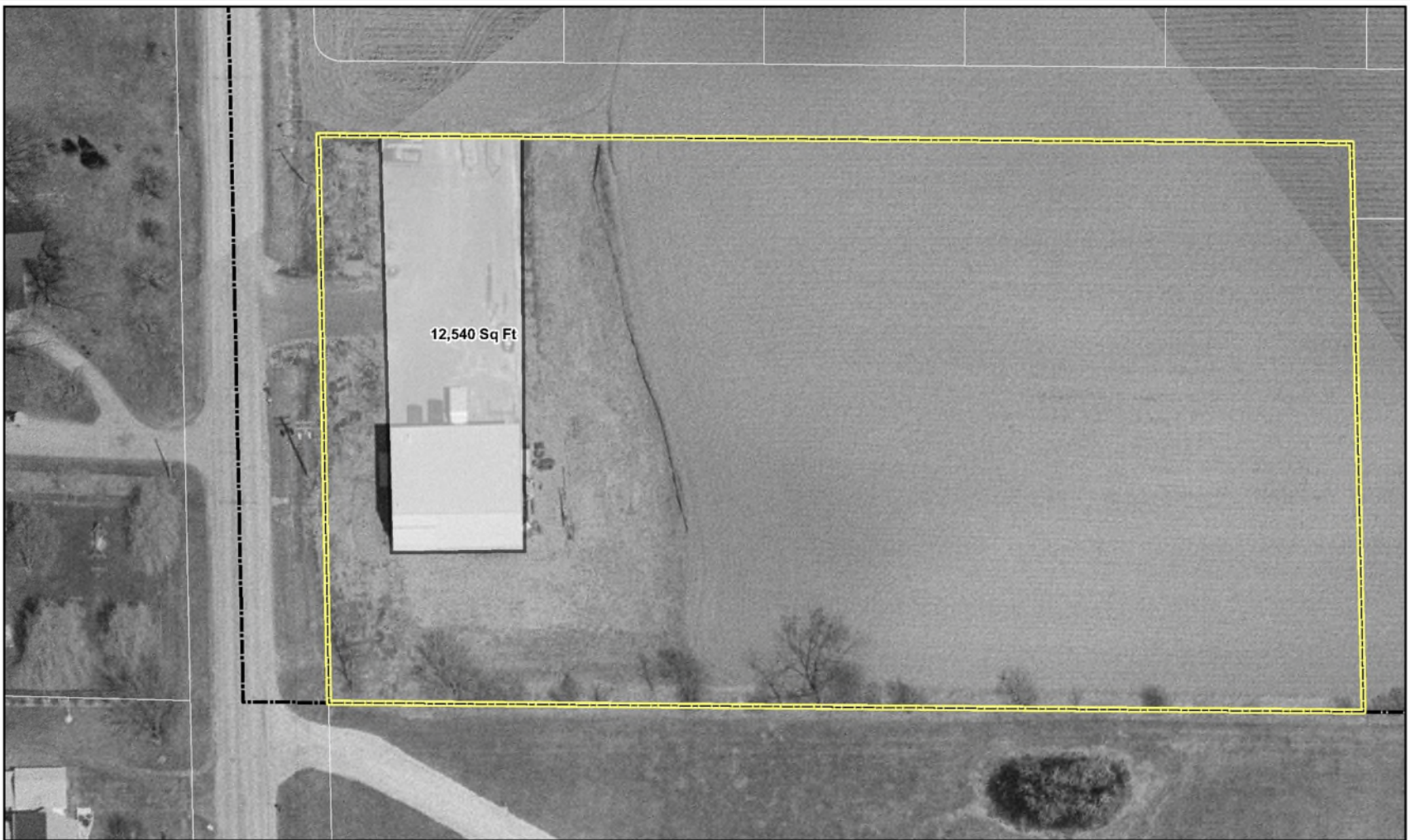
PIN: _____ # Pictures: _____ # of Floors: _____ Parcel Use: _____

Rating G = Good, 1 = Maintenance, 2-4 = Minor, Moderate, Major Repairs					
G	1	2	3	4	Structural Component & Comments
					Façade
					Foundation
					Roof
					Windows
					Doors
					Stairs
					Porch(es)
					Chimney
					Accessory Struc.

<input checked="" type="checkbox"/>	Site Component
	Obsolete Building
	Land Underutilization
	Lack of Parking/Loading
	Faulty Lot Layout (1)
	Lack of Open Space
	Population Overcrowding
	Environmental Contamination (2)
	Substandard walkways/driveways
	Inadequate outdoor storage/screening
	Other hazards to public health/sfty/wlfare (3)

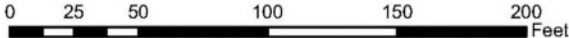
Property Blighted? _____ General Comments: _____

1: Accessibility, size, configuration, relationship to adjacent properties. 2: Either historic, current, or suspected. 3: Including such things as police calls, fire inspection reports, and land uses that are inappropriate/out of sync with surroundings.





Nonconforming Use Unapproved Expansion - 2002 Annexation

City of De Pere



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-  2002 Annexation Area
-  Non-Conforming Expansion

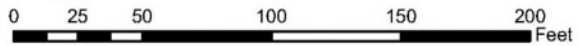
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Data Source: City of De Pere, Brown County





Nonconforming Use Unapproved Expansion - 2005 Non-Conforming Expansion

City of De Pere



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-  Non-Conforming Expansion

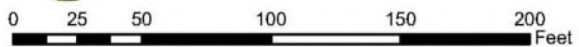
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



Nonconforming Use Unapproved Expansion - 2010 Non-Conforming Expansion

City of De Pere



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-  Non-Conforming Expansion

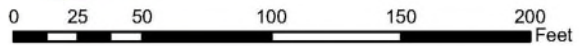
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Data Source: City of De Pere, Brown County





Nonconforming Use Unapproved Expansion - 2014 Non-Conforming Expansion

City of De Pere



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-  2002 Annexation Area
-  Non-Conforming Expansion

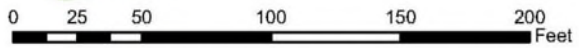
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



Nonconforming Use Unapproved Expansion - 2017 Non-Conforming Expansion

City of De Pere



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-  2002 Annexation Area
-  Non-Conforming Expansion

