



Redevelopment Authority

Regular Meeting

335 South Broadway
De Pere, WI 54115
www.deperewi.gov

Agenda

Monday, January 27, 2025

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 **January 27, 2025** at **5:30 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The Public or Members of the Redevelopment Authority, which may count toward an official quorum, may attend the meeting either in person in the Council Chambers or telephonically or electronically via video conferencing or other appropriate technological means. Telephonic or electronic access to the meeting is provided below:

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

OR

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

This meeting may also be rebroadcast on TV throughout the week and available on demand at <https://deperewi.portal.civicclerk.com/>.

- I. Call to Order
 1. Roll Call
 2. Approval of the minutes of the October 28, 2024 Redevelopment Authority meeting.
 3. Public Comment on Matters not on the Agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Redevelopment Authority §6-3(f) DPMC.
 4. Consideration and possible action on Resolution #RDA 25-01 in the matter of a Relocation Order for 2535 Lawrence Drive.
 5. Adjournment.

Any person wishing to attend this meeting who, because of disability, requires special

accommodations should contact the Clerk's office at 339-4050 by Noon, the previous day so that arrangements can be made.

*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



Redevelopment Authority

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

Special Meeting

Draft 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
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- 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
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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

REDEVELOPMENT AUTHORITY
RESOLUTION #RDA 25-01

IN THE MATTER OF A RELOCATION ORDER FOR 2535 LAWRENCE DRIVE

WHEREAS, the function of the City of De Pere (“City”) is to promote the health, safety and general welfare of City residents; and

WHEREAS, pursuant to Wis. Stat. § 66.1333(5)(a)3, the Redevelopment Authority has the power to acquire by condemnation any real property in the city which has been found to be blighted; and

WHEREAS, the Redevelopment Authority in Resolution No. RDA 24-01 adopted on November 19, 2024, declared the property described below to be blighted:

Lot 1, Certified Survey Map Number 5894, recorded in Volume 39, page 3, as Document Number 1690590, being part of Lot 99, Williams Grant Subdivision, in the City of De Pere, West side of Fox River, Brown County, Wisconsin, excepting therefrom that portion thereof as described in Document Number 2205755.

Parcel No.: WD-L482-1 (“Property”); and

WHEREAS, the Common Council of the City has in Resolution No. 24-96 adopted on November 19, 2024, concurred with the Redevelopment Authority’s blight determination; and

WHEREAS, the Common Council of the City has in Resolution #24-109 adopted a Resolution Authorizing the Redevelopment Authority to Acquire the Blighted Property described below; and

WHEREAS, it is a public purpose to eliminate blight; and

WHEREAS, the Redevelopment Authority needs to acquire certain property rights and interests for the foregoing purposes; and

WHEREAS, the Redevelopment Authority by this Resolution, is adopting a Relocation Order and Resolution of Necessity, with a certified survey map, attached hereto as Exhibit A, which shows all the interests in lands and interests required; and

WHEREAS, the statutory eminent domain process has a number of protections for landowners, which will be put in place by adoption of this Resolution.

NOW THEREFORE, BE IT HEREBY RESOLVED THAT:

The Redevelopment Authority hereby makes the following findings and orders, pursuant to Wis. Stat. § 32.05(1):

1. That the above WHEREAS clauses are hereby incorporated into and made a part of this Resolution.
2. That it is a public purpose to accomplish the acquisition of property declared blighted.
3. That it is necessary and a public purpose to acquire, in fee simple, the Property situated in the City of De Pere, County of Brown, and State of Wisconsin, as depicted on the certified survey map attached hereto as Exhibit A, and owned by G & G Rebuilders, Inc., a Wisconsin Corporation, and further described as follows:

Lot 1, Certified Survey Map Number 5894, recorded in Volume 39, page 3, as Document Number 1690590, being part of Lot 99, Williams Grant Subdivision, in the City of De Pere, West side of Fox River, Brown County, Wisconsin, excepting therefrom that portion thereof as described in Document Number 2205755.

Parcel No.: WD-L482-1

4. That the required fee simple interest in the Property shall be acquired in the name of the Redevelopment Authority of the City of De Pere.
5. That the acquisition of the Property is necessary to eliminate blighted conditions in their present condition and use.
6. That prior to commencing any negotiations, a comprehensive investigation of environmental conditions on the Property shall be completed. This investigation shall be conducted either by City staff or a qualified third-party environmental consultant and shall include appropriate testing to identify on-site environmental contamination. The investigation shall culminate in a detailed cost estimate for any required environmental remediation. City staff shall request permission from the owner of the Property to access the Property for these investigative purposes. If the owner of the Property denies access or fails to respond to such request, City staff shall proceed with obtaining a special inspection warrant pursuant to Wis. Stat. § 66.0119 to conduct the necessary environmental investigation.

