

MEETING AGENDA
PLYMOUTH REDEVELOPMENT AUTHORITY
CITY OF PLYMOUTH, WISCONSIN
THURSDAY NOVEMBER 2, 2023 @ 7:30 AM

Plymouth City Hall
FIRE DEPARTMENT TRAINING ROOM
128 Smith Street
Plymouth, WI 53073

Members Present:

____ Lee Gentine
____ Donna Hahn
____ John Nelson
____ Randy Schwoerer
____ Ronna O'Toole
____ Ken Pannier

Staff:

____ Tim Blakeslee
____ Anna Voigt

Other:

The Plymouth Redevelopment Authority's mission is to serve as a catalyst for development which supports Plymouth as a welcoming place for the arts, entertainment, shopping, dining, working and living. The Authority has a particular interest in the physical revitalization of downtown Plymouth as an inviting atmosphere which encompasses not only buildings but also streetscapes, parking areas, signage, sidewalks, pedestrian lighting and green spaces including the River Walk corridor.

1. Call to order and roll call.
2. Approval of Meeting Minutes from the August 10, 2023 meeting.
3. Public Hearing – Designating Redevelopment Boundaries, Declaring need for Rehabilitation and Submitting Determinations to Common Council for Approval: RDA Project Plan #4
4. Discussion and possible action on Antoinette the Cow sign purchase and/or rehab from Marshall Signs
5. Update on Revolving Loan Fund Program
6. Brief RDA Fund Balance Update
7. Communication – Letters, E-mails, or Reports Related to the Redevelopment Authority (Staff, Chairperson, Members etc.)
8. Adjournment

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the City of Plymouth ADA Coordinator Leah Federwisch, located in the Plymouth Utilities office at 900 County Road PP, Plymouth, WI or call 920-893-3853.

OFFICAL MINUTES

PLYMOUTH REDEVELOPMENT AUTHORITY CITY OF PLYMOUTH, WISCONSIN

THURSDAY AUGUST 10, 2023

1. **Call to order and roll call:** Chairman Gentine called the meeting to order at 7:30 AM. Members present were Lee Gentine, Donna Hahn, John Nelson, Randy Schwoerer, and Ken Pannier. Tim Blakeslee, Anna Voigt, and Mary Hauser were in attendance.
2. **Approval of Meeting Minutes from the July 13, 2023 meeting:** Motion was made by Nelson/Schwoerer to approve the minutes. A unanimous aye vote was cast. Motion carried.
3. **Discussion and possible action of a pocket park in the former Strutz Financial Building Space:** Gentine reviewed all of the final bids from the potential landscapers Restoration Gardens, Landmark Landscapes, and Otter Creek Landscaping. Each of the landscapers included directions from the Board to make the park durable and relatively maintenance free, including stone mulch, lower maintenance perennials with several shade trees and hardscape walking paths, having low maintenance benches and picnic table, and adding colorful foliage. The board discussed the options. Motion was made by Nelson/Hahn approve work to be done by Otter Creek Landscaping and not to exceed \$35,000. A unanimous aye vote was made. Motion carried.
4. **Discussion and possible action on Antoinette the Cow sign purchase and/or rehab from Marshall Sign:** Gentine gave an update on Antoinette the Cow. Comments were made since the cow was being done the sign also needs an update. Motion by Nelson/Schwoerer to delay action on sign purchase and get more information on different options.
5. **Communication – Letters, E-mails, or Reports Related to the