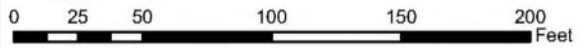
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Data Source: City of De Pere, Brown County





Nonconforming Use Unapproved Expansion - 2020 Non-Conforming Expansion

City of De Pere

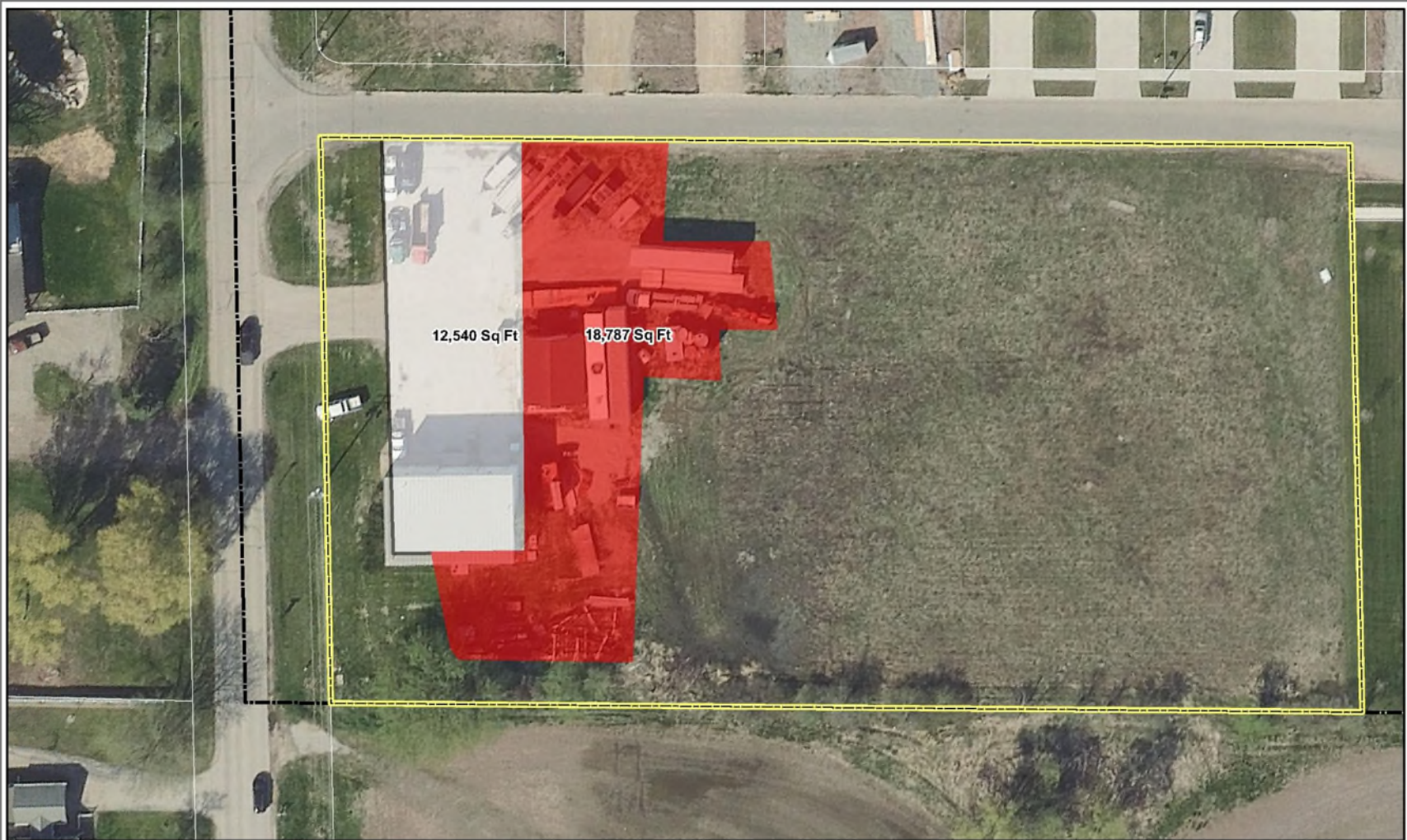


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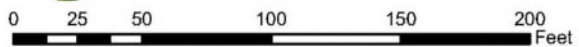
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Data Source: City of De Pere, Brown County



Nonconforming Use Unapproved Expansion - 2023 Non-Conforming Expansion

City of De Pere



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- 2002 Annexation Area
- Non-Conforming Expansion

File Path: X:\PropertyInformation\West\2535 LAWRENCE DR\Planning\Blight Determination Documentation\Nonconforming Use Expansion

Data Source: City of De Pere, Brown County

CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org



November 12, 2024

G & G Rebuilders Inc.
Mr. Daniel Garrity
2535 Lawrence Dr
De Pere, WI 54115

VIA CERTIFIED MAIL (RETURN RECEIPT REQUESTED)

RE: NOTICE OF MEETING DATE- NOVEMBER 19, 2024, AT 7:00 P.M.

Greetings G & G Rebuilders Inc. and Mr. Garrity,

A public hearing was held by the Redevelopment Authority of the City of De Pere on Monday, October 28, 2024 at 5:30 P.M. pursuant to WIS. STAT. § 66.1333(5)(C)2, to hear recommendations and public comment on whether the property located at 2535 Lawrence Drive, owned by G & G Rebuilders, Inc., is a blighted property as defined in WIS. STAT. § 66.1333(2m)(bm). During this meeting of the Redevelopment Authority of the City of De Pere no one attended from the property ownership to provide response.

The Redevelopment Authority and the Common Council of the City of De Pere will hold a joint meeting to determine if the property located at 2535 Lawrence Drive is blighted. This joint meeting will take place on Tuesday, November 19, 2024, at 7:00 P.M. in the council chambers of City Hall located at 335 S. Broadway St. De Pere, WI 54115.

Enclosed with this letter is a copy of the subject area map.

