



Redevelopment Authority

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

Special Meeting

Final Minutes

Monday, October 28, 2024

5:30 PM

Council Chambers and Virtual

Call to Order

The meeting was called to order at 5:30 PM by Chairman Ted Penn

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

Also present: Development Services Director Daniel Lindstrom, City Attorney Tony Wachiwicz, and members of the public.

- Approval of the minutes of the September 23, 2024 Redevelopment Authority meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Julie Van Straten, Vice Chair
SECONDER:	Joe Van Deurzen, Board Member
AYES:	Carol Karls, Ted Penn, Joe Van Deurzen, Julie Van Straten
EXCUSED:	Kendall Dworak, Jerry Henrigillis, Lisa VandenAvond

- Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the RDA. §6-3(f) DPMC.

There were no public comments.

RESULT:	DISCUSSED
----------------	------------------

- Public hearing pursuant to Wis. Stat. Section 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. Section 66.1333(2m)(bm).

A. Notice of Public Hearing

Kelly Barker read the notice of public hearing, stating it was published in the Press-Times on October 4, 2024 and October 11, 2024.

RESULT:	DISCUSSED
----------------	------------------

B. Staff Presentation

Development Services Director Daniel Lindstrom provided a summary of the property at 2525 Lawrence Drive. The parcel was developed between 1992 and 2000 in the Town of Lawrence and was annexed into the City in 2002. The neighboring property, Garrity Family farm was subdivided and developed in 2019-2020 with construction of homes continuing today. Junk and debris from the family farm was removed and placed on this parcel without approval or

adequate screening. The owner administratively dissolved in 2020. The property owner has not paid taxes in over six years. Neighbors and City residents have been complaining about the eye-sore as an entry into the City. Daniel explained the Wisconsin Blight Elimination and Slum Clearance Act and the three separate findings of blight that were found are:

1. The condition and character of structures, buildings, or improvements results in conditions that are detrimental to public health, safety, morals, and welfare.
2. The tax or special assessment delinquency exceeding the fair value of the land.
3. 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.

Daniel explained that since 2010, there has been a 150% increase in outdoor storage at the site, which is not approved. The total unpaid taxes are \$318,000 and the overall value of the property is \$296,000. Joe Van Deurzen asked why the property hasn't been foreclosed on and Daniel stated that the County has chosen not to foreclose on the property at this time. He noted that the property owner listed on the tax bill was sent a certified letter, which was returned as unclaimed.

RESULT: DISCUSSED

C. Comments from the Public

Pat Kaster, Riverside Realtors addressed the RDA. She is the developer of Garrity's Glen South, which is in close proximity to this parcel. She explained that the nearby residents have complained about the parcel at 2535 Lawrence Drive and that it is an eyesore. The main complaint she gets from the tenants is regarding this property. In the winter, there is only half a road on Garroman Drive and it is hard for traffic to pass there, which is very unsafe. There were no other comments.

RESULT: DISCUSSED

D. Statement of Procedure/Next Meeting

The next step is for the RDA to hold a meeting for the blight determination. Staff noted that the RDA must schedule a meeting after a 15 day waiting period. Both the RDA and Common Council must determine blight. Ted Penn suggested holding a joint meeting with the Council on Nov 19, 2024. The meeting will likely be scheduled for 7 pm, which is right before the 7:30 Council meeting. Staff noted that they would coordinate the meeting and let the RDA members know of the exact time of the meeting.

RESULT: DISCUSSED

Adjournment

Joe VanDeurzen moved, seconded by Carol Karls, to adjourn the meeting at 5:55 pm. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker