



# REDEVELOPMENT AUTHORITY AGENDA

**April 30, 2025 at 7:45 AM**

**City Hall - Conference Room 106, 828 Center Avenue,  
Sheboygan, WI**

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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: Roberta Filicky-Peneski, Cleo Messner, Jim Conway, Deidre Martinez, Alderperson Robert LaFave, Steven Harrison, and Darrell Hofland
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

## MINUTES

- [5.](#) Motion to approve the minutes from the April 16, 2025 meeting.

## ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and project plan update for the redevelopment of Parcel No. 59281322060.
- [7.](#) Discussion and possible action on a consent to mortgage between the Redevelopment Authority, Daniel Welsch - DBA Dumper Dan's and UnitedOne Credit Union for Parcel nos. 59281323656, 59281322035 and 59281322035.
8. Discussion and possible action regarding Parcel No. 59281106225.
9. Discussion and possible action on use of the RDA property by Down Syndrome Association of Wisconsin for the Sheboygan and Surrounding Counties Annual Mini Golf and Awareness Walk held on September 27, 2025.

## NEXT MEETING

10. To Be Determined

## ADJOURN

11. 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, April 16, 2025**

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**MEMBERS PRESENT:** Jim Conway, Cleo Messner, Roberta Filicky-Peneski, Steven Harrison, Deidre Martinez and Alderperson Robert LaFave.

**MEMBERS EXCUSED:** Darrell Hofland

**STAFF/OFFICIALS PRESENT:** City Administrator Casey Bradley, Finance Director Kaitlyn Krueger, Director of Public Works Travis Peterson, Assistant to the City Administrator Marie Foss, Kristen Fish-Peterson (Redevelopment Resources).

**OTHERS:** May Xiong (SEAR'D)

**OPENING OF MEETING**

1. Roll Call: Roberta Filicky-Peneski, Cleo Messner, Jim Conway, Deidre Martinez, Alderperson Robert LaFave and Steven Harrison.

2. Call to Order

Chair Roberta Filicky-Peneski called the meeting to order at 7:47a.m.

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. Motion to approve the minutes from the March 19, 2025 meeting.

Motion made by Alderperson Robert LaFave, second by Jim Conway to approve. Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

6. Quarterly RDA Loan Update

Finance Director Kaitlyn Krueger provided an overview of the Quarterly RDA Loan update packet.

7. Discussion and possible action on a potential business development loan for SEAR'D located at 723 New York Ave.

Presentation by May Xiong (SEAR'D) on business project.

Motion made by Jim Conway, second by Alderperson Robert LaFave to approve the business development loan application. Motion carried.

8. Discussion and possible action on Redevelopment Authority Land for land lease to the City of Sheboygan regarding Parcel Nos. **59281209431, 59281209440, 59281209450, 59281209460, 59281209470, 59281209480**

Item 5.

Motion made by Jim Conway to enter into a 1 year lease with the City, second by Deidre Martinez.  
Motion carried.

#### **NEXT MEETING**

9. May 7, 2025

#### **ADJOURN**

10. Motion to Adjourn

Motion by Deidre Martinez, second by Alderperson Robert Lafave to adjourn. Motion carried. Being no further business, the meeting was adjourned at 8:15am.

**CONSENT TO  
MORTGAGE**

Document No.

Document Title

THIS SPACE IS RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

UnitedOne Credit Union  
Attention: Sonia Acosta  
1117 S. 10<sup>th</sup> Street  
Manitowoc, WI 54220

59281323656

(Parcel Identification Number)

## CONSENT TO MORTGAGE

The Redevelopment Authority of Sheboygan, Wisconsin ("RDA") is the landlord pursuant to that certain Ground Lease executed on April 5, 2007, recorded with the Sheboygan County Register of Deeds on April 16, 2007 as Document No. 1824301 amended by Amendment No. 1 dated January 31, 2013, with respect to the real property identified on **Exhibit A**. RDA hereby consents to the Mortgage executed by Daniel Welsch – DBA Dumper Dan's in favor of UnitedOne Credit Union in the original principal amount of Three Hundred Thousand Dollars (\$300,000.00) (the "Mortgage").

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

### REDEVELOPMENT AUTHORITY OF SHEBOYGAN, WISCONSIN

By: \_\_\_\_\_,  
\_\_\_\_\_, Chair

STATE OF WISCONSIN :  
: SS.  
COUNTY OF \_\_\_\_\_ :

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, the above-named \_\_\_\_\_, known to me to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument.

\_\_\_\_\_  
\* \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission: \_\_\_\_\_

### THIS INSTRUMENT WAS DRAFTED BY:

Sonia Acosta  
UnitedOne Credit Union  
1117 S. 10<sup>th</sup> Street  
Manitowoc, WI 54220

## CONSENT

Pursuant to the undersigned's Ground Lease with the Assignor (the "Ground Lease"), executed on April 5, 2007 recorded with the Sheboygan County Register of Deeds on April 16, 2007 as Document No. 1824301 amended by Amendment No. 1 dated January 31, 2013 with respect to the real property identified on **Exhibit A**, the undersigned has provided consent to an Assignment of Ground Lease between the Assignor and the Assignee (the "Assignment"), and agrees to perform pursuant to the terms and conditions of said Ground Lease. Notwithstanding the terms of any agreements between the Assignor and Assignee, the relationship between the undersigned and Assignee shall be governed by solely by the Ground Lease.