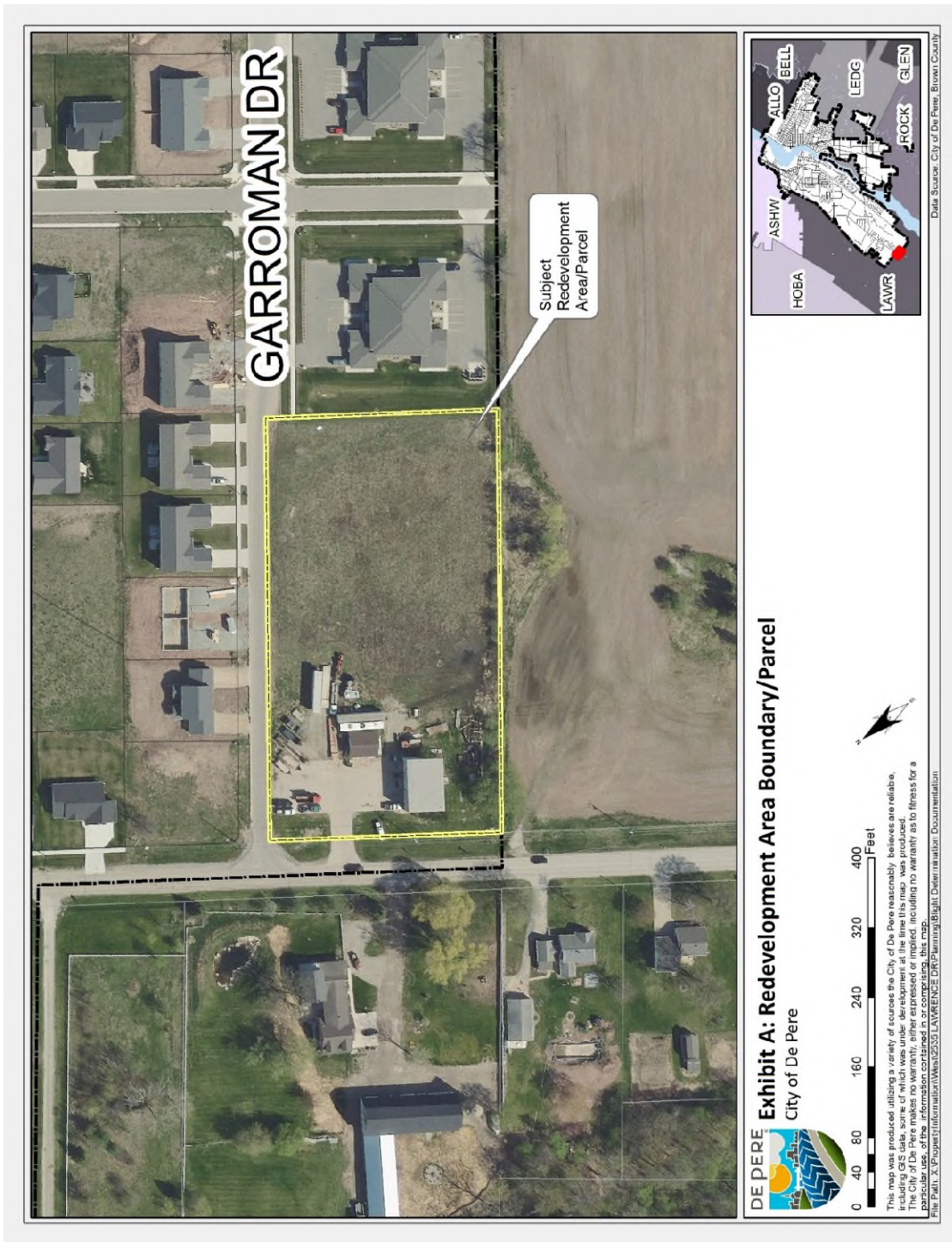
Respectfully,

A handwritten signature in black ink, appearing to read "Daniel Lindstrom".

Daniel Lindstrom, AICP
Development Services Director

Attachment 1: Subject Area Map

Attachment 1: Map of Property



CITY OF DE PERE

335 South Broadway, De Pere, WI 54115 | www.de-pere.org



September 30, 2024

G & G Rebuilders Inc.
Mr. Daniel Garrity
2535 Lawrence Dr
De Pere, WI 54115

VIA CERTIFIED MAIL (RETURN RECEIPT REQUESTED)

RE: PUBLIC HEARING DATE- OCTOBER 28, 2024 AT 5:30 P.M.

Greetings G & G Rebuilders Inc. and Mr. Garrity,

A public hearing has been set by the Redevelopment Authority of the City of De Pere for Monday, October 28, 2024 at 5:30 P.M. pursuant to WIS. STAT. § 66.1333(5)(C)2, to hear recommendations and public comment on whether the property located at 2535 Lawrence Drive, owned by G & G Rebuilders, Inc., is a blighted property as defined in WIS. STAT. § 66.1333(2m)(bm).

Enclosed with this cover letter are copies of both the subject area map and a public hearing notice.