BE IT FURTHER RESOLVED:

That the City Clerk is directed to file a copy of this Order, within 20 days after its issue, with the County Clerk of Brown County, Wisconsin, wherein the lands are located.

BE IT FURTHER RESOLVED:

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

Adopted by the Redevelopment Authority of the City of De Pere, Wisconsin, this _____ day of January, 2025.

APPROVED:

Theodore J. Penn, Chair

Ayes: _____

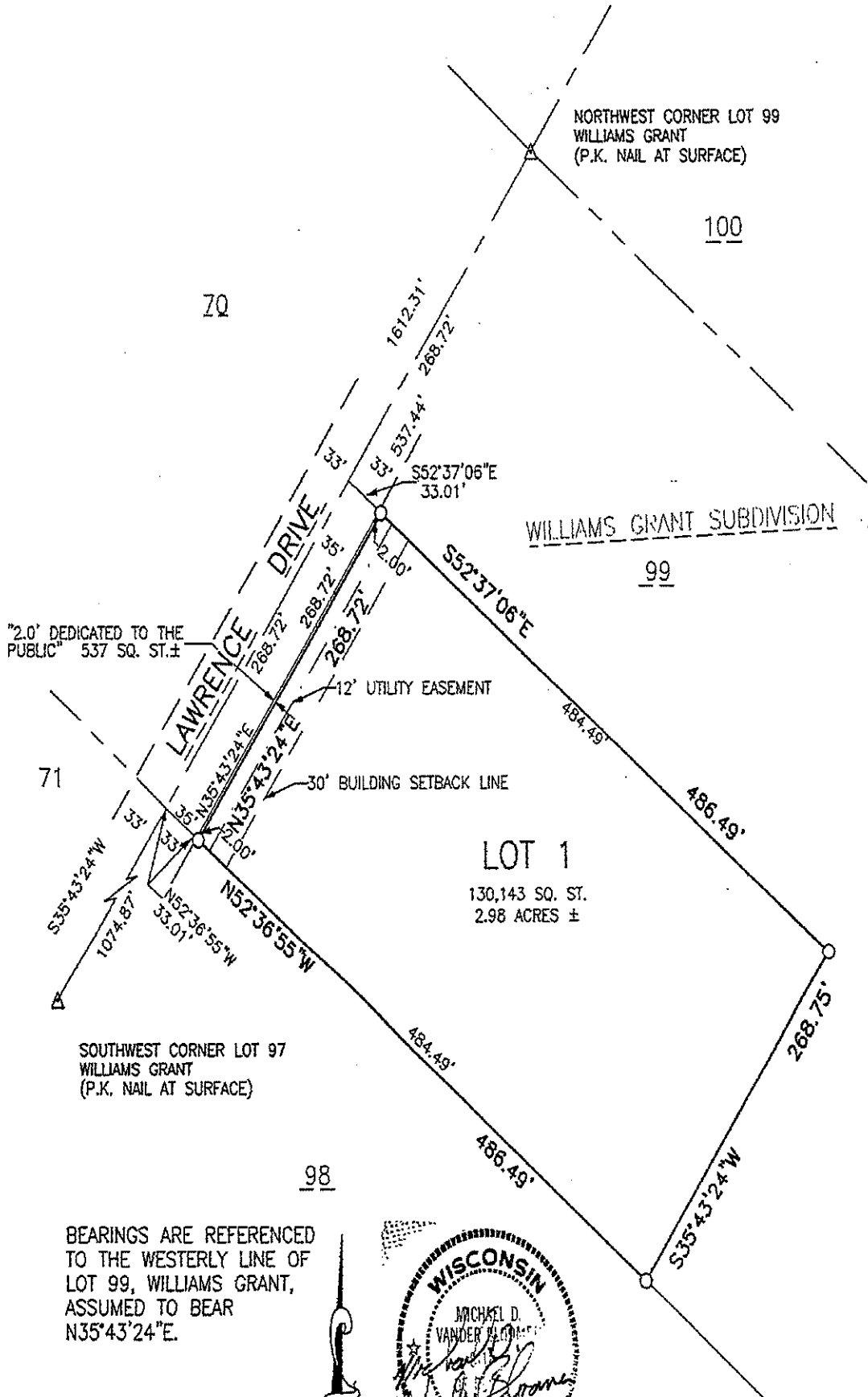
Nays: _____

1690590

5894

CERTIFIED SURVEY MAP

PART OF LOT 99, WILLIAMS GRANT SUBDIVISION, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WESTERLY LINE OF LOT 99, WILLIAMS GRANT, ASSUMED TO BEAR N35°43'24"E.

