



Redevelopment Authority

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

Special Meeting

Agenda

Tuesday, November 9, 2021

6:00 PM

Council Chambers and Virtual

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Redevelopment Authority** of the City of De Pere will be held on **November 9, 2021** at **6:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET, DE PERE.**

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

Computer/smart phone accessing <https://www.gotomeet.me/DePere>

OR

You can also dial in using your phone.
United States (Toll Free): [1 866 899 4679](tel:18668994679)
United States: [+1 \(312\) 757-3117](tel:+13127573117)
Access Code: 154-883-285

This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at <http://deperecitywi.iqm2.com/>.

Call to Order

1. Roll Call
2. Approval of the minutes of the November 23, 2020 Redevelopment Authority meeting.
3. Public comments upon matters not on the agenda.
4. Consideration and Possible Action Regarding a Facade Grant Request for 108 N Michigan ST (Parcel ED-969), submitted by Danen Properties, LLC. *
5. Consideration and Possible Action Regarding a Facade Grant Request for 107 S Broadway ST (Parcel ED-831), submitted by SAKS Holdings, LLC. *

Adjournment

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

*Items with an asterisk require City Council approval.

Agenda Sent To:

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



City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE: November 9, 2021

DEPARTMENT: Planning

FROM: Kelly Barker

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

ATTACHMENTS:

- RDA_Nov2020_Minutes_Draft (PDF)



Redevelopment Authority

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

Regular Meeting

Draft Minutes

Monday, November 23, 2020

6:00 PM

Call to Order

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

Attendee Name	Title	Status	Arrived
Jerry Henrigillis	Board Member	Excused	
Carol Karls	Board Member	Present	
Ted Penn	Chairman	Present	
Tina Quigley	Board Member	Present	
Lisa VandenAvond	Board Member	Present	
Joe Van Deurzen	Board Member	Present	
Julie Van Straten	Vice Chair	Excused	

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

- Approval of the minutes of the August 24, 2020 Redevelopment Authority meeting.

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

- Review Facade Grant Request for 330 Main Avenue (Parcel WD-371), submitted by Luna Coffee, LLC. *

Development Services Director Daniel Lindstrom reviewed the facade grant request for 330 Main Avenue. In 2018, the RDA approved a facade grant for Luna Cafe in the amount of \$2300 for awning removal, painting, and signage updates. Luna is eligible for a total of \$10,000 in facade grants. Due to COVID, the location at 330 Main Avenue has been closed for business. The proposed improvements include the removal of a door and the addition of a take-out window so the owners can keep the business open to customers via the take-out window. Staff recommended approval of the facade grant request in an amount not to exceed \$6958 and forwarding the request to the Common Council for final approval. Lisa VandenAvond moved, seconded by Carol Karls, to approve the facade grant request. Upon vote, motion carried unanimously.

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

Adjournment

Joe Van Deurzen moved, seconded by Carol Karls, to adjourn the meeting at 6:19 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker



City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE: November 9, 2021

DEPARTMENT: Planning

FROM: Kelly Barker

SUBJECT: Public comments upon matters not on the agenda.



City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE: November 9, 2021

DEPARTMENT: Economic Development

FROM: Daniel Lindstrom

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

ATTACHMENTS:

- RDA Memo 108 N Michigan - Nov 2021 (PDF)
- 108 N MICHIGAN ST - Facade Grant Application (PDF)
- 108 N Michigan Front- Before and After (JPG)
- 108 N Michigan Rear - Before and After (JPG)
- 108 N Michigan Estimates and Quote1 (PDF)

CITY OF DE PERE MEMO



To: Redevelopment Authority (RDA)
 From: Daniel Lindstrom, Development Services Director
 Date: November 9, 2021

RE: **Consideration & possible action regarding a Facade Grant Request for 108 N. Michigan ST (ED-969)**

Application Summary

Danen Properties LLC, (Applicant), submitted the attached façade grant application for 108 N Michigan ST (Parcel ED-969). This building was most recently used as a single-family residence owned by Clifford Hannon. The Applicant acquired the building on July 22, 2021 and intends to convert the building into a small-scale commercial/retail shop similar to the rehabilitation of 114 N Michigan (Wildroot). The Applicant will relocate Rock and Body Shop, a locally owned retail business specializing in healing crystals and Reiki energy healing sessions from the current location on George Street to the newly renovated building. Staff found very little historic research on the structure as it was built several decades after the adjacent structures. It was constructed between 1905 and 1914 as a single-family home and records indicate it has always been used as a home. The home was under single ownership for several decades. The new owner/ Applicant intends to rehabilitate the structure by transiting to the commercial use by expanding windows, creating a storefront presence on N. Michigan ST, replacing siding, front and rear porches, and replacing the roof. The Applicant worked with Wisconsin Main Street to develop a renovation plan that was sensitive to the neighborhood without deviating too far from the original structure and design of the home. The illustration below is an example of the proposed improvement visible from Michigan Street. Additional renderings are included within the packet.

Before



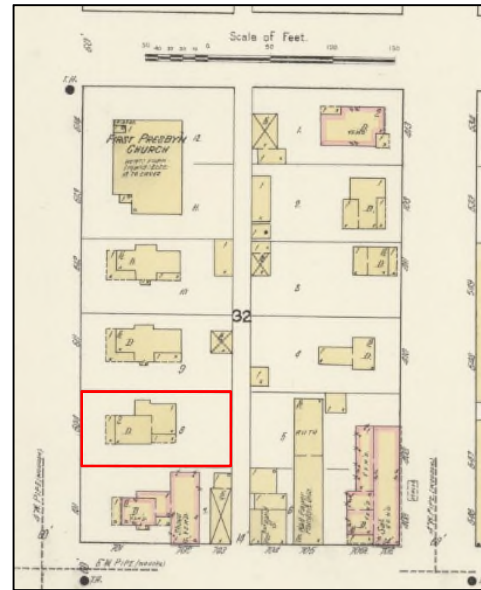
After



Façade Grant Eligibility

- TID District: TID No. 7 – Downtown East
- Building Length:
Approximately 59 total linear feet measured adjacent to road right of way (front 30' & rear 29')
- Eligible Grant Amount: \$10,000
- Historic Designation: N/A
- Constructed: Between 1905 and 1914
- Current Use: Single family home
- Current Zoning: B-1 Business 1
- Future Land Use: Commercial

1914



Program Funding Requirements & Guidelines

1. Grant provides \$1 of City funds for \$1 of private funds for eligible expenses (100% match).
2. Grant maximum is determined by the length of building, measured along the total linear frontage of adjacent public right of way, up to \$30,000 per property.

Building Width	Maximum Grant Amount
1' to 60'	\$10,000
61'-120'	\$20,000
121'+	\$30,000
3. Property owners are limited to the grant maximum amount every ten years.
4. For projects restoring or renovating historic buildings (must be listed as contributing on the City of De Pere Intensive Survey), interior improvements and roof repair/replacement may be included in the project budget for the required matching dollars, but cannot be funded with façade grant dollars.
5. Funds reviewed and distributed on a 'first come, first serve' basis.
6. Applications should be reviewed by the RDA prior to work commencing on the project.
7. In rare cases (due to weather, contractor availability, etc), the RDA may consider approving funding for work completed up to 90 days after an application submittal.
8. Retroactive funding requests for work completed before an application submittal will not be considered.

Per the City program guide roof upgrades/replacement are permitted if that roof replacement improves the overall building appearance. This is the first project in recent history to renovate a single-family home into commercial use; therefore, the RDA shall determine if the roof replacement from asphalt shingles to a metal roof complies with the eligibility requirements.

Project Details

Based on the submitted materials, the total project cost is \$92,470.25; therefore, the Applicant is eligible for the grant maximum of \$10,000. The grants equals 10.81% of the submitted eligible expenses. The submitted material includes the cost of a metal roof; therefore, If the RDA determines the new metal roof does not comply with the façade standards then the total eligible costs equal \$51,470.25 and the grant accounts for 19.4% of the submitted costs. In either scenario, the submitted costs illustrate the Applicant is eligible for the maximum grant amount based on the linear frontage of the structure.