THE REDEVELOPMENT AUTHORITY OF  
SHEBOYGAN, WISCONSIN

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF WISCONSIN                    )  
  ) ss.  
\_\_\_\_\_ COUNTY                    )

Personally came before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the above named \_\_\_\_\_ and \_\_\_\_\_, who are respectively the \_\_\_\_\_ and \_\_\_\_\_ of the Redevelopment Authority of Sheboygan, Wisconsin, the public body corporate named in and which executed the foregoing Consent, and that the seal affixed to the Consent is the corporate seal of said corporation, and that the Consent was signed and sealed on behalf of said corporation by authority of its Board of Directors; and said \_\_\_\_\_ and \_\_\_\_\_ acknowledged before me the Consent to be the free act and deed of said corporation.

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Notary Public, State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**EXHIBIT A**

Unit 6 together with said unit's undivided interest in the common elements and the exclusive use of the limited common elements appurtenant to said unit, in the Central Pier Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the state of Wisconsin, according to the declaration of condominium recorded in the office of the register of deeds on February 12, 2007, as Document No. 1819348 and any amendments and/or corrections thereto, and by its Condominium Plat and any amendments and/or corrections thereto. Said land being in the City of Sheboygan, Sheboygan County, Wisconsin.

APN: 59281323656



Document No.	<b>CONSENT TO MORTGAGE</b> Document Title
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NAME AND RETURN ADDRESS

UnitedOne Credit Union  
Attention: Sonia Acosta  
1117 S. 10<sup>th</sup> Street  
Manitowoc, WI 54220

59281322035

(Parcel Identification Number)

### CONSENT TO MORTGAGE

The Redevelopment Authority of Sheboygan, Wisconsin ("RDA") is the landlord pursuant to that certain Ground Lease executed on April 25, 2014 as evidenced by a Memorandum of Lease recorded with the Sheboygan County Register of Deeds on May 2, 2014 as Document No. 1985664 with respect to the real property identified on **Exhibit A**. RDA hereby consents to the Mortgage executed by Dan Welsch, D/B/A Dumper Dan's Charters in favor of UnitedOne Credit Union in the original principal amount of Three Hundred Thousand Dollars (\$300,000.00) (the "Mortgage").

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

### REDEVELOPMENT AUTHORITY OF SHEBOYGAN, WISCONSIN

By: \_\_\_\_\_,  
\_\_\_\_\_, Chair

STATE OF WISCONSIN :  
: SS.  
COUNTY OF \_\_\_\_\_ :

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, the above-named \_\_\_\_\_, known to me to be the persons who executed the foregoing instrument, and acknowledged that they executed the foregoing instrument.

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\* \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission: \_\_\_\_\_

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UnitedOne Credit Union  
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Manitowoc, WI 54220

## CONSENT

Pursuant to the undersigned's Ground Lease with the Assignor (the "Ground Lease"), executed on April 25, 2014, as evidence by a Memorandum of Lease recorded with the Sheboygan County Register of Deeds on May 2, 2014 as Documented No. 1985664 with regard to the real property identified on **Exhibit A**, the undersigned has provided consent to an Assignment of Ground Lease between the Assignor and the Assignee (the "Assignment"), and agrees to perform pursuant to the terms and conditions of said Ground Lease. Notwithstanding the terms of any agreements between the Assignor and Assignee, the relationship between the undersigned and Assignee shall be governed by solely by the Ground Lease.

THE REDEVELOPMENT AUTHORITY OF  
SHEBOYGAN, WISCONSIN

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF WISCONSIN                    )  
  ) ss.  
\_\_\_\_\_ COUNTY                    )

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Print Name: \_\_\_\_\_

Notary Public, State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**EXHIBIT A**

That part of Lot Two (2), according to the recorded South Pier Plat, located in Section Twenty-six (26), Township Fifteen (15) North, Range Twenty- three (23) East, in the City of Sheboygan, Sheboygan County, Wisconsin, described as follows:

Commencing at the Northwest corner of Lot Two (2) of said South Pier Plat; thence South 22 deg. 48 min. 04 sec. West along the West line of said Lot 2, 59.90 feet to the point of beginning; thence South 69 deg. 23 min. 27 sec. East 99.05 feet to the West right of way line for South Pier Drive; thence Southwesterly 56.10 feet along the arc of a curve to the right for said West right of way line having a radius of 439.00 feet and a chord bearing South 22 deg. 51 min. 19 sec. West 56.07 feet; thence North 60 deg. 41 min. 43 sec. West 99.57 feet to the West line of said Lot 2; thence North 22 deg. 48 min. 04 sec. East along the West line of said Lot 2, 41.00 feet to the point of beginning.

APN: 59281322035

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Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

### REDEVELOPMENT AUTHORITY OF SHEBOYGAN, WISCONSIN

By: \_\_\_\_\_,  
\_\_\_\_\_, Chair

STATE OF WISCONSIN :  
: SS.  
COUNTY OF \_\_\_\_\_ :

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THE REDEVELOPMENT AUTHORITY OF  
SHEBOYGAN, WISCONSIN

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

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  ) ss.  
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Print Name: \_\_\_\_\_

Notary Public, State of \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

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