

Public Information Meeting
Alley Reconstruction –
Between Main & Fox River
From Fourth to Third

Tuesday, July 23, 2024
1:00 PM

DE PERE[®]



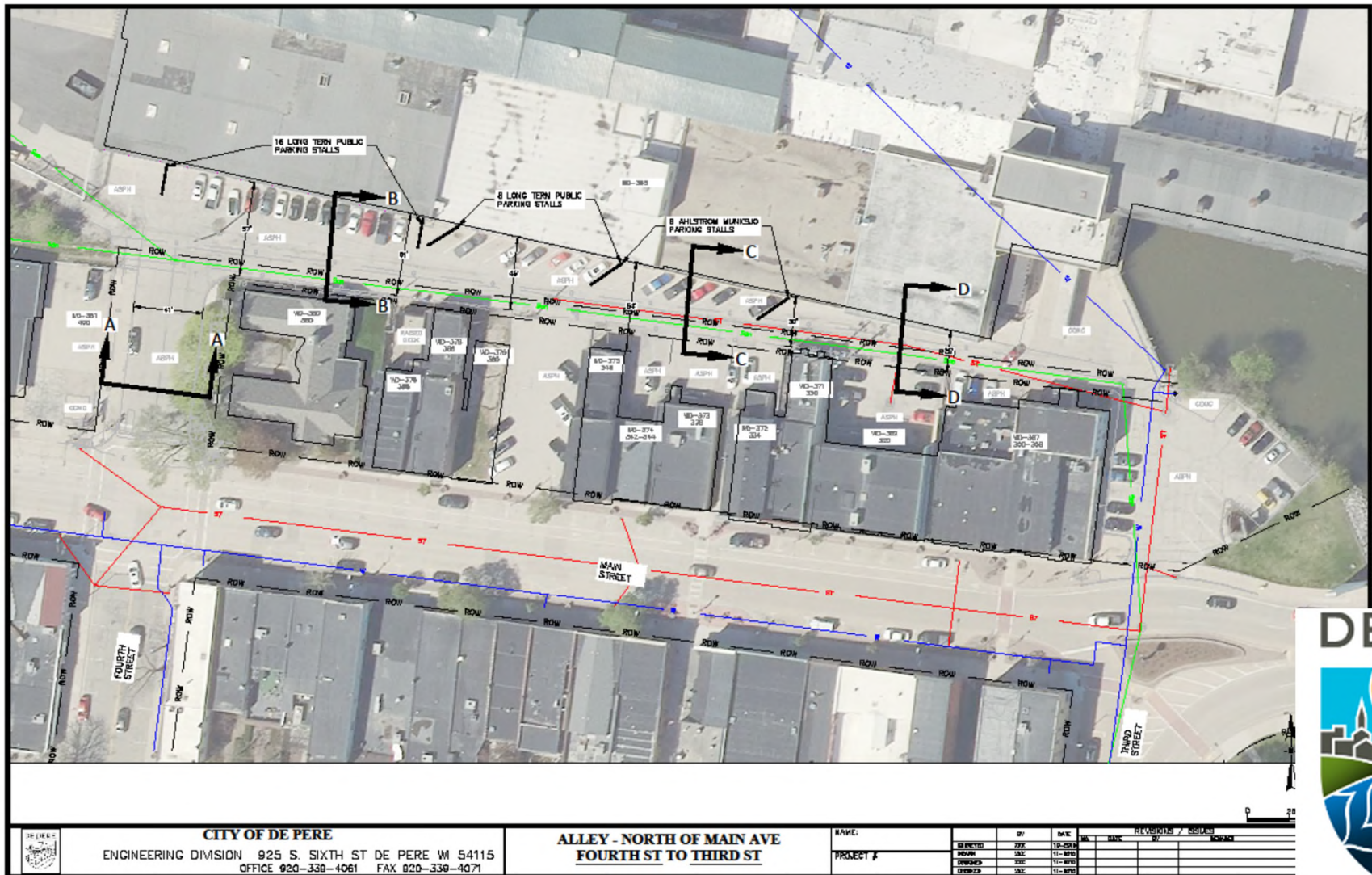
Meeting Overview

- Introductions
 - Eric Rakers - City Engineer
 - Scott Thoresen - Director of Public Works
 - Dan Lindstrom – Development Services Director
 - Quasan Shaw – Community and Economic Development Specialist
- Project Improvements and Assessments
- Project Timing and Impacts
- City Assistance and Façade Grants
- Open Discussion and Questions



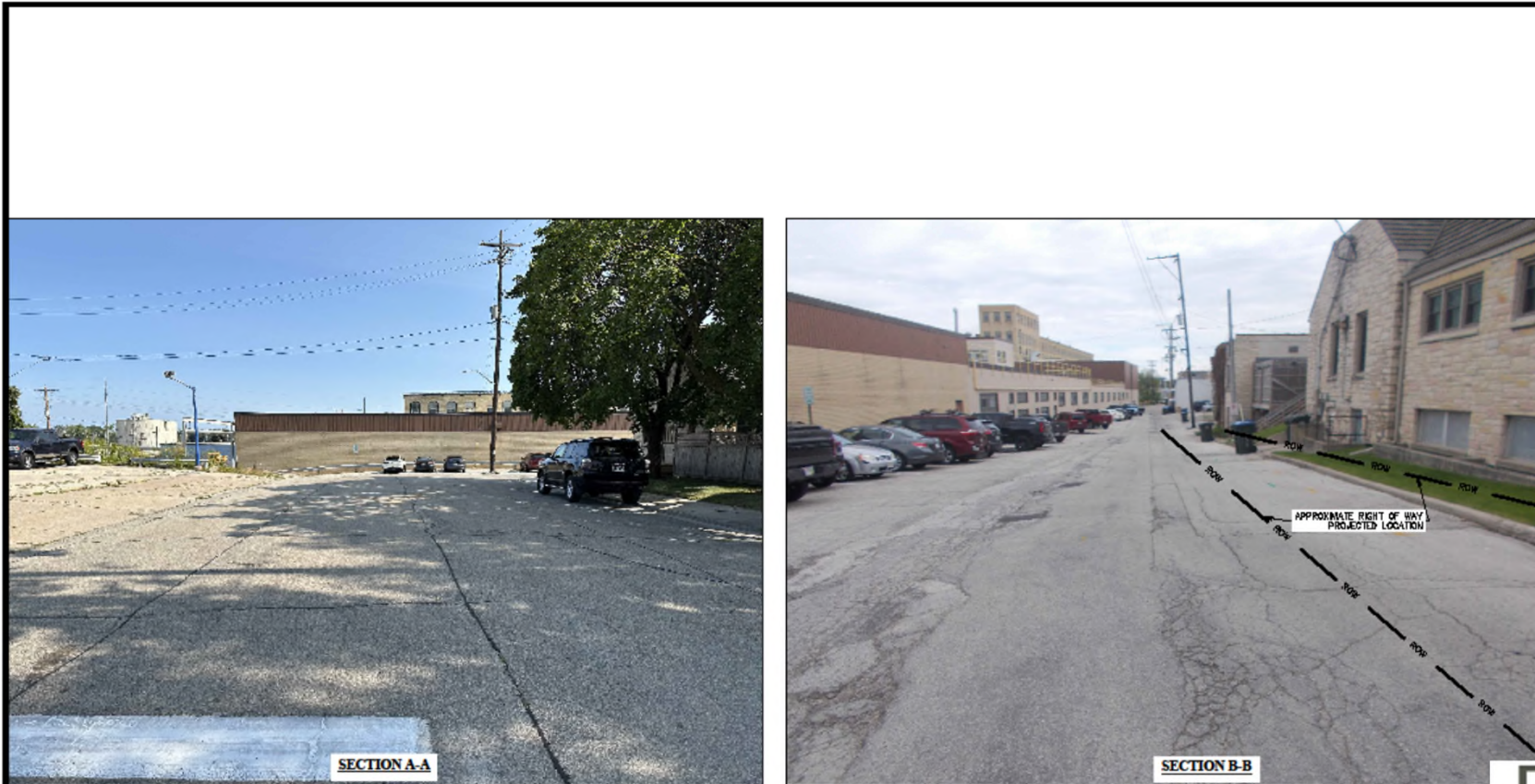
Project Improvements

- Alley Reconstruction
 - Limits and Layouts
 - Utilities – Sanitary and Storm Sewer



Project Improvements

- Existing Section



K:\proj_inform-3rd-4th\1200-CAD\21-04 Main Alley sign.dwg

DE PERE



CITY OF DE PERE
 ENGINEERING DIVISION 925 S. SIXTH ST DE PERE WI 54115
 OFFICE 920-339-4061 FAX 920-339-4071

**ALLEY - NORTH OF MAIN AVE
 FOURTH ST TO THIRD ST**

DATE	BY	REVISIONS / ISSUES
12-20-18	XXX	
11-20-18	XXX	
11-20-18	XXX	
11-20-18	XXX	

NAME: _____
 PROJECT # _____

Project Improvements

- Existing Section



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**ALLEY - NORTH OF MAIN AVE
 FOURTH ST TO THIRD ST**

NAME:	BY:	DATE:	REVISIONS / ISSUES		
PROJECT #	DESIGNED	12-08-10	NO.	DATE	BY
	DRAWN	11-08-10			
	CHECKED	11-08-10			
	IN CHARGE	11-08-10			

Assessment Information – Storm Sewer

- Special Assessments - New Storm Sewer and /or Laterals Only
- There is no assessment if you are already connected to the storm sewer.
- The storm lateral assessment will be due in full when one of the following conditions is triggered:
 - When the property connects to the newly installed storm sewer lateral.
 - When the property is transferred (sold).
 - When the property is subdivided.
 - 25 years from when the final assessment resolution is passed.
- No interest will accrue if the assessment is paid in full within 30 days from when the assessment is invoiced. After 30 days, interest will accrue for a period of 10 years.



Project Improvements

- Dumpster Enclosure Construction



Assessment Information – Dumpster Enclosure

- Similar to Nicolet Square, Marquette Square, and 400 Block Main Ave
- The City will provide dumpster enclosure
- City will administer garbage and recycling collection
- City will provide area for storage of grease containers if necessary
- Property owner may opt out if their property allows for building of enclosures per City ordinance



Assessment Information – Dumpster Enclosure

- Need to agree on location
- Enclosure will potentially require loss of parking stalls



Assessment Information – Dumpster Enclosure

- Similar to Sec. 82-12. Nicolet Square, Marquette Square, and 400 Block Main Ave Recyclable and Garbage Common Collection Service District
- Calculated annually
- 1st assessment will be on 2026 or 2027 tax bill (construction dependent)