108 N Michigan Façade Grant - Façade Grant Project Estimate (Applicant Submission)

Vendor	Detail	Amount	Eligible	Notes
TD Construction	Front Porch Labor and Materials	\$18,500.00	<input checked="" type="checkbox"/>	Quote
TD Construction	Doors and Window Install	\$6,200.00	<input checked="" type="checkbox"/>	Quote
TD Construction	Rear Remodel and Ramp Install	\$16,500.00	<input checked="" type="checkbox"/>	Quote
Dillion Construction	Roof Replacement (asphalt to steel)	\$41,000.00	<input checked="" type="checkbox"/>	Estimate
Drexel Building Supply	Exterior Windows and Doors	\$8,701.41	<input checked="" type="checkbox"/>	Estimate
Danen Properties LLC	Material List (General Contractor Self Sourced - less ramp)	\$1,568.84	<input checked="" type="checkbox"/>	Estimate
			<input type="checkbox"/>	
			<input type="checkbox"/>	
		Total		
		\$92,470.25		
		Total Eligible		
		\$92,470.25		
		\$1 Investment		
		\$46,235.13		
		\$1 Grant Match (Maximum)		
		\$10,000.00		
				Grant Maximum
				\$10,000

108 N Michigan Façade Grant - Façade Grant Project Estimate (Applicant Submission)


Vendor	Detail	Amount	Eligible	Notes
TD Construction	Front Porch Labor and Materials	\$18,500.00	<input checked="" type="checkbox"/>	Quote
TD Construction	Doors and Window Install	\$6,200.00	<input checked="" type="checkbox"/>	Quote
TD Construction	Rear Remodel and Ramp Install	\$16,500.00	<input checked="" type="checkbox"/>	Quote
Dillion Construction	Roof Replacement (asphalt to steel)	\$41,000.00	<input type="checkbox"/>	Estimate
Drexel Building Supply	Exterior Windows and Doors	\$8,701.41	<input checked="" type="checkbox"/>	Estimate
Danen Properties LLC	Material List (General Contractor Self Sourced - less ramp)	\$1,568.84	<input checked="" type="checkbox"/>	Estimate
			<input type="checkbox"/>	
			<input type="checkbox"/>	
		Total		
		\$92,470.25		
		Total Eligible		
		\$51,470.25		
		\$1 Investment		
		\$25,735.13		
		\$1 Grant Match (Maximum)		
		\$10,000.00		
				Grant Maximum
				\$10,000

Remaining 2021 TID #7 Façade Grant Funds (\$60,000)

108 N Michigan Street (pending approval)	\$10,000
<u>107 S Broadway (pending approval)</u>	<u>\$20,000</u>
Remaining Façade Grant Funds (if approved)	\$30,000

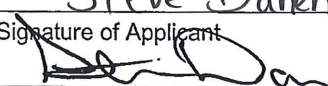
Recommendation

City staff recommends conditional approval of the Façade Grant Award for 108 N Michigan St. in an amount not to exceed \$10,000.00, and that the recommendation be forwarded to Council, subject to the Applicant submitting copies of paid invoices and paid receipts and the final grant payment is calculated per program requirements based on receipt review. Any proposed front yard parking shall be approved by the Plan Commission through a site plan approval before paving.

	CITY OF DE PERE APPLICATION FOR FAÇADE GRANT	Date: 9-01-21
---	---	---------------

The City of De Pere, in conjunction with Downtown De Pere Inc., will assist with façade improvements for commercial properties located within the boundaries of designated Tax Increment Districts (TID). Applications will be acted upon on a first come first serve basis. See the back of this form for funding requirements and review process.

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information			
Applicant Name (Ind., Org. or Entity) Danen Properties LLC		Authorized Representative Steve and Carey Danen	
Title Owers			
Mailing Address 4425 Oak Ridge Circle	City De Pere	State WI	ZIP Code 54115
Email Address stevedanen@new.rr.com	Phone Number (incl. area code) 920-366-5028	Fax Number (incl. area code)	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity) Same		Contact Person	
Title			
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 108 N Michigan Street		Parcel No. ED-969	
SECTION 4: Project Information			
Project Description:	Front and rear facade renovation in central business district (BID)		
Estimated Start Date:	12/1/2021	Estimated Completion Date:	6/2022
Existing Façade Photo (attach):	Attached	Design Drawing (attach):	Attached
<i>Fill in below form with cost estimates based on category. Attach quotes to this application.</i>			
Category	Cost Estimate	Category	Cost Estimate
Front Façade	18,500	Roof Replacement	41,000
Rear Façade	6,200	Exterior Windows/Doors	8,701.40
Rear Ramp & Install	16,500	Misc Materials	1,568.84
Total Eligible Expenses:	92,470.25	Requested Grant Amount:	10,000
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> <p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Steve Danen		Title owner	Phone Number 920-366-5028
Signature of Applicant 		Date Signed 9/1/21	







Drexel Building Supply Inc - Wrightstown
 550 Quality Court
 Wrightstown, WI 54180
 Phone: 920-532-9099
CORE VALUE #10: ACCOUNTABILITY
LIVE UP TO YOUR COMMITMENTS.



QUOTE

2110-044004

PAGE 1 OF 1

SOLD TO
DANEN PROPERTIES, LLC C/O STEVE DANEN 4425 OAK RIDGE CIRCLE DE PERE WI 54115

JOB ADDRESS
DANEN PROPERTIES, LLC WI 920-366-5028

ACCOUNT	JOB
12016	0
CREATED ON	10/21/2021
EXPIRES ON	11/21/2021
BRANCH	WTWN
CUSTOMER PO#	REMODEL
STATION	VERC
CASHIER	DV2
SALESPERSON	DV2
ORDER ENTRY	DV2
MODIFIED BY	

Item	Description	D	Quantity	U/M	Price	Per	Amount
SO256B	EXTERIOR DOORS-36" THERMA TRU TS118 FULL GLASS DOORS ALUM CLAD 6-9/16 JAMB W/DB BORE		2	EA	878.2300	EA	1756.46
SO34	ANDERSEN WINDOWS-CX16 CASEMENT WINDOW 6-9/16 JAMB		6	EA	693.2800	EA	4159.68
SO34	ANDERSEN WINDOW-CX135 6-9/16 FRAME PINE W/SCREEN AND HARDWARE		4	EA	582.9100	EA	2331.64
This is an estimate; prices vary based on market conditons. This is NOT a legally binding contract between parties. Customer is responsible for quantity, specifications, code requirements, pricing errors, and lead times. PLEASE EXAMINE CAREFULLY.					B01 5.50%	Subtotal	8,247.78
						Sales Tax	453.63
						Total	8,701.41

Buyer:

