



REDEVELOPMENT AUTHORITY AGENDA

February 21, 2024 at 7:45 AM

City Hall
Conference Room 106
828 Center Avenue
Sheboygan, WI

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at (920) 459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Roll Call
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

MINUTES

5. Approval of minutes from the February 7, 2024 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on the Pipkorn Developer's agreement Ground Lease and CSM.
7. Discussion and possible action on Special Event Permit # 24 for Driftwood Bar & Grill (Christopher Crump) to use the vacant property (parcel # 59281322010) to the east of Driftwood Bar & Grill from July 2, 2024 to July 8, 2024.
8. Quarterly updates on Business Loans.

NEXT MEETING

9. TBD

ADJOURN

10. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

City Hall • Mead Public Library
Sheboygan County Administration Building • City's website

CITY OF SHEBOYGAN**REDEVELOPMENT AUTHORITY MINUTES****Wednesday, February 07, 2024**

OPENING OF MEETING

MEMBERS PRESENT: Cleo Messner, Steven Harrison, Jim Conway, Darrell Hofland, and Roberta Filicky-Peneski

MEMBERS EXCUSED: Deidre Martinez and James Owen

STAFF/OFFICIALS PRESENT: Mayor Ryan Sorenson, Finance Director Kaitlyn Krueger, Planning & Development Director Diane McGinnis-Casey, and Community Development Planner Janet Duellman

OTHERS PRESENT: Peggy and Glen Thiesenhusen (Blue Moon Studio)

1. Roll Call: Steven Harrison, Cleo Messner, Jim Conway, Darrell Hofland, Deidre Martinez, James Owen, and Roberta Filicky-Peneski
2. Call to Order

Chair Roberta Filicky-Peneski called the meeting to order.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest

No committee member had a conflict of interest.

MINUTES

5. Approval of the minutes from the January 3, 2024 meeting.

Motion by Steven Harrison, second by Jim Conway to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on Exclusive Right to Negotiate for property (parcel # 59281322016) located on South Pier.

Community Development Planner Janet Duellman explained that after the RDA approved the site plan, it was brought to our attention that the access point and layout did not allow for ambulances and fire trucks to safely access the property. The developer and his team have been made aware of the situation and are currently working on redesigning a layout that will meet the turning radius of the trucks. We are bringing forward a 90-day Exclusive Right to Negotiate for the committee to consider approving while they work on the redesign of the layout.

The committee inquired if there was other interest in the site. Janet Duellman replied that at this time, she has not received any further inquiries for this site. They discussed the time frame and if they approved the 90 day, will that allow for

construction to start this year or will it push them into next year. The committee agreed that they really want to see construction start this year.

Motion by Darrell Hofland, second by Jim Conway to approve a 60-day Exclusive Right to Negotiate. Motion carried.

7. Discussion and possible action on Blue Moon Studio LLC property located at 834 North Water Street.

Roberta Filicky-Peneski began by reading an email from City Attorney Charles Adams explaining that this item is not a Redevelopment Authority item and that it is a City of Sheboygan item. After Roberta Filicky-Peneski finished reading the email she handed the email to the owners for their records.

The Redevelopment Authority had a lengthy discussion about the monitoring well and the environmental issues from previous factories that existed on this site and the surrounding properties. Steven Harrison inquired about if the City of Sheboygan is currently names as the liable party with the DNR. Peggi Thiesenhusen stated that the City is. Steven Harrison further asked if the vacation has been completed and if the owner has the right to say no. Peggi Thiesenhusen stated that they could say no to the vacation but it would leave them with no parking and they are trying to sell the building of which parking has been a huge issue. Roberta Filicky-Peneski stated that the city didn't vacate the road right of way correctly back when it was done and it needs to be cleaned up. Darrell Hofland inquired if they could lease the property in question from the city instead of going through the vacation process and then it would stay the City's liability.

The owner requested guidance from the Redevelopment Authority on how to proceed. Mayor Ryan Sorenson stated that this is not the correct committee to hear this matter. Roberta Filicky-Peneski asked if the Public Works committee would be the right committee. City staff was unsure and was going to discuss with City Attorney Charles Adams.

The Redevelopment Authority directed Planning & Development Director Diane McGinnis-Casey to speak to City Attorney Charles Adams about the vacation of road and leasing it instead of vacating the road.

8. Quarterly update on Business Loans and budget review.

Finance Director Kaitlyn Krueger went through the year end budget with the committee.

The committee inquired if this is their only funds. Kaitlyn Krueger and Planning & Development Director Diane McGinnis-Casey explained that they are currently working on the CBDG funds to figure out how much is available for the Business Loan Program. It would appear that there is approximately \$66,000.00 in the Historic Preservation Program.

The Business Loans will be part of the February 21, 2024 agenda.

9. Discussion and possible action on Uptown Slice Business Loan job creation requirement being met.

Community Development Planner Janet Duellman explained that she has received and reviewed the documentation needed from BayLake Regional Planning Commission that Uptown Slice has met the job creation portion of their business loans.

Steven Harrison inquired does that mean that the loan is forgiven. Janet Duellman explained that the job creation is just one of the conditions of the loan. They are still required to continue to make payments until the loan is paid in full.

No action taken -just informational.

10. Discussion and possible action on Maya's Place Business Loan job creation requirement being met.

Community Development Planner Janet Duellman explained that she has received and reviewed the documentation needed from BayLake Regional Planning Commission that Maya's Place has met the job creation portion of their business loans.

No action taken -just informational.

11. Update on 639 N Commerce Street demo.

Community Development Planner Janet Duellman provided an update on the asbestos abatement and demolition schedule.

The committee inquired if they would be able to see the plans. Planning & Development Director Diane McGinnis-Casey stated that it would come back at a later date because the Redevelopment Authority has to sell the property to the developer.

NEXT MEETING

February 21, 2024

ADJOURN

13. Motion to Adjourn

Motion by Jim Conway, second by Steven Harrison to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 9:01 a.m.

Certified Survey Map

Lot 2 of Certified Survey Map recorded in Volume 27 of Certified Survey Maps on pages 211-214, as Document No. 2023968 as recorded in the Sheboygan County Register of Deeds Office, being a redivision of Lot 9 of "South Pier", being a part of the Southwest fraction of the Southeast 1/4 of Section 23 and part of Government Lot 1 of Section 26, all in Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

Surveyor's Certificate:

I, David J. Leininger, professional land surveyor, hereby certify that by the direction of Redevelopment Authority of the City of Sheboygan, that I have surveyed, divided and mapped the land shown and described hereon, being Lot 2 of Certified Survey Map recorded in Volume 27 of Certified Survey Maps on pages 211-214, as Document No. 2023968 as recorded in the Sheboygan County Register of Deeds Office, being a redivision of Lot 9 of "South Pier", being a part of the Southwest fraction of the Southeast 1/4 of Section 23 and part of Government Lot 1 of Section 26, all in Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, which is described as follows:

Lot 2 of Certified Survey Map recorded in Volume 27 of Certified Survey Maps on pages 211-214, as Document No. 2023968 as recorded in the Sheboygan County Register of Deeds Office, being a redivision of Lot 9 of "South Pier", being a part of the Southwest fraction of the Southeast 1/4 of Section 23 and part of Government Lot 1 of Section 26, all in Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and Chapter 103 - Subdivisions of the Municipal Code of the City of Sheboygan in surveying, dividing, and mapping said land, and this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 31st day of January, 2024.