Annual Assessment Information – Dumpster Enclosure

2024 ASSESSMENTS FOR DUMPSTER COLLECTION SERVICES

PARCEL ID	OWNER	COMMERCIAL COLLECTION RATE	FIXED MONTHLY COSTS	COMMERCIAL COLLECTION RATE MONTHLY COSTS	FIXED & COMMERCIAL COLLECTION RATE MONTHLY COSTS	2024 TOTAL ANNUAL ASSESSMENT
WD-906	PHE WI LLC	1.115	\$ 12.11	\$ 1.39	\$ 13.50	\$ 161.98
WD-907	GAVIC HOLDINGS LLC	6.770	\$ 12.11	\$ 69.85	\$ 81.96	\$ 983.53
WD-908	313 MAIN IN DE PERE LLC	1.115	\$ 12.11	\$ 1.39	\$ 13.50	\$ 161.98
WD-909	LIFE CHURCH GREEN BAY INC	6.770	\$ 12.11	\$ 69.85	\$ 81.96	\$ 983.53
WD-910	LIFE CHURCH GREEN BAY INC	1.115	\$ 12.11	\$ 1.39	\$ 13.50	\$ 161.98
WD-911	TILKENS HOLDING LLC	6.770	\$ 12.11	\$ 69.85	\$ 81.96	\$ 983.53
WD-912	NICK BROTHERS PARTNERSHIP	6.770	\$ 12.11	\$ 69.85	\$ 81.96	\$ 983.53
WD-913	MIRHASHEMI INC	6.770	\$ 12.11	\$ 69.85	\$ 81.96	\$ 983.53
WD-915	MANNING RONALD & MARY PFUTZENREUTER JT REV	1.115	\$ 12.11	\$ 1.39	\$ 13.50	\$ 161.98
WD-917	SAKS HOLDINGS LLC	6.770	\$ 12.11	\$ 69.85	\$ 81.96	\$ 983.53
WD-918	CONNECTIVE PROPERTIES LLC	1.115	\$ 12.11	\$ 1.39	\$ 13.50	\$ 161.98
WD-920	SAKS HOLDINGS LLC	6.770	\$ 12.11	\$ 69.85	\$ 81.96	\$ 983.53
WD-921	ABTS INVESTMENTS LLC	1.115	\$ 12.11	\$ 1.39	\$ 13.50	\$ 161.98
WD-922	DENNIS M & CLAUDIA D LARSON	1.115	\$ 12.11	\$ 1.39	\$ 13.50	\$ 161.98
WD-923	SAKS HOLDINGS LLC	6.770	\$ 12.11	\$ 69.85	\$ 81.96	\$ 983.53
WD-925	BLACK PUCK REALTY LLC	1.115	\$ 12.11	\$ 1.39	\$ 13.50	\$ 161.98
WD-931	AJANGO PROPERTIES LLC	1.115	\$ 12.11	\$ 1.39	\$ 13.50	\$ 161.98
ED-857	UNION HOTEL CORP	6.770	\$ 12.11	\$ 69.85	\$ 81.96	\$ 983.53
ED-850	THE LEE BUILDING CORP C/O MICHAEL L SAVOLT	6.770	\$ 12.11	\$ 69.85	\$ 81.96	\$ 983.53
ED-848	SERA K PROPERTIES LLC	1.115	\$ 12.11	\$ 1.39	\$ 13.50	\$ 161.98
ED-847	STARRY DEVELOPMENT LLC	1.115	\$ 12.11	\$ 1.39	\$ 13.50	\$ 161.98
ED-842	WADE CONARD	6.770	\$ 12.11	\$ 69.85	\$ 81.96	\$ 983.53
ED-840	THE LEE BUILDING CORP	6.770	\$ 12.11	\$ 69.85	\$ 81.96	\$ 983.53
ED-837	FIT FAMILY LLC	6.770	\$ 12.11	\$ 69.85	\$ 81.96	\$ 983.53
ED-836	FIT FAMILY LLC	1.115	\$ 12.11	\$ 1.39	\$ 13.50	\$ 161.98
WD-884	SCHLEIS PROPERTIES LLC	6.770	\$ 12.11	\$ 69.85	\$ 81.96	\$ 983.53
WD-885	LANCE & SHANNA KOLTZ	1.115	\$ 12.11	\$ 1.39	\$ 13.50	\$ 161.98
WD-886	LANCE & SHANNA KOLTZ	6.770	\$ 12.11	\$ 69.85	\$ 81.96	\$ 983.53
WD-887	FORMULATE INFINITY HOMES LLC	6.770	\$ 12.11	\$ 69.85	\$ 81.96	\$ 983.53
WD-888	417 MAIN LLC	1.115	\$ 12.11	\$ 1.39	\$ 13.50	\$ 161.98
WD-889	JAMES KROPP	6.770	\$ 12.11	\$ 69.85	\$ 81.96	\$ 983.53
WD-288	CHEDDAR HOUSE LLC	1.115	\$ 12.11	\$ 1.39	\$ 13.50	\$ 161.98



Project Timing

- Alley Reconstruction – City of De Pere – 2025-2026
- Main Avenue Utility Relay – City of De Pere – 2027
- Main Avenue Reconstruction – WisDOT - 2028

Project Vicinity



Brown County, Wisconsin

Project ID 4190-17-00/71/72
Main Ave. & Reid St., City of De Pere
3rd Street - 8th Street
WIS, Brown County

Project Location



June 2022

Source: Layer: Oracle Business Map 10000, Source: USGS, Imagery: ICESAT/CRYOSAT/ICESAT2, Data: Esri, Intel, Mapbox, OpenStreetMap contributors, and the GIS User Community

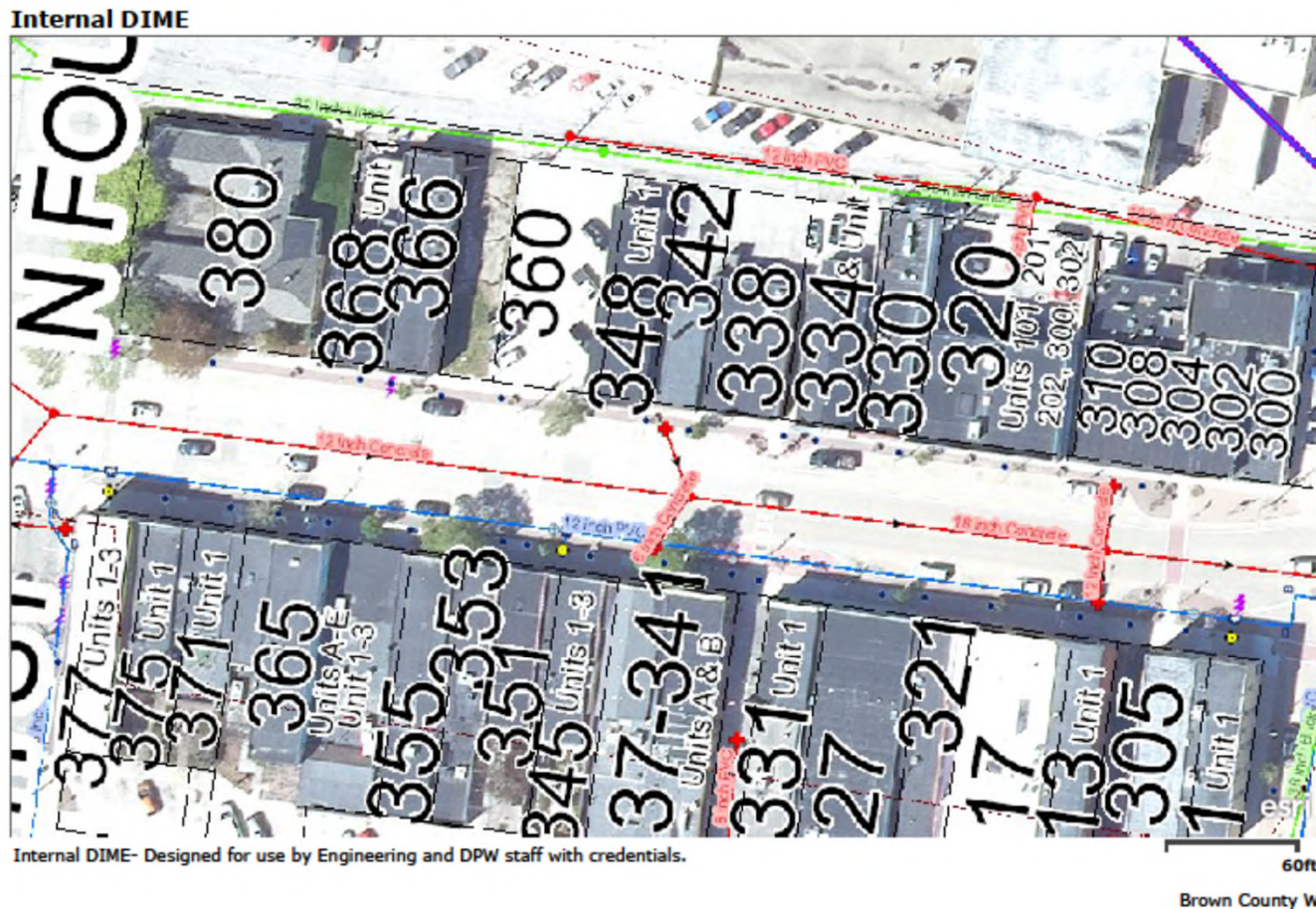


Project Timing and Impacts

- **2027 Utility Construction – City of De Pere**
 - Water Main and/or Services
 - Sanitary Laterals