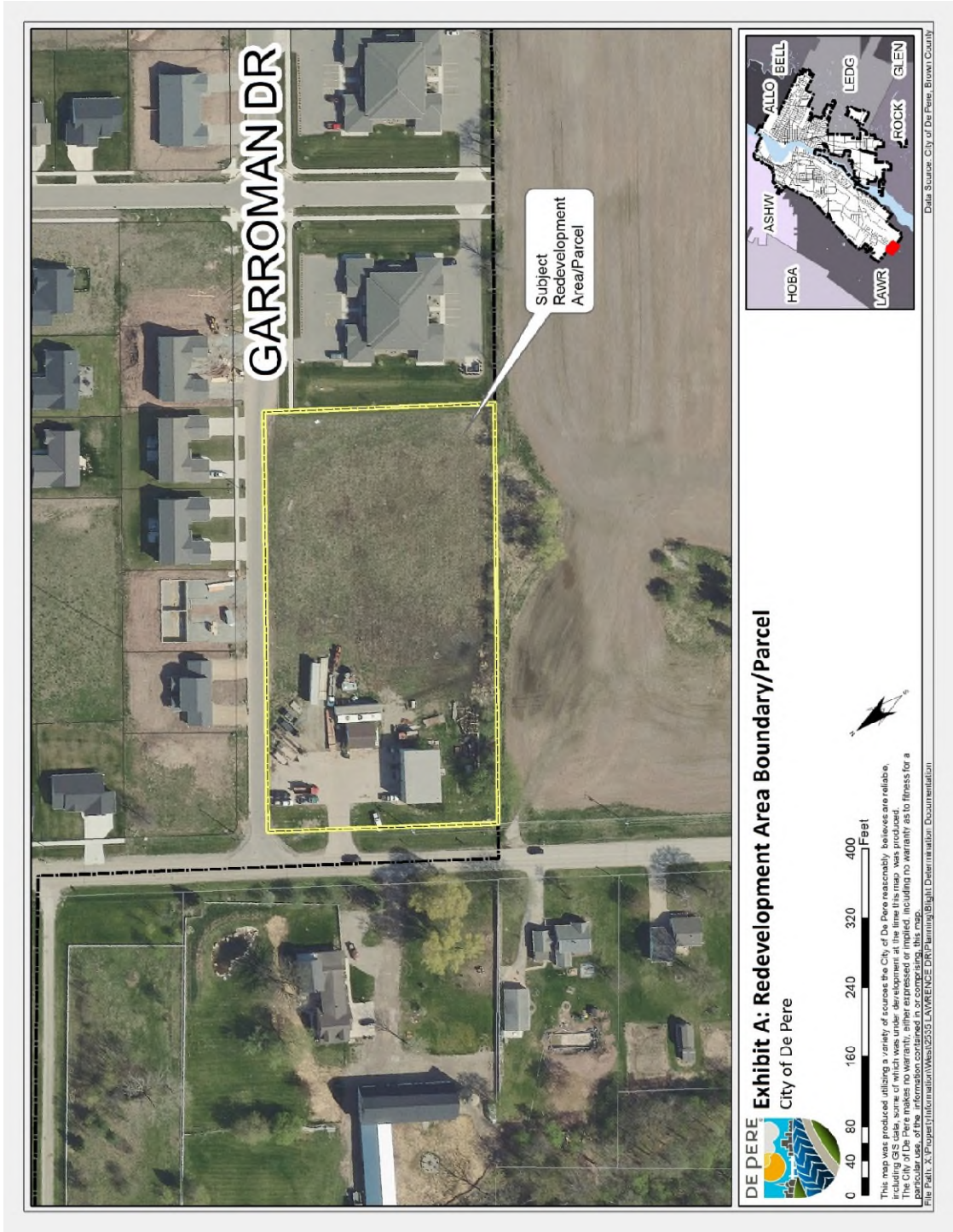
Respectfully,

A handwritten signature in black ink, appearing to read "Daniel Lindstrom".

Daniel Lindstrom, AICP
Development Services Director

Attachment 1: Subject Area Map
Attachment 2: Public Hearing Notice

Attachment 1: Map of Property



Attachment 2: Public Hearing Notice



Redevelopment Authority

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

NOTICE OF PUBLIC HEARING

Monday, October 28, 2024

5:30 PM

Council Chambers and Virtual

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 **October 28, 2024 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 Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at <http://deperewi.com/>.

The purpose of the public hearing, being held pursuant to Wis. STAT. § 66.1333(5)(c)2, is to hear recommendations and public comment on whether the property located at 2535 Lawrence Drive, owned by G&G Rebuilders, Inc., is a blighted property as defined in Wis. STAT. § 66.1333(2m)(bm).

The public may view the public hearing items by request or at the City Hall.

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

AFFIDAVIT OF SERVICE

Regarding the Public Hearing pursuant to WIS. STAT. § 66.1333(5)(C)2, to hear recommendations and public comment on whether the property located at 2535 Lawrence Drive, owned by G&G Rebuilders, Inc., is a blighted property as defined in WIS. STAT. § 66.1333(2m)(bm) by the Redevelopment Authority of the City of De Pere.

STATE OF WISCONSIN)
) ss.
BROWN COUNTY)

I, Kelly Barker hereby certify that on the 30th day of September, 2024, at 8 o'clock in the a.m., I mailed correspondence for G & G Rebuilders Inc., Notice of Public Hearing of October 28, 2024, and map of impacted area upon G & G Rebuilders Inc, ATTN: Daniel Garrity, 2535 Lawrence Dr, De Pere, Wisconsin, 54115, by certified mail with the United States Postal Service.

Dated October 24, 2024.



Signature: Kelly L Barker

Print Name: Kelly L Barker
City of De Pere, Wisconsin

Subscribed and sworn to before me, this 24th day of October, 2024.

[Signature]

Notary Public, Brown County, Wisconsin

My Commission (expires) 06/13/2026

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UNCLAIMED
UNABLE TO FORWARD

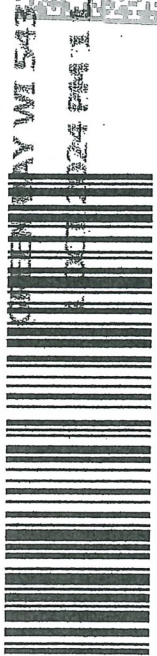
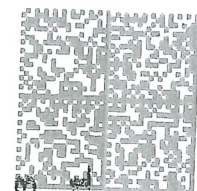
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September 20, 2024
G & G Rebuilders Inc.
Mr. Daniel Garrity
2535 Lawrence Dr
De Pere, WI 54115

US POSTAGE

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CITY OF DE PERE
335 South Broadway
De Pere, WI 54115



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOLD AT DOTTED LINE

CERTIFIED MAIL

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

G & G Rebuilders Inc.
Daniel Garrity
2535 Lawrence Dr.
De Pere, WI 54115

9590 9402 8596 3244 8023 13



2. Article Number (Transfer from service label)

9589 0710 5270 0943 5594 40

PS Form 3811, July 2020 PSN 7530-02-000-9055

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

B. Received by (Printed Name)

Addresssee

D. Is delivery address different from item 1?

If YES, enter delivery address below:

Yes No

3. Service Type

- Adult Signature Restricted Delivery
- Certified Mail®
- Collect on Delivery
- Insured Mail
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- Priority Mail Express®
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- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

City of De Pere, Wisconsin

**Request For Common Council and Redevelopment Authority
Action**

MEETING DATE: November 19, 2024

DEPARTMENT: Economic Development

FROM: Daniel Lindstrom

SUBJECT: Common Council Resolution #24-96 Concurring with the Redevelopment Authority of the City of De Pere's Blight Determination of 2535 Lawrence Drive.