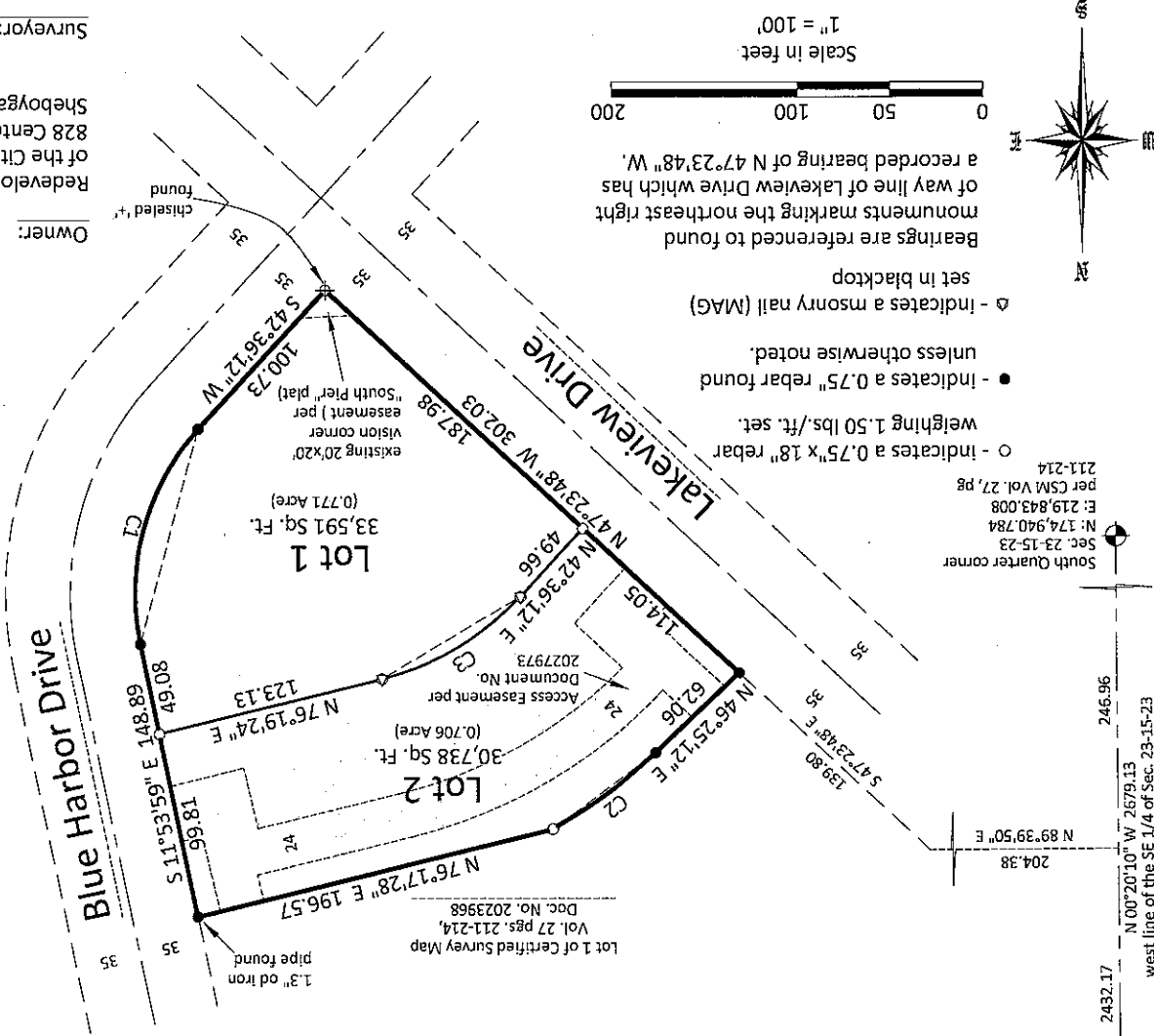
Owner:
Redevelopment Authority
of the City of Sheboygan
828 Center Ave., Suite 104
Sheboygan, WI 53081

Surveyor:

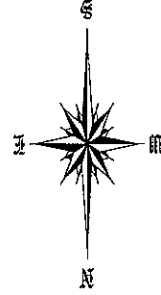
David J. Leininger
Homeland Surveying, LLC
2079 Cold Springs Rd.
Saukville, WI 53080



All electric, telephone, and communication distribution lines and laterals including CATV cables, constructed after the recording of CSM, Vol 27, pages 211-214, as Document No. 2023968 shall be placed underground.



- - indicates a 0.75"x 1.8" rebar weighing 1.50 lbs./ft. set.
 - - indicates a 0.75" rebar found unless otherwise noted.
 - ◇ - indicates a msonry nail (MAG) set in blacktop
- Bearings are referenced to found monuments marking the northeast right of way line of Lakeview Drive which has a recorded bearing of N 47°23'48" W.
- Scale in feet
1" = 100'



CURVE RADIUS	LENGTH	CHORD	CH. BEARING	DELTA	TAN BEARING-IN	TAN BEARING-OUT
C1	130.00	123.66	119.05	S 15°21'06.5" W	S 4°30'11"	S 42°36'12" W
C2	275.00	68.98	68.80	N 53°36'22.5" E	N 46°25'12" E	N 60°47'33" E
C3	149.50	87.98	86.72	N 59°27'48" E	N 42°36'12" E	N 76°19'24" E

Curve Table

This instrument was drafted by David J. Leininger, S-2285

Certified Survey Map

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City of Sheboygan - Planning & Development

This Certified Survey Map is approved for recording by the City of Sheboygan - Planning & Development Department.
Dated this _____ day of _____, 2024.

Ellise Rose, Interim Zoning Administrator

As owners of Redevelopment Authority of the City of Sheboygan, we hereby certify that we caused the land shown and described herein to be surveyed, divided, and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval:

City of Sheboygan

Roberta Fillicky-Peneski - Chairperson

Diane McGinnis-Casey - Executive Director

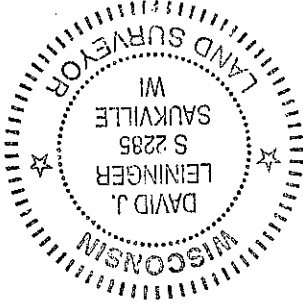
STATE OF WISCONSIN)
SHEBOYGAN COUNTY)s.s.
Personally came before me this _____ day of _____, 2024, the
above named trustee is to me known to be the same person who executed the foregoing
instrument and acknowledge the same.

(Notary Seal), Notary Public,

Wisconsin.

My commission expires _____

David J. Leininger, S-2285



Dated this 31st day of January, 2024.

This instrument was drafted by David J. Leininger, S-2285