ArcGIS - Internal DIME

<https://depere.maps.arcgis.com/home/webmap/print.html>



Project Timing and Impacts

- Main Avenue Reconstruction – WisDOT - 2028

Project Vicinity



Brown County, Wisconsin

Project ID 4190-17-00/71/72
Main Ave. & Reid St., City of De Pere
3rd Street - 8th Street
WIS, Brown County

Project Location



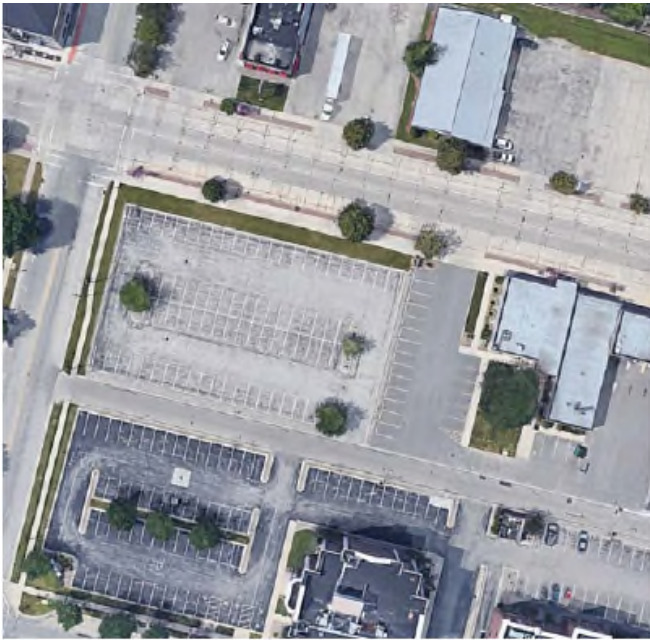
June 2022

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City of De Pere Assistance

- Brownfield Program
- Contracted with Stantec
- Provide assistance with Phase 1 and Phase 2 environmental assessments



Façade Grants

- Support the rehabilitation and renovation of exterior building facades in the downtown.
- Grant provides \$1 of City funds for \$1 of private funds for eligible expenses (100 % match)
- Grant is determined by the length of the 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



Façade Grants



Eligible & Ineligible Expenses

Eligible Expenses

1. New Windows and Doors
2. Window and Door Repair
3. Exterior Demolition
4. Exterior Construction including, electric, materials, labor.
5. Exterior Lighting
6. Pressure Washing
7. Painting
8. Roof upgrade/replacement that improves the overall building appearance.
9. Gutters/Downspouts
10. Waste Disposal
11. Decorative Awnings (no business specific graphics)
12. Contractor's Fees – Profit – Overhead directly related to exterior work

13. Permanent Exterior Site Work – Landscape, hardscape, pedestrian amenities, pergolas, etc.
14. Signage (if included as part of a more extensive façade renovation project)
15. Restoration or renovation of historical identifying features that may not be relevant to the current building use (reviewed on a case-by-case basis)
16. Other expenses as approved by the Redevelopment Authority

Ineligible Expenses

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



Project Discussion

- How do you use the alley?
- What improvements does your business/building need from this project?
- Do you anticipate back entrance access for customers?
- Do you plan to add back door seating?
- Are you planning any improvements to your property/business near the alley?



Closing

- City Contacts for Projects
 - Engineering Questions - Eric Rakers
 - 920-339-4061 (erakers@deperewi.gov)
 - Façade Grant Questions – Quasan Shaw
 - 920-339-2372 (qshaw@deperewi.gov)
 - Development Questions – Dan Lindstrom
 - 920-339-2370 (dlindstrom@deperewi.gov)
 - Dumpster Enclosure Questions – Scott Thoresen
 - 920-339-4061 (sthoresen@deperewi.gov)