ATTACHMENTS:

- Reso24-96 (PDF)

RESOLUTION #24-96

CONCURRING WITH THE REDEVELOPMENT AUTHORITY OF THE CITY OF
DE PERE'S BLIGHT DETERMINATION OF 2535 LAWRENCE DRIVE

WHEREAS, on October 28, 2024, after being duly advertised and noticed, the Redevelopment Authority of the City of De Pere ("RDA") conducted a public hearing pursuant to Wisconsin State Statute Section 66.1333(5)(c)2 to solicit information regarding the possible blight determination of the property located at 2535 Lawrence Drive, De Pere Wisconsin, Tax Parcel No. WD-L-482-1 (the "Property"); and

WHEREAS, the RDA received and duly considered all objections to the blight determination filed and/or made during the October 28, 2024, public hearing on behalf of the owner of the Property; and

WHEREAS, on November 19, 2024, the RDA publicly met, deliberated and adopted a Resolution stating that the RDA found the Property to be blighted and forwarded the matter to the Common Council for appropriate action.

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

The Common Council does hereby concur with the RDA's determination that the Property is blighted.

BE IT FURTHER RESOLVED THAT:

The Common Council finds that the blight designation has been properly made pursuant to Wisconsin State Statute Section 66.1333(5)(c) and as further supported by the attached Exhibit A, which is incorporated herein by reference.

BE IT FURTHER RESOLVED THAT:

The Common Council finds that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the Property,

Resolution #24-96

Page 2 of 2

the uses of the Property after acquisition, and the relation of the acquisition to other property redevelopment by the RDA.

BE IT FURTHER RESOLVED THAT:

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

Adopted by the Common Council of the City of De Pere, Wisconsin, this 19th day of November, 2024.

APPROVED:

James G. Boyd, Mayor

ATTEST:

Carey E. Danen, City Clerk

Ayes: _____

Nays: _____

Board/Committee Approval: 11/19/2024 (Joint RDA/CC meeting)

Resolution #24-96
Page 2 of 2

EXHIBIT A

October 24, 2024, Letter from Development Services

CITY OF DE PERE

Development Services Department

335 S Broadway ST, De Pere, WI 54155 | 920-339-4043 | www.deperewi.gov



October 24, 2024

Mayor James Boyd
 City of De Pere Common Council
 City of De Pere Redevelopment Authority
 City of De Pere Plan Commission

Dear Interested Committees,

The City of De Pere Development Services Department was directed to assist with the preparation of a redevelopment plan to support the creation of a Redevelopment District. The process requires the City Council to determine that the designated redevelopment area is blighted.

One of the tasks assigned to City staff is to evaluate conditions in the targeted area and determine whether conditions exist to make a finding that the proposed district is a blighted area. This was accomplished by visiting the site to observe and document conditions and through discussions with other City staff regarding the conditions of the subject property. Supporting documents were also reviewed, including:

- Maps and aerial photos
- Property descriptions and parcel boundaries
- Assessment information
- Photos of site improvements
- DNR BRRTS database on environmental contamination
- Current Title Report

This letter summarizes the findings of conditions within the redevelopment area boundaries as they relate to the statutory definition of “blighted area” and “blighted property” for the purpose of implementing projects of a Redevelopment Authority. There are three exhibits to this letter as well. Exhibit A is a map of the study area, Exhibit B is a list of parcels and our individual findings of blight on each, and Exhibit C is a set of photos from the area. Exhibit D documents the nonconforming unapproved expansion

Definition of Blighted Area

Wisconsin’s Blight Elimination and Slum Clearance Act defined a Blighted Area as follows:

"Blighted Area" under 66.1333 means any of the following:

1. An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential which, by reason of dilapidation, deterioration, age or

obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

2. An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.
3. An area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

Additionally, "Blighted Property" under 66.1333 is defined as:

... any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

In summary, one of two general conditions are needed to declare a particular property or an area as blighted that is to be included in both a redevelopment area:

- The condition and character of structures, buildings, or improvements results in conditions that are detrimental to public health, safety, morals and welfare.
- A largely open area that contains land on which buildings have been demolished and has conditions that impair or arrest the sound growth of the community.

In all cases, the local legislative body determines whether conditions on the property are detrimental or a menace to public health, safety, morals, and welfare, or impair or arrest the sound growth of the community. In determining that blighting conditions exist; the City Council should also consider that the primary purpose of a Redevelopment Authority is the elimination and prevention of blighting conditions.

Description of Area

The area is comprised of 2.97 total acres, 100% of which are real property. The area contains a single parcel. A parcel map of the area is attached and indicates that the parcel is blighted and continues to illegally expand a non-conforming use. Exhibit B is a detailed list of the parcel, the value, and the finding of blight.

Blighting Site Factors

Exhibit C documents the site photos captured on April 24, 2024. The site investigation found the property conditions were enough to meet the definition of blight under 66.1334 “Blighted Property”.

Nonconforming Use Expansion

The parcel in question was developed between 1992 and 2000 in the Town of Lawrence and was annexed into the city in 2002. Since then, the parcel illegally expanded nonconforming use and increased outdoor storage without appropriate screening or on an approved surface. Staff believes the site is impacted by environmental contamination due to old and rundown equipment being stored over grass, gravel, and dirt, instead of a hard surface being directed to a catch basin. Under State Statute 75.337¹, Brown County could complete or request the City to complete a Phase 2 Environmental Assessment on the tax-delinquent parcel. The table below is the expanded nonconforming use. The chart on the next page documents the unapproved expansion.

¹**75.377 - Inspection of property subject to tax certificate.** A county may enter any real property for which a tax certificate has been issued under s. [74.57](#), or may authorize another person to enter the real property, to determine the nature and extent of environmental pollution, as defined in s. [299.01 \(4 – environmental pollution\)](#). History: 1993 a. 453; 1995 a. 227; 1999 a. 150 s. 286; Stats. 1999 s. 75.377.

Nonconforming Use Expansion History				
Year(s)	Unapproved Nonconforming Expansion Area	Total Area	Percent (%) Change since Annexation	Details
2002 Annexation	12,540 (Base Line)	12,540		Basic shop with paved driveway/yard, unscreened
2002-2005	2,705	15,245	21.57%	storage and materials begin to spillover into previous undeveloped field areas.
2005-2010	5,148	17,688	41.05%	Between 2005 and 2010 an approximately 800 sq ft building was constructed without an approved site plan or building permit. Th previous unapproved outdoor expansion area doubled to 5,200 sq ft.
2010-2014	5,428	17,968	43.29%	The previous unapproved outdoor expansion area grew to 5,428 sq ft.
2014-2017	5,428	17,968	43.29%	The previous unapproved outdoor expansion did not expand in size over the previous three years however, the number of equipment being brought to the site and either repaired or stored on site grew significantly.
2017-2020	16,718	29,258	133.32%	The unapproved outdoor storage area expanded to 16,700 sq ft with a removal of a family barn and related farming equipment on the adjoining property. This represents a 133% expansion in size.
2020-2023	18,787	31,327	149.82%	The unapproved outdoor storage area expanded to 18,900 sq ft with tank storage being blocked from public road view. However, the City of De Pere owns the parcel to the south and documented the storage containers. This represents a nearly 150% expansion in size.