Signature

10/27/21

DANEN
108 MICHIGAN ST

T.D. CONST
323 VAN ESS RD
GREEN BAY WI
54311

FRONT PORCH ADDITION
LABOR AND MATERIALS

18500⁰⁰

INSTALL DOORS AND WINDOWS
2 EXTERIOR DOORS, 6 WINDOWS, 3 SLIDERS

6200⁰⁰











BACK REMODEL AND RAMP

16,500⁰⁰

GOOD FAITH
EST. ONLY



Printed: 10/27/2021

Product	How to Get It	Qty	Total Price
 <p><u>Canarm Ltd. Marcella Black Outdoor Wall Light</u> Black SKU: 3569971 Model #: IOL322BK-M</p>	<p>Ship To Home Available for immediate shipment</p> <p>Scheduled Delivery Estimated arrival date at store 11/02/2021</p> <p>Ship To Store - Free! Estimated arrival date at store 11/02/2021</p>	<p>5</p> <p>\$69.99/each</p>	<p>\$349.95</p>
 <p><u>5' x 5' Modular Upper Platform</u> Model #: C-55</p>	<p>Scheduled Delivery Estimated arrival date at store 11/03/2021</p> <p>Ship To Store - Free! Estimated arrival date at store 11/03/2021</p>	<p>1</p> <p>\$1,389.99/each</p>	<p>\$1,389.99</p>
 <p><u>8' Modular Upper Wheelchair Ramp</u> Model #: A-8</p>	<p>Scheduled Delivery Estimated arrival date at store 11/03/2021</p> <p>Ship To Store - Free! Estimated arrival date at store 11/03/2021</p>	<p>1</p> <p>\$1,139.99/each</p>	<p>\$1,139.99</p>
 <p><u>5' x 8' Modular Lower Switchback</u> Model #: E-58</p>	<p>Scheduled Delivery Estimated arrival date at store 11/03/2021</p> <p>Ship To Store - Free! Estimated arrival date at store 11/03/2021</p>	<p>1</p> <p>\$1,239.99/each</p>	<p>\$1,239.99</p>
 <p><u>20' Modular Upper Wheelchair Ramp</u> Model #: A-20</p>	<p>Scheduled Delivery Estimated arrival date at store 11/03/2021</p> <p>Ship To Store - Free! Estimated arrival date at store 11/03/2021</p>	<p>1</p> <p>\$1,859.99/each</p>	<p>\$1,859.99</p>
 <p><u>32\"W x 80\"H White Vinyl Screen Door</u> White Vinyl SKU: 4190999 Model #: 4190999_vinyl</p>	<p>Ship To Home Available for immediate shipment</p> <p>Scheduled Delivery Estimated arrival date at store 11/04/2021</p> <p>Pick Up At Store - Menards Picks Estimated arrival date at store 11/04/2021</p>	<p>7</p> <p>\$38.00/each</p>	<p>\$266.00</p>
 <p><u>1.88\" x 163.8' Red Sheathing Tape</u> SKU: 1613222 Model #: 1613222</p>	<p>Ship To Home Qualifies for Same-Day Delivery!</p> <p>Scheduled Delivery Qualifies for Same-Day Delivery!</p> <p>Pick Up At Store - Menards Picks</p>	<p>2</p> <p>\$10.97/each</p>	<p>\$21.94</p>
 <p><u>Grip Fast® 1-1/2\" Vinyl Siding Nail - 2 lb. Box</u> SKU: 2293672 Model #: 229-3672</p>	<p>Ship To Home Qualifies for Same-Day Delivery!</p> <p>Scheduled Delivery Qualifies for Same-Day Delivery!</p> <p>Pick Up At Store - Menards Picks</p>	<p>1</p> <p>\$17.99/each</p>	<p>\$17.99</p>
 <p><u>Tytar 9' x 100' House Wrap</u> Gray SKU: 1612995 Model #: 1612995</p>	<p>Ship To Home Available for immediate shipment</p> <p>Scheduled Delivery Estimated arrival date at store 11/02/2021</p> <p>Pick Up At Store - Menards Picks</p>	<p>1</p> <p>\$129.99/each</p>	<p>\$129.99</p>
 <p><u>CertainTeed® Colonial White Undersill Trim</u> Colonial White SKU: 1481837 Model #: 5690401</p>	<p>Ship To Home Available for immediate shipment</p> <p>Scheduled Delivery Estimated arrival date at store 11/02/2021</p> <p>Ship To Store - Free! Estimated arrival date at store 11/02/2021</p>	<p>15</p> <p>\$6.89/each</p>	<p>\$103.35</p>



**CertainTeed® 10' Outside 1" Colonial
White Woodgrain Corner Post**

Colonial White
SKU: 1481823
Model #: 5140901

Ship To Home

Available for immediate shipment

4

\$109.56

Scheduled Delivery

\$27.39/each

Ship To Store - Free!

Estimated arrival date at store
11/02/2021



**CertainTeed® 3/4" Colonial White
Pocket J-Channel**

Colonial White
SKU: 1481833
Model #: 5030301

Ship To Home

Available for immediate shipment

18

\$116.82

Scheduled Delivery

\$6.49/each

Pick Up At Store - Customer Picks



**Single 8" x 10' Colonial White Board
& Batten Vinyl Siding**

Colonial White
SKU: 1481809
Model #: 3413801

Scheduled Delivery

24

\$278.16

Ship To Store - Free!

Estimated arrival date at store
11/24/2021

\$11.59/each



**Single 8" x 12' 6" Colonial White
Board & Batten Vinyl Siding**

Colonial White
SKU: 1481810
Model #: 3413701

Scheduled Delivery

12

\$175.08

Ship To Store - Free!

Estimated arrival date at store
11/26/2021

\$14.59/each

Order Summary

Merchandise Subtotal: \$7,198.80

Pretax Subtotal **\$7,198.80**



City of De Pere, Wisconsin

Request For Redevelopment Authority Action

MEETING DATE: November 9, 2021

DEPARTMENT: Economic Development

FROM: Daniel Lindstrom

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

ATTACHMENTS:

- RDA Memo 107 S Broadway - Nov 2021 (PDF)
- 107 S BROADWAY ST - Facade Grant Application (PDF)
- Existing Site and Example Window and Door Renovation (DOCX)
- 107 S Broadway Quotes (PDF)

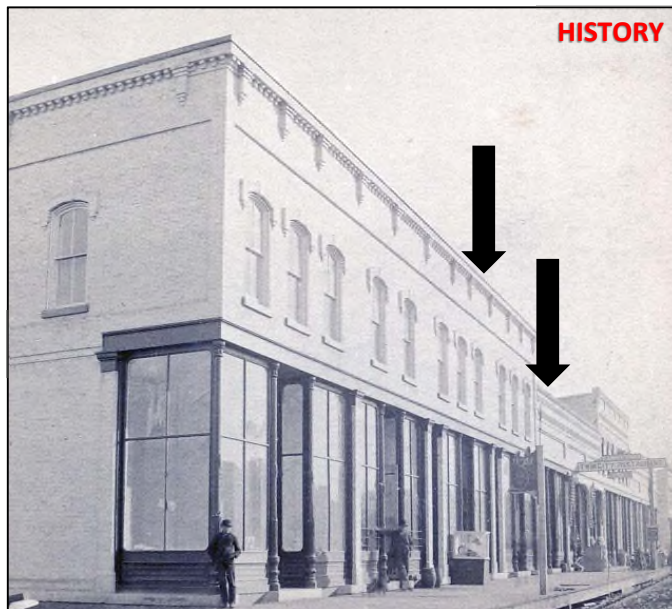
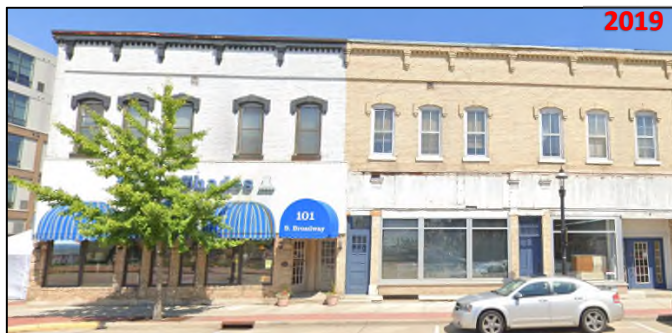


CITY OF DE PERE MEMO

To: Redevelopment Authority (RDA)
From: Daniel Lindstrom, Development Services Director
Date: November 9, 2021

RE: **Consideration & possible action regarding a Façade Grant Request for 107 S. Broadway St (ED-831)**

Saks Holdings, LLC (Applicant), submitted the attached façade grant application for 107 S Broadway (Parcel ED-831). This building is currently known as the FRV Building and was most recently owned by the Kryshak family. The Applicant acquired the building on October 14, 2021, and proposes to rehabilitate the building back into a mixed-use project. The building was combined into a single lot with a portion of the building to the south that was once part of 111 S Broadway. The Applicant intends to rehabilitate the portion of the building adjacent and similar style to 102 S. Broadway meanwhile dividing and selling the portion of the building back to the adjoining building owner Scott Hemauer of Hemauer Financial Group. Mr. Hemauer would then apply for façade grant funds to rehabilitate their portion of the building. The Applicant provided pictures of the adjoining 101 S Broadway as a representative example of the proposed work. The Applicant recently started the interior demolition to understand the structure history of the building.