LEGEND

- ▲ Existing P.K. Nail
- Set 1" x 24" Iron Pipe weighing 1.13 lb./lin. ft.

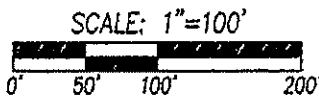
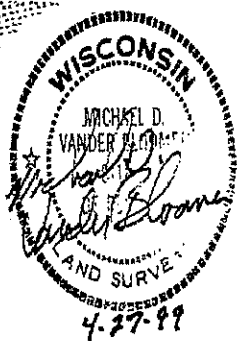


EXHIBIT
A

SURVEYOR'S CERTIFICATE

I, Michael D. Vander Bloomen, Registered Land Surveyor, do hereby certify that under the direction of Robert E. Garrity, I have surveyed, divided and mapped a parcel of land located in part of Lot 99, Williams Grant Subdivision, Town of Lawrence, Brown County, Wisconsin, described as follows:

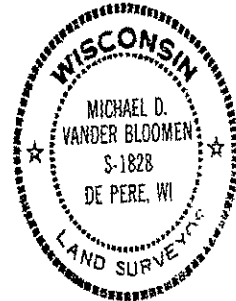
Commencing at the Northwest corner of Lot 99, Williams Grant Subdivision; thence S35°43'24"W, 268.72 feet along the Westerly line of said Lot 99; thence S52°37'06"E, 33.01 feet to the Easterly right of way line of Lawrence Drive also being the POINT OF BEGINNING; thence continuing S52°37'06"E, 486.49 feet; thence S35°43'24"W, 268.75 feet to the Southerly line of said Lot 99; thence N52°36'55"W, 486.49 feet along said Southerly line to the Easterly right of way line of Lawrence Drive; thence N35°43'24"E, 268.72 feet along said Easterly line to the POINT OF BEGINNING....said parcel contains 130,680 square feet or 3.00 acres of land more or less.

Said parcel subject to all exceptions, reservations, restrictions, conditions and easements contained in prior conveyances of record.

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

Dated this 27th day of April, 1999.

Michael D. Vander Bloomen
Michael D. Vander Bloomen, RLS #1828
ROBERT E. LEE & ASSOCIATES, INC.



RESTRICTIVE COVENANT

"The land on all side and rear lot lines shall be graded by the owner and maintained by the abutting property owners to provide for adequate drainage of surface water."

Approved by the Brown County Planning Commission this 28th day of April, 1999.

Martin Olejniczak
Martin Olejniczak, Senior Planner



1690590

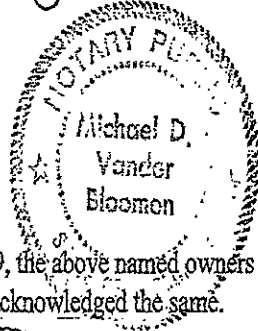
OWNERS CERTIFICATE

As owners, we the undersigned hereby certify that we caused the land described on this plat to be surveyed, divided and mapped as represented on the plat. We also certify that this plat is required by S-236.10 or S236.12 to be submitted to the following for approval or objection: TOWN OF LAWRENCE, BROWN COUNTY PLANNING, CITY OF DE PERE:

Robert E. Garrity
Robert E. Garrity

Mary E. Garrity
Mary E. Garrity

STATE OF WISCONSIN)
COUNTY OF BROWN) ss



Personally came before me this 27th day of April, 1999, the above named owners to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public Michael D. Vander Bloomen
Brown County, Wisconsin.
My commission expires: 11-17-2000



Approved by the Town Board of the Town of Lawrence this 23 day of MARCH, 1999.

Judy Benz
Judy Benz
Town Clerk

Approved for the City of De Pere Planning Department this 27th day of April, 1999.

William R. Patzke
William R. Patzke
Director of Planning

REGISTER'S OFFICE
Brown Co. Wis.
Received for record the 28th
day of April A.D. 1999
at 9:48 o'clock A.M.
and recorded in Vol. 39 of
Certified Survey Maps on Page 3

Walter Lindquist
Register of Deeds

1400