Tax or Special Assessment Delinquency Exceeding the Fair Market Value of the Land

Based on a title search conducted in August 2024, the total amount of unpaid taxes and special assessments is \$318,157.85 and that exceeds the current assessed value of the property at \$296,200 at a 97% assessment ratio the estimated Fair Market Value of the property is \$303,800 before any potential environmental issues are taken into consideration. The full title report can be provided upon request. The site investigation found that unpaid taxes and special assessments were sufficient to meet the blight definition under 66.1334 "Blighted Property".

2535 Lawrence Drive Unpaid Taxes and Special Assessments

Type	Amount	Percent
Federal	\$ 139,605.23	43.9%
State	\$ 85,276.76	26.8%
County/Local	\$ 33,134.39	10.4%
Local/Special Assesments	\$ 60,141.47	18.9%
Total	\$ 318,157.85	100%

Conclusion and Finding of Blight

It is our opinion the parcel/area meets the definition of blight under 66.1333 and therefore the Common Council has within its powers to declare the property blighted as is necessary for the adoption declaration of the Redevelopment Area.

Finding of Blight

	Parcels	Acres	% of Real Property
Property Condition Report			
Blighted Property	1	2.96	100.00%
Observed Vacant Property	0	0.00	0.00%
Statutory Definition of Vacant	1	2.96	100.00%
			% of Total Area
Boundary Report			
Real Property	1	2.96	100.00%
Right of Way	0	0.00	0.00%
Total Boundary Area		2.96	

The table above reflects the redevelopment area boundary summary table.

Respectfully,

Daniel Lindstrom, AICP
 Development Services Director

CC: Lawrence Delo, City Administrator
 Anthony S. Wachewicz III, City Attorney
 Quasan Shaw, Community and Economic Development Specialist

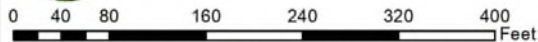


GARROMAN DR

Subject Redevelopment Area/Parcel



Exhibit A: Redevelopment Area Boundary/Parcel
 City of De Pere



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Data Source: City of De Pere, Brown County

Exhibit A – Subject Area Map

Exhibit B: Property List												
RDA ID #	Parcel Number	Site Address	Owner Name 1	Owner Name 2	Postal Address	Land Value	Improvement Value	Total Value	Observed Vacant	Statutory Definition of Vacant	Observed Blight	Parcels Acres
1	WD-L482-1	2535 LAWRENCE DR	G & G REBUILDERS INC		2535 LAWRENCE DR DE PERE WI 54115-9418	\$ 88,700	\$ 207,500	\$ 296,200	No	Yes	Yes	2.96
		Reserved				\$ -	\$ -	\$ -	-	-	-	0.00
		Reserved				\$ -	\$ -	\$ -	-	-	-	0.00
		Reserved				\$ -	\$ -	\$ -	-	-	-	0.00
Total						\$ 88,700	\$ 207,500	\$ 296,200	-	-	-	2.96

Exhibit B- Parcel Detail

Exhibit C- Photo/Site Inventory

Exhibit C - Photo/Site Inventory 2535 Lawrence DR Field Report

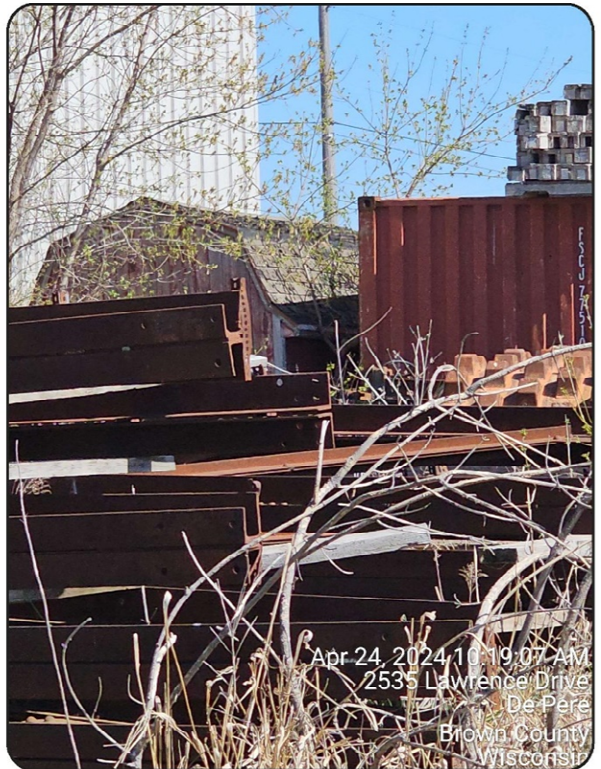
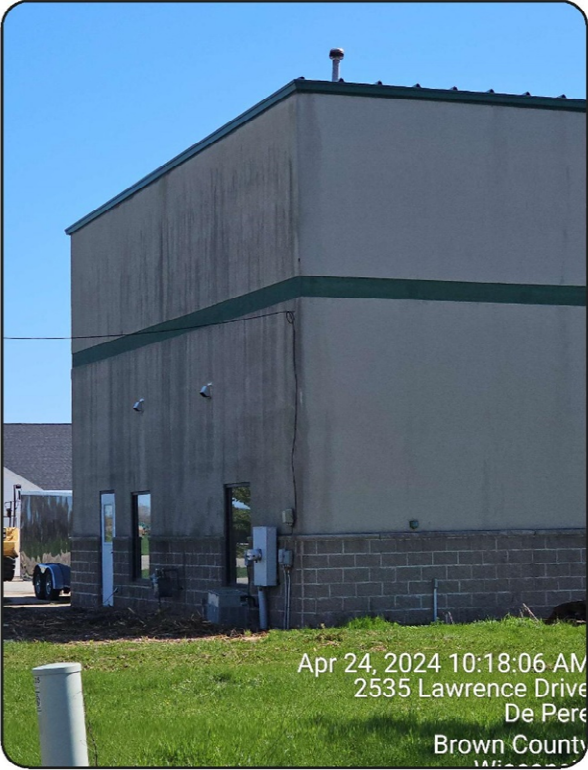