Project Summary

The Applicant has submitted the example images below for the building and has included cost estimates and quotes on the attached application. The estimate does not include any of the structural expenses for header replacement that will be needed to open Broadway facing windows or any detailed estimates for removing covered patios on the east side/Mission Square side of the property. The Applicant can provide additional estimates once they begin to uncover the layers of the older building.

Unlike the brick that could not be refinished on 101 S Broadway, the Applicant proposes to retain the original historic cream brick and install new window and door systems to return the windows to the former size and scale. The windows are the same as those on the recently completed 101 S Broadway. Finally, as stated above, the Applicant will be working with the owner of 111 S Broadway ST to repair and re-divide the building into the original building configuration. The land and necessary building divisions should occur before façade reimbursements. As proposed, the project surpasses the total necessary to receive the maximum funding for the building size. Staff directed the future owner of the smaller storefront to apply for a façade grant for that portion of the building since it is not part of this project.



Façade Grant Eligibility

- TID District: TID No. 7 – Downtown East
- Building Length: 90 total linear feet
 - Front: 45'
 - Rear: 45'
- Eligible Grant Amount: \$20,000
- Historic Designation: The property is part of the South Broadway Historic District

Program Funding Requirements & Guidelines

1. Grant provides \$1 of City funds for \$1 of private funds for eligible expenses (100% match).
2. Grant maximum is determined by the length of building, measured along the total linear frontage of adjacent public right of way, up to \$30,000 per property.

Building Width	Maximum Grant Amount
1' to 60'	\$10,000
61'-120'	\$20,000
121'+	\$30,000
3. Property owners are limited to the grant maximum amount every ten years.
4. For projects restoring or renovating historic buildings (must be listed as contributing on the City of De Pere Intensive Survey), interior improvements and roof repair/replacement may be included in the project budget for the required matching dollars, but cannot be funded with façade grant dollars.
5. Funds reviewed and distributed on a 'first come, first serve' basis.
6. Applications should be reviewed by the RDA prior to work commencing on the project.

- 7. In rare cases (due to weather, contractor availability, etc), the RDA may consider approving funding for work completed up to 90 days after an application submittal.
- 8. Retroactive funding requests for work completed before an application submittal will not be considered.

Site History

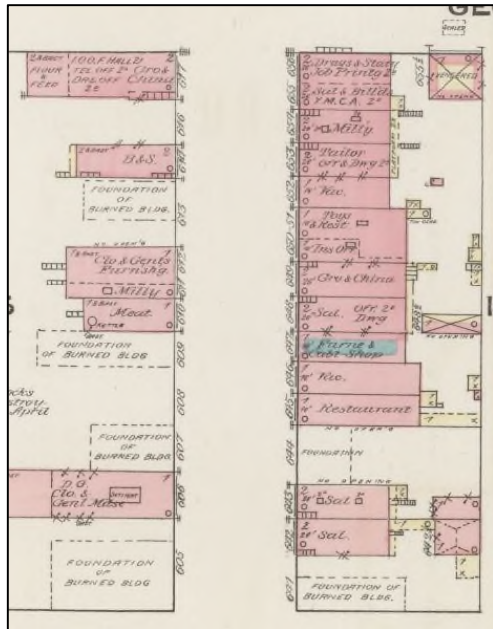
From the Wisconsin State Historical Society Website:

The South Broadway Historic District contains the most intact concentration of nineteenth-century commercial buildings on the east side of the river. By 1882, small, mostly wooden commercial buildings lined the 100 and 200 blocks of N. and S. Broadway. On the night of April 23, a devastating fire destroyed all of the buildings on both sides of the 100 and 200 blocks of S. Broadway. Work on their replacements began almost as soon as the ashes were cold and by the end of the year, five of the District's six contributing buildings were ready for their first occupants. These consist of one and two-story cream brick-clad buildings that all face west onto the 100 block of South Broadway. The unusual circumstances surrounding their construction can still be discerned by the way the facade of one building blends seamlessly with the one adjacent to it. Normally, buildings like these display clear dividing lines that show where one building ends and the other begins, but in this case, since almost all of these buildings were under construction at the same time and their builders were all using the same cream brick to build them, the results were buildings whose main facades have no visible edges. The district remains a visually coherent and architecturally distinct collection of historic commercial buildings in De Pere.

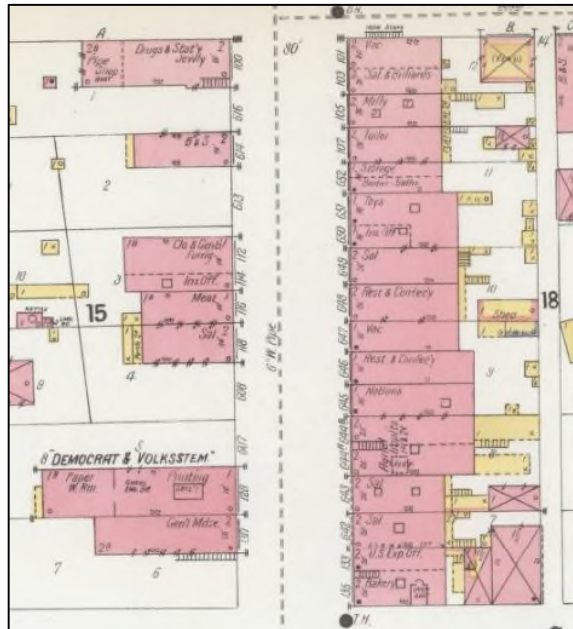
Period of Significance: 1882-1888
 Architectural Style: Late Victorian
 Architect: David LeClair

Records dating back to 1884 illustrate the building was home to a millinery and tailor shop. Throughout the building life it has also been a repair shop, various other retail uses, offices, and printing supplies shop.

1884



1890



Project Details

The Applicant is eligible for the grant maximum of \$20,000 and that accounts for 24.9% of the submitted eligible expenses. Should the Applicant retain ownership of the smaller storefront they could request the full \$30,000 based on the overall building size.

107 S Broadway Façade Grant - Façade Grant Project Estimate (Applicant Submission)

Vendor	Detail	Amount	Eligible	Notes
Green Bay Glass	Façade/Doors/Windows - 1st Floor	\$37,785.00	<input checked="" type="checkbox"/>	Quote
Green Bay Glass	Façade/Doors/Windows - 2nd Floor	\$20,865.00	<input checked="" type="checkbox"/>	Quote
Miller Masonry & Concrete	Masonry	\$15,000.00	<input checked="" type="checkbox"/>	Quote
SAKS Holdings, LLC - Self Source/Labor	Demo of Rear Patio	\$5,500.00	<input checked="" type="checkbox"/>	Estimate
SAKS Holdings, LLC - Self Source	Roof Flashings	\$2,500.00	<input type="checkbox"/>	Estimate
SAKS Holdings, LLC - Self Source	Misc Paint	\$1,000.00	<input checked="" type="checkbox"/>	Estimate
			<input checked="" type="checkbox"/>	
			<input type="checkbox"/>	
Total		\$82,650.00		
Total Eligible		\$80,150.00		
\$1 Investment		\$40,075.00		
\$1 Grant Match (Maximum)		\$20,000.00		Grant Maximum \$20,000


Remaining 2021 TID #7 Façade Grant Funds (\$60,000)

108 N Michigan Street (pending approval)	\$10,000
<u>107 S Broadway (pending approval)</u>	<u>\$20,000</u>
Remaining Façade Grant Funds (if approved)	\$30,000

Recommendation

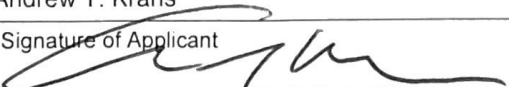
City staff recommends conditional approval of the Façade Grant Award for 107 S. Broadway in an amount not to exceed \$20,000.00, and that the recommendation be forwarded to Council, subject to the following conditions prior to requesting façade reimbursement:

1. The Applicant submits copies of paid invoices and paid receipts and the final grant payment is calculated per program requirements based on receipt review.
2. Complete necessary land and building divisions or inform the City of the intention to retain the entire building.