Exhibit C - Photo/Site Inventory 2535 Lawrence DR Field Report



Survey of Conditions:

Date: 4/24/2024

Name of Recorder: Daniel Lindstrom

Project/Location:

PIN: WD-L482-1 # Pictures: 10 # of Floors: 1 Parcel Use: Nonconforming Engin Rebuilder

Rating G = Good, 1 = Maintenance, 2-4 = Minor, Moderate, Major Repairs					
G	1	2	3	4	Structural Component & Comments
			X		Façade
			X		Foundation
		X			Roof
			X		Windows
			X		Doors
					Stairs
					Porch(es)
					Chimney
					Accessory Struc.

<input checked="" type="checkbox"/>	Site Component
X	Obsolete Building
X	Land Underutilization
	Lack of Parking/Loading
	Faulty Lot Layout (1)
	Lack of Open Space
	Population Overcrowding
X-2	Environmental Contamination (2)
	Substandard walkways/driveways
X	Inadequate outdoor storage/screening
X	Other hazards to public health/sfty/wlfare (3)

Property Blighted? Yes General Comments: The site continues to expand a nonconforming use and has high probability of environmental contamination due to rundown vehicles and rusted/damages containers around the site.

1: Accessibility, size, configuration, relationship to adjacent properties. 2: Either historic, current, or suspected. 3: Including such things as police calls, fire inspection reports, and land uses that are inappropriate/out of sync with surroundings.

Survey of Conditions:

Date:

Name of Recorder:

Project/Location:

PIN: _____ # Pictures: _____ # of Floors: _____ Parcel Use: _____

Rating G = Good, 1 = Maintenance, 2-4 = Minor, Moderate, Major Repairs					
G	1	2	3	4	Structural Component & Comments
					Façade
					Foundation
					Roof
					Windows
					Doors
					Stairs
					Porch(es)
					Chimney
					Accessory Struc.

<input checked="" type="checkbox"/>	Site Component
	Obsolete Building
	Land Underutilization
	Lack of Parking/Loading
	Faulty Lot Layout (1)
	Lack of Open Space
	Population Overcrowding
	Environmental Contamination (2)
	Substandard walkways/driveways
	Inadequate outdoor storage/screening
	Other hazards to public health/sfty/wlfare (3)

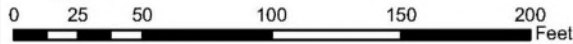
Property Blighted? _____ General Comments: _____

1: Accessibility, size, configuration, relationship to adjacent properties. 2: Either historic, current, or suspected. 3: Including such things as police calls, fire inspection reports, and land uses that are inappropriate/out of sync with surroundings.





Nonconforming Use Unapproved Expansion - 2002 Annexation

City of De Pere



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-  2002 Annexation Area
-  Non-Conforming Expansion

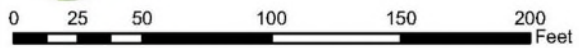
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Data Source: City of De Pere, Brown County



Nonconforming Use Unapproved Expansion - 2005 Non-Conforming Expansion

City of De Pere

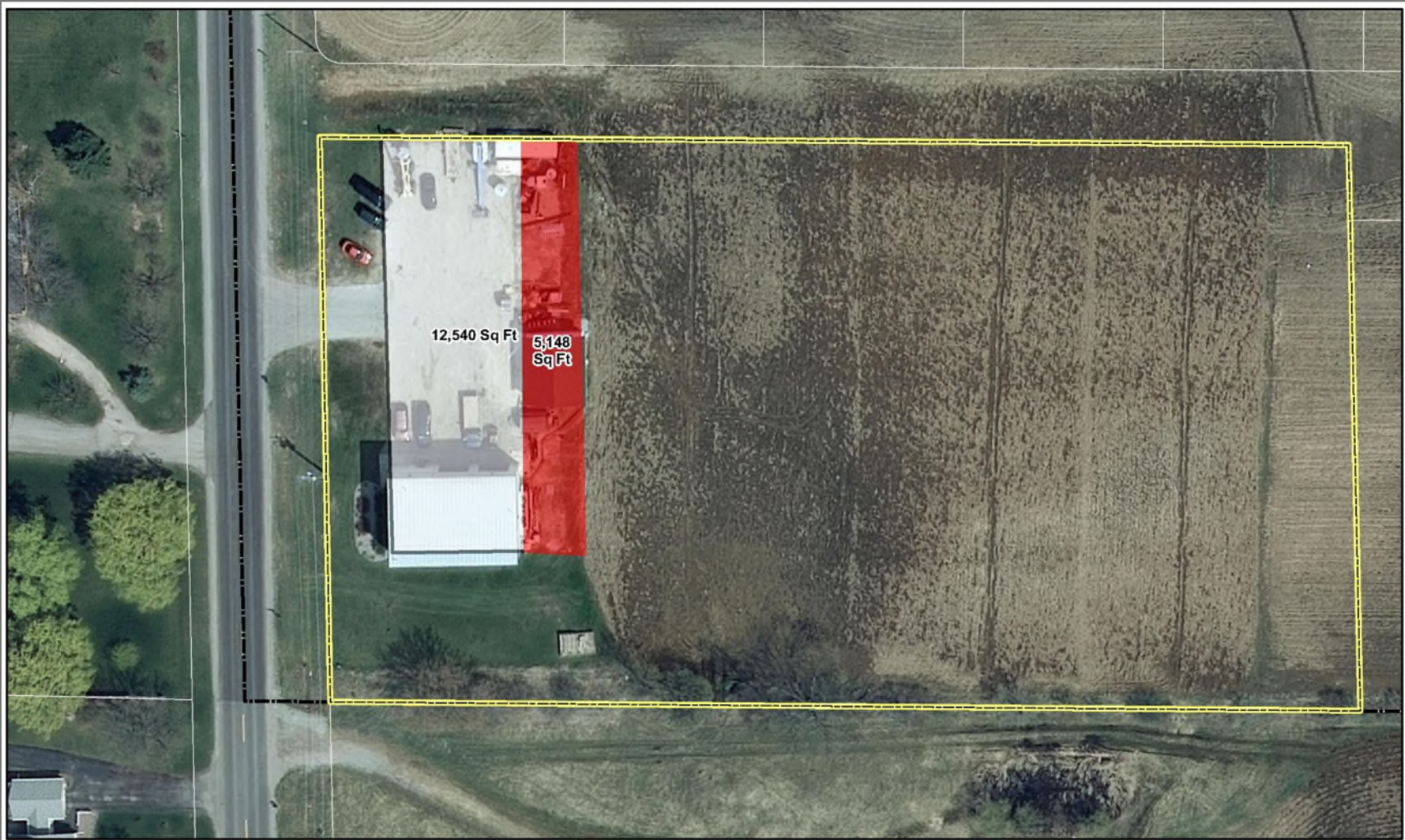


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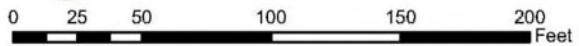
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Nonconforming Use Unapproved Expansion - 2010 Non-Conforming Expansion

City of De Pere



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- 2002 Annexation Area
- Non-Conforming Expansion

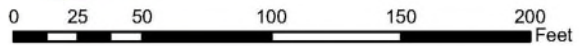
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



Nonconforming Use Unapproved Expansion - 2014 Non-Conforming Expansion

City of De Pere



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-  2002 Annexation Area
-  Non-Conforming Expansion

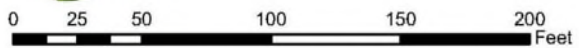
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Data Source: City of De Pere, Brown County



Nonconforming Use Unapproved Expansion - 2017 Non-Conforming Expansion

City of De Pere



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- 2002 Annexation Area
- Non-Conforming Expansion

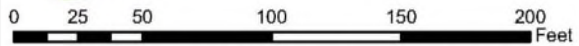
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Data Source: City of De Pere, Brown County



Nonconforming Use Unapproved Expansion - 2020 Non-Conforming Expansion

City of De Pere

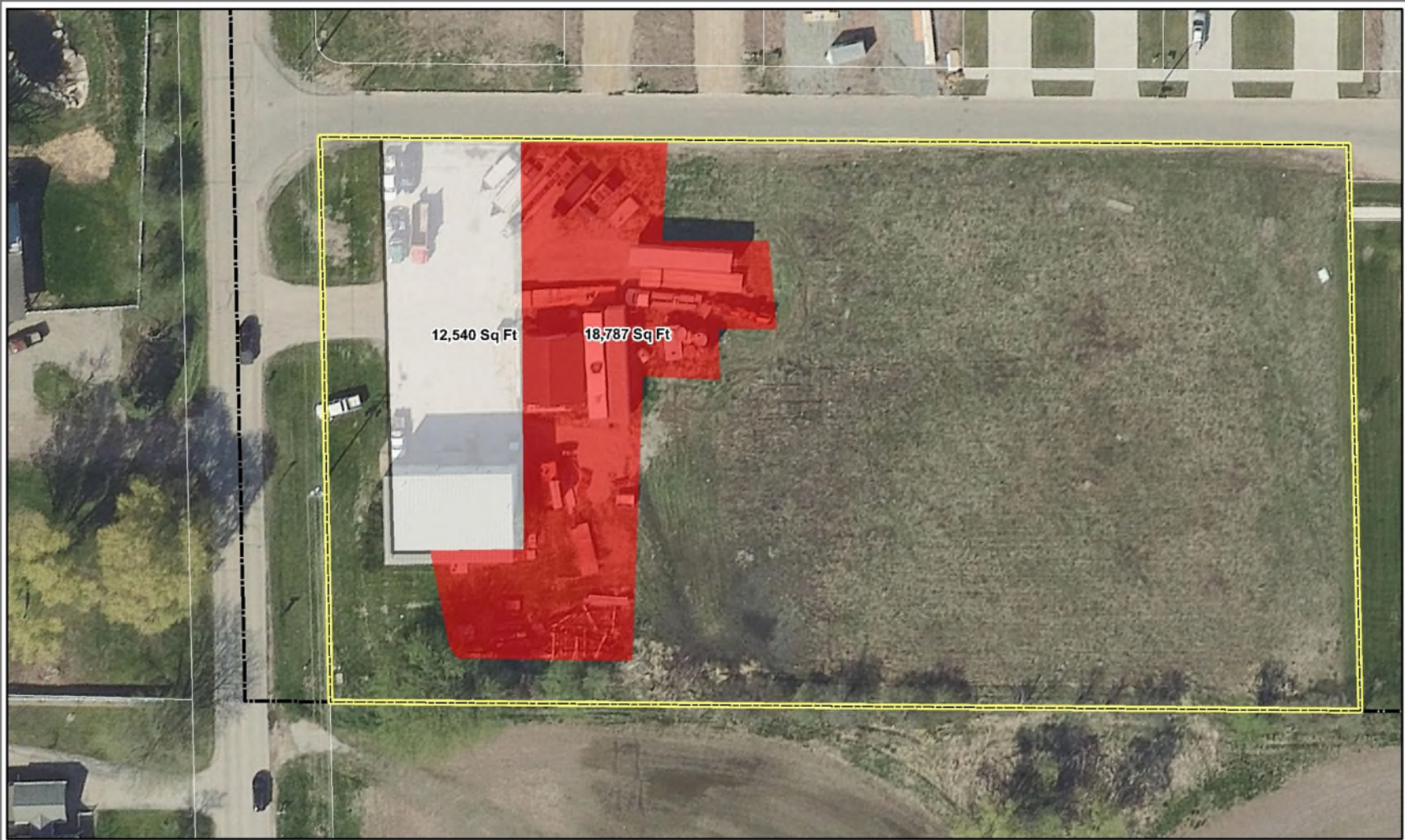


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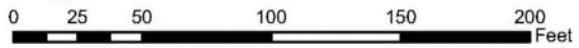
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Data Source: City of De Pere, Brown County



Nonconforming Use Unapproved Expansion - 2023 Non-Conforming Expansion

City of De Pere



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- 2002 Annexation Area
- Non-Conforming Expansion

File Path: X:\PropertyInformation\West\2535 LAWRENCE DR\Planning\Blight Determination Documentation\Nonconforming Use Expansion

Data Source: City of De Pere, Brown County