	CITY OF DE PERE APPLICATION FOR FAÇADE GRANT	Receipt #: Date:
---	---	---------------------------------------

The City of De Pere, in conjunction with Downtown De Pere Inc., will assist with façade improvements for commercial properties located within the boundaries of designated Tax Increment Districts (TID). Applications will be acted upon on a first come first serve basis. See the back of this form for funding requirements and review process.

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information			
Applicant Name (Ind., Org. or Entity) Saks Holdings, LLC		Authorized Representative Andrew Krans	
Title Owner			
Mailing Address 109 N. Broadway		City DePere	State WI
ZIP Code 54115			
Email Address atkrans@gmail.com		Phone Number (incl. area code) 920-371-5032	Fax Number (incl. area code)
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Name (Ind. Org. or Entity) Same		Contact Person	
Title			
Mailing Address		City	State
ZIP Code			
Email Address		Phone Number (incl. area code)	Fax Number (incl. area code)
SECTION 3: Project or Site Location			
Project Address/Description 107 S. Broadway DePere, WI. 54115 (Former FRV Building)			Parcel No. ED-831
SECTION 4: Project Information			
Project Description:		Historical preservation and restoration	
Estimated Start Date:	Nov. 1st	Estimated Completion Date:	July 2022
Existing Façade Photo (attach):		Design Drawing (attach):	
<i>Fill in below form with cost estimates based on category. Attach quotes to this application.</i>			
Category	Cost Estimate	Category	Cost Estimate
Facade / Windows/ Doors Fron	37,785	Demo of rear patio	5,500
Facade/ Windows/ Doors rear	20,865	Roof Flashings	2,500
Masonry	15,000	Misc paint	1,000
Total Eligible Expenses:	80,150	Requested Grant Amount:	20,000
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> <p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Andrew T. Krans		Title Owner	Phone Number 920-371-5032
Signature of Applicant 		Date Signed 07-21	

Existing Site and Example Window and Door Renovation



Existing Site and Example Facade Renovation



Green Bay Glass Center, Inc.
2001 Commercial Way
Green Bay, WI 54311
(920)465-8842
(920)465-9626 fax
(800)472-7750

Proposal

October 28, 2021

SAKS Holdings

Andy Krans

941 Lawton Place

De Pere, WI 54115

Re: 107 South Broadway – First Floor Exterior Openings
De Pere, WI 54115

We propose to furnish and install glass and glazing for eleven (11) fixed windows and six (6) entrances including: Tubelite Architectural T14000 series framing, Dark Bronze Anodized 2 x 4 ½" framing, thermally broken, includes standard sill flashing, perimeter insulating foam and sealants. Glass to be 1" over all clear over low-e argon filled (tempered where required), Doors to be narrow style (sizes and handing as shown on attached elevational drawings) and includes: 10" bottom rails, 1" diameter push/offset pulls, Adams Rite 4500 Series Lever Latch lock mechanisms, closers to be Global 4300 Series Heavy Duty, parallel arm mounted with regular arms. 5 ¼" ADA compliant thresholds, and National Guard Dark anodized sweeps. All openings prepared by others.

Total Quote Installed: \$37,785.00 (appl. tax included)

Note: Add \$4,850.00 to install .040 dark bronze break at support posts and storefront perimeters (time and materials not to exceed)

Approximate lead time of four weeks upon approval

Please see attached elevational drawings for further details

Quotation valid for 30 days. Terms: Net/30 upon invoice

As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials on owners' land may have lien rights on owners' land and buildings if not paid. Those entitled to lien rights, in addition to the above signed contractor, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his/her mortgage lender, if any. Builder agrees to cooperate with the owner and his/her lender, if any, to see that all potential claimants are duly paid.

All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.

THE FOLLOWING ARE NOT INCLUDED AND ARE TO BE THE OWNERS/CONTRACTORS RESPONSIBILITY:

- Building Permits (unless specified)
- Temporary barricades (traffic, weather, or theft)
- Any work to be done on owners glass will be done at owners risk (unless specified)
- Finish painting/staining (unless specified)
- Delivery charges includes transportation to jobsite only, not unloaded or spotted
- Final cleaning of glass and aluminum

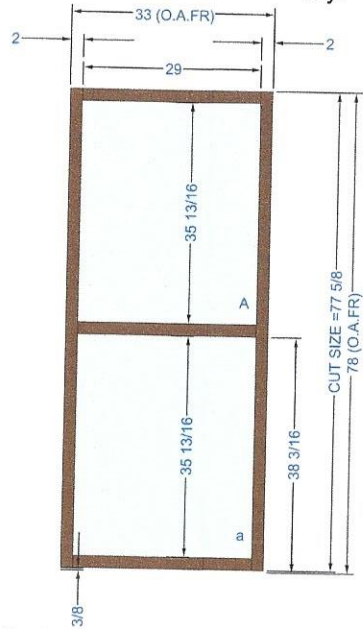
To accept this quotation, sign here and return: _____ Date: _____

Quotation prepared by: *Patrick Pozza, President*

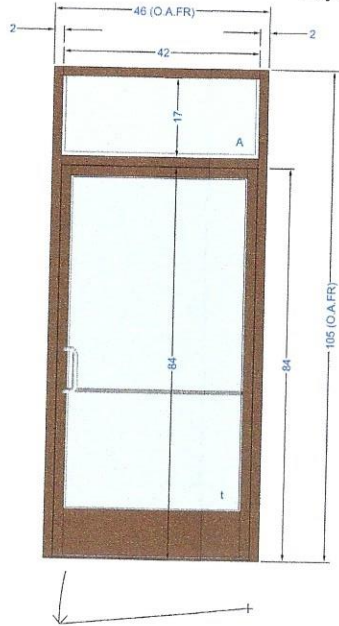
Project Name - Saks107SouthBroadwayHWdw

Date: 10/28/2021 9:05:50 AM

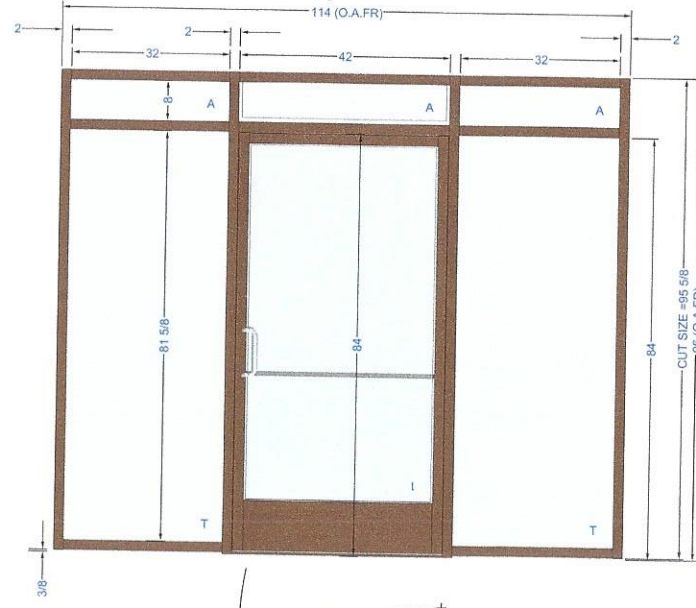
BackStorefront Qty: 3



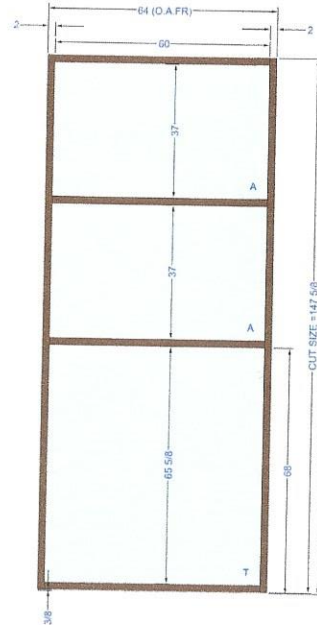
BackStorefrontEntr2 Qty: 1



BackStorefrontEntr Qty: 1



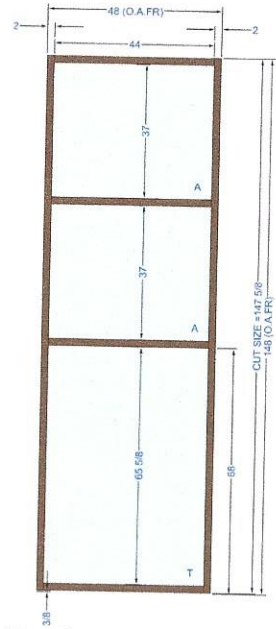
Storefront North Qty: 2



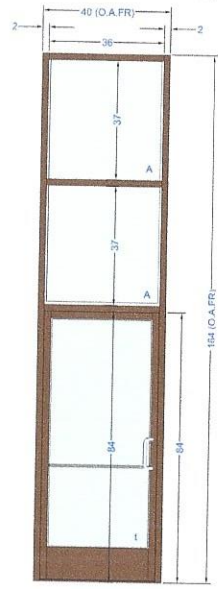
Project Name - Saks107SouthBroadwayHWdw

Date: 10/28/2021 9:05:50 AM

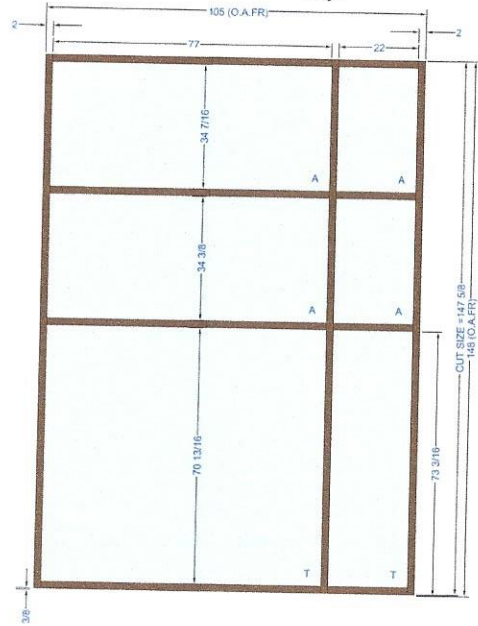
StorefrontNorthRetu Qty: 2



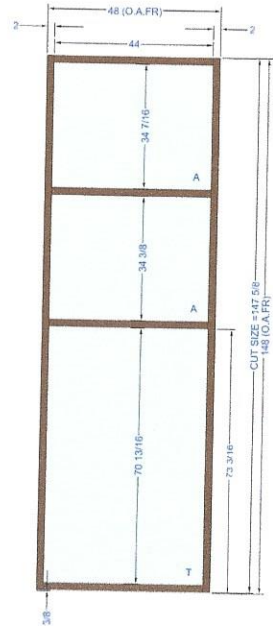
StorefrontNorthEntr Qty: 1



Storefront South Qty: 1



SouthStorefrontRetu Qty: 2

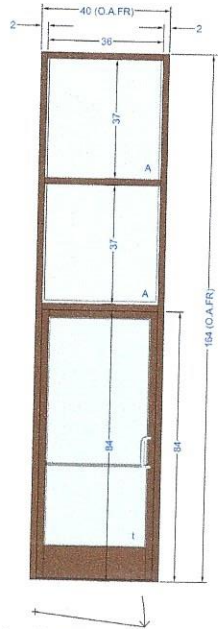


Project Name - Saks107SouthBroadwayHWdw

Date: 10/28/2021 9:05:50 AM

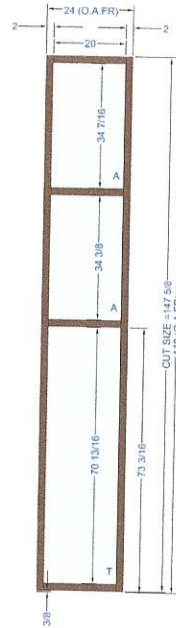
SouthStorefrontEntr

Qty: 1



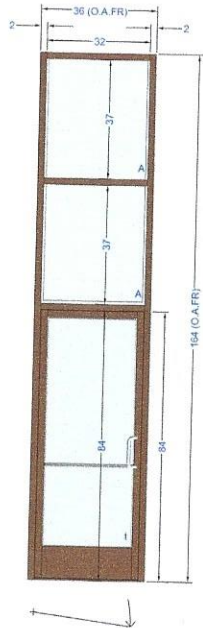
SouthStorefront

Qty: 1



AptEntr

Qty: 2



Green Bay Glass Center, Inc.
2001 Commercial Way
Green Bay, WI 54311
(920)465-8842
(920)465-9626 fax
(800)472-7750

Proposal

October 28, 2021

SAKS Holdings
Andy Krans
941 Lawton Place
De Pere, WI 54115

Re: 107 South Broadway – Second Floor Window Replacement
De Pere, WI 54115

We propose to furnish and replace twelve (12) existing wood double hung windows including: Removal of existing, removal of existing decorative wood bead, capping windows with approximately 338 square feet of 040 Dark Bronze break metal, installation of "H Window" awing/direct set windows. Windows to be brown exterior with unfinished pine interior. Hardware to be champagne anodized (push bar and screen frame). Glass to be 1" overall Cardinal 270 with argon gas (tempered where required). Includes subcontract for lift rental.

Total Quote Installed: \$20,865.00.00 (appl. tax included)

Current lead time of six weeks for this product is required. Actual lead time will be determined at time of placement. Please see attached elevational drawings for further details.

Quotation valid for 30 days. Terms: Net/30 upon invoice

As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials on owners' land may have lien rights on owners' land and buildings if not paid. Those entitled to lien rights, in addition to the above signed contractor, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his/her mortgage lender, if any. Builder agrees to cooperate with the owner and his/her lender, if any, to see that all potential claimants are duly paid. All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.

THE FOLLOWING ARE NOT INCLUDED AND ARE TO BE THE OWNERS/CONTRACTORS RESPONSIBILITY:

- Building Permits (unless specified)
- Temporary barricades (traffic, weather, or theft)
- Any work to be done on owners glass will be done at owners risk
- Finish painting/staining (unless specified)
- Delivery charges includes transportation to jobsite only, not unloaded or spotted
- Final cleaning of glass and aluminum

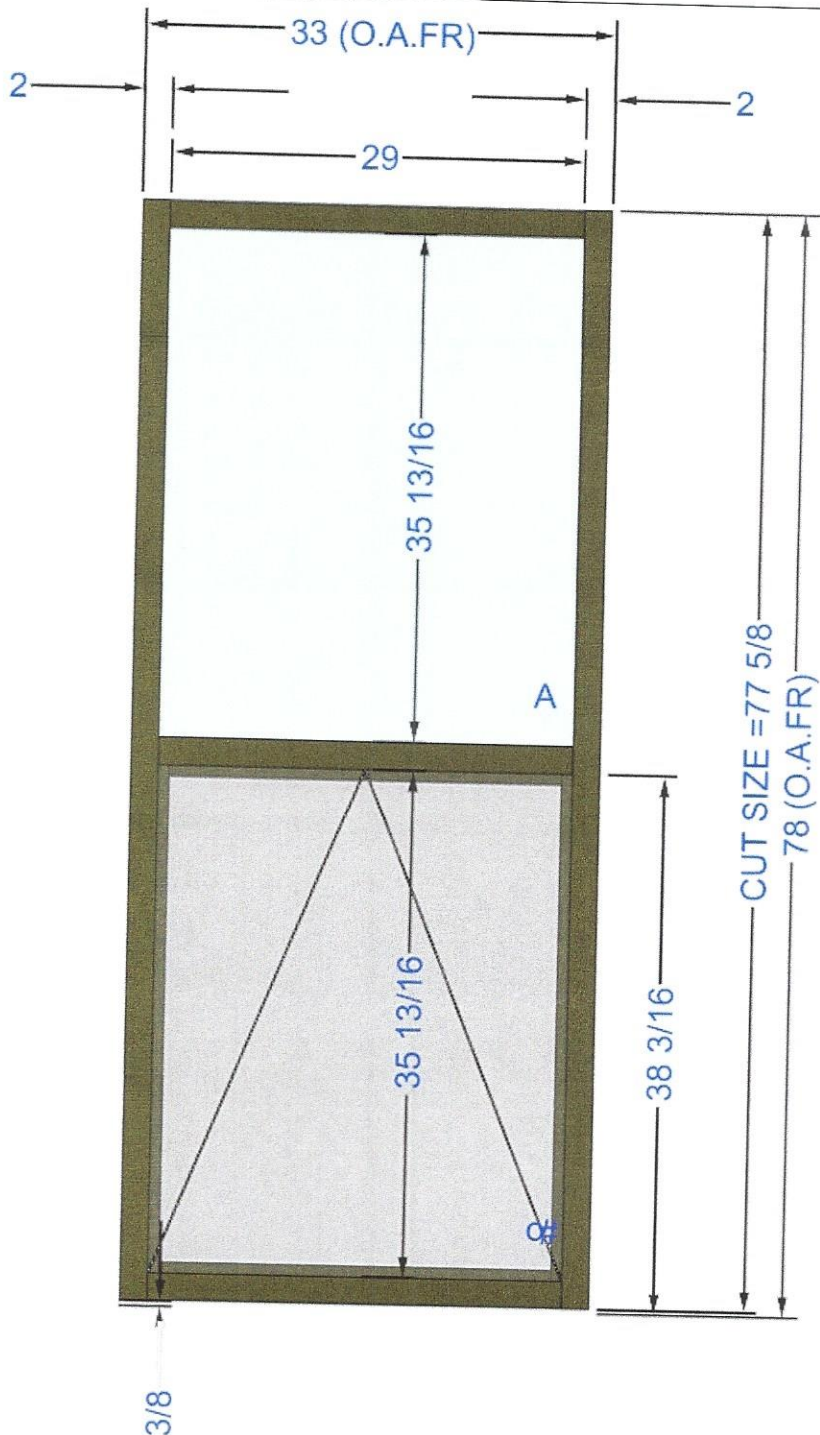
To accept this quotation, sign here and return: _____ Date: _____

Quotation prepared by: *Patrick Pozza, President*



Project Name: Saks107SouthBroadwayHWdw
Frame Set Name: Frame Set 1
Metal Group: T14000 THERMAL SCREW SPLINE
Required: (9) **Panels:** 1 **Rows:** 2
Back Member Color: 6P QUAKER BRONZE : FLUROPON

10/27/2021 8:41 AM
Frame Name: 107 Upper
D/S: 1 **Frame Type:** Standard
Frame Width: 33 **Frame Height:** 78
Face Member Color: 6P QUAKER BRONZE : FLUROPON





2001 COMMERCIAL WAY
GREEN BAY, WI 54311
920-465-8842 PHONE
920-465-9626 FAX
1-800-472-7750
www.greenbayglassinc.com

Project Name: Saks107SouthBroadwayHWdw

10/27/2021 8:41 AM

Frame Set Name: Frame Set 1

Frame Name: 107 Upper South

Metal Group: T14000 THERMAL SCREW SPLINE

D/S: 1 Frame Type: Standard

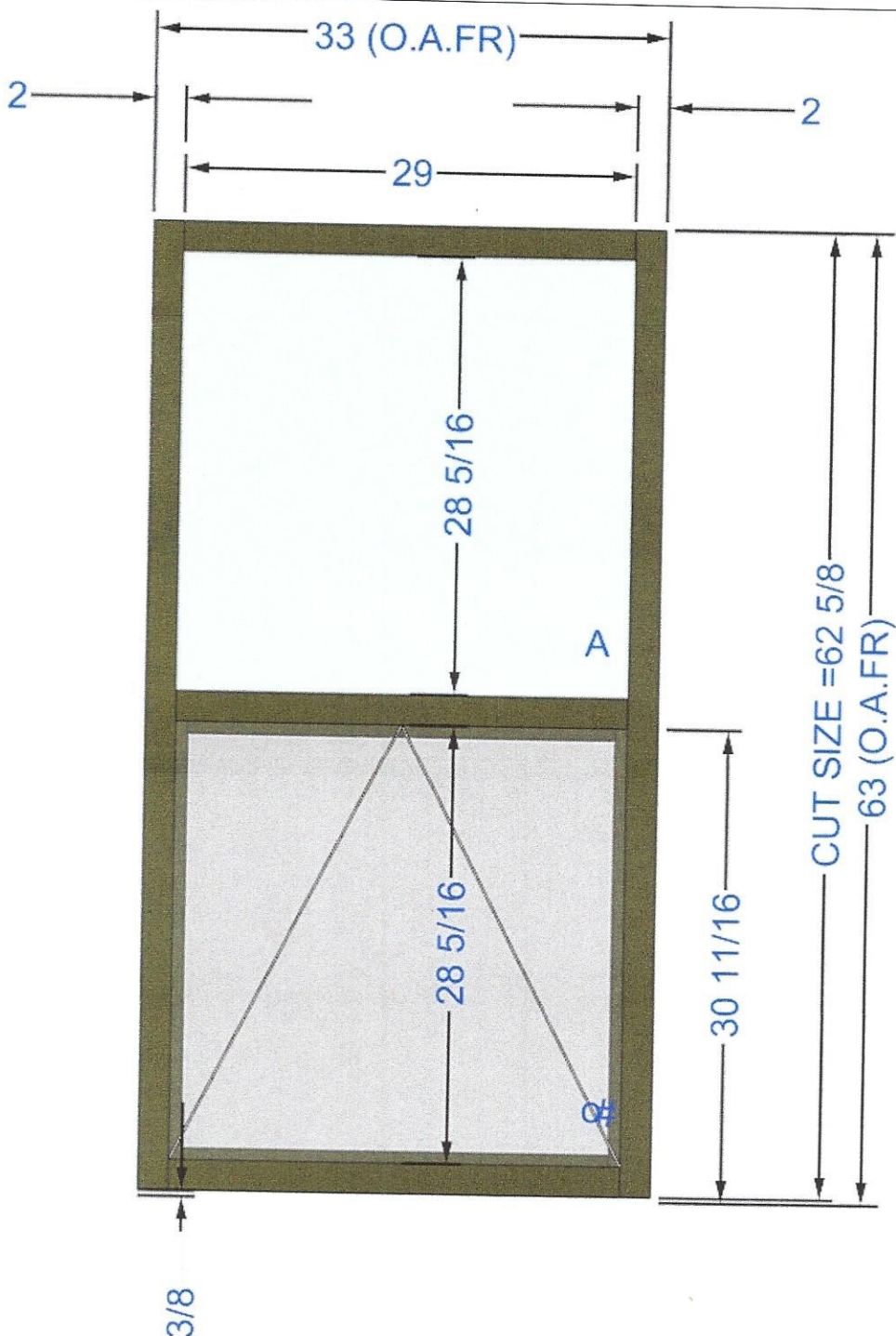
Required: ② Panels: 1 Rows: 2

Frame Width: 33

Frame Height: 63

Back Member Color: 6P QUAKER BRONZE : FLUROPON

Face Member Color: 6P QUAKER BRONZE : FLUROPON





Project Name: Saks107SouthBroadwayHWdw

10/27/2021 8:41 AM

Frame Set Name: Frame Set 1

Frame Name: 107 Upper Kitch

Metal Group: T14000 THERMAL SCREW SPLINE

D/S: 1 Frame Type: Standard

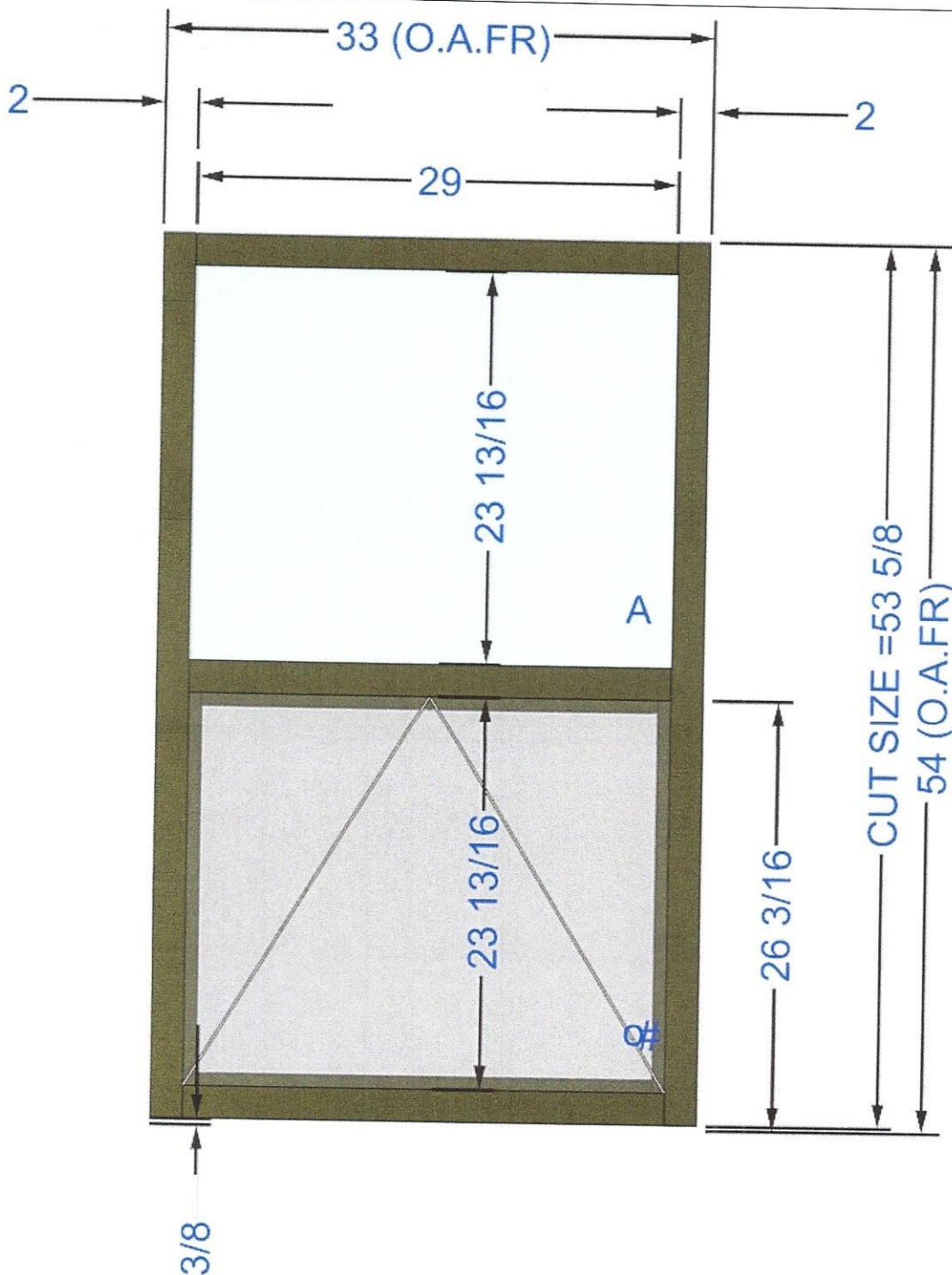
Required: ① Panels: 1 Rows: 2

Frame Width: 33

Frame Height: 54

Back Member Color: 6P QUAKER BRONZE : FLUROPON

Face Member Color: 6P QUAKER BRONZE : FLUROPON





Address PO Box 6 - Little Chute, WI 54140
 Phone # (920) 788-5201
 Fax # (920) 788-5202
 E-Mail info@millermasonryinc.com
 Website www.millermasonryinc.com

DATE	BID #
10/27/2021	21-236

Attn:	ANDY KRANS
Ph #	920-336-9021

NAME / ADDRESS

SAKS HOLDINGS LLC
 109 N BROADWAY
 DE PERE, WI 54115

JOB LOCATION

105 S BROADWAY
 DE PERE, WI 54115

DESCRIPTION	TOTAL
BUDGET PRICING ONLY, WORK TO BE PERFORMED ON A TIME AND MATERIAL BASIS	
1. MASONRY WORK AT FRONT ENTRANCE	5,000.00
A. EXISTING BRICK UNDER WINDOW IS 20' LONG X 1'-8" HIGH	
B. INFILL WITH NEW BRICK AT THE SIDES, APPROX. 15' LONG X 1'-8" HIGH TOTAL, ASSUMING A 5' WIDE OPENING	
C. LAY BRICK UP (2) PIERS, 1' WIDE X 14' HIGH	
D. RE-LAY EXISTING SILLS	
E. BRICK AND MORTAR	
F. 40 MIL FLASHING AND WEEPS AT BASE	
G. BRICK TIES	
2. TUCK POINTING REPAIRS, AS NEEDED	5,000.00
A. DELIVERY AND USE OF SCISSORS LIFT	
B. USE OF GRINDER, MORTAR, CAULK AND BRICK	
3. INTERIOR MASONRY WORK AT BACK SIDE OF BUILDING	5,000.00
A. INFILL BRICK WALL AS NEEDED AFTER IT'S EXPOSED	
B. USE OF BRICK AND MORTAR	
NOT INCLUDED:	
1. PERMITS OR ENGINEERING	
2. LAYING BRICK AT NEW LINTELS	
3. PROVIDING OR INSTALLING NEW STEEL LINTELS	
4. DEMO WORK	
5. WEATHER BARRIER OVER SHEATHING	
6. WASHING OR SEALING	
NOTES:	
1. BUDGET PRICING ONLY.	
2. TIME AND MATERIAL BILLING IS \$75 PER HOUR LABOR, PLUS EQUIPMENT AND MATERIALS USED.	
3. ANDY KRANS TO PROVIDE NEW FRAMED PIERS FOR BRICK LAY IN FRONT OF.	
4. BRICK AND MORTAR MATCH TO BE DETERMINED.	
THANK YOU, JUSTIN MILLER ESTIMATOR	CONTRACTOR CERTIFICATION #4981 - EXPIRES 7/11/22 CONTRACTOR QUALIFIER #1064144 - EXPIRES 11/2/21
TOTAL \$15,000.00	

- Bid is valid for (30) days, unless otherwise noted.
- We actively follow and participate in the Wisconsin Lien Rights Law in order to entitle us to our lien rights. As the prime contractor, agent or management company, we want to make you aware that there could be a chance that an initial notice informing the Owner of our rights as a subcontractor may be sent out once we start our work, should we get this job. A copy of this notice would be sent to you as well for your records.
- Our obligation to perform the work described in this bid is subject to the negotiation of a mutually agreeable contract or purchase order.
- Our work is warranted for 1-year unless otherwise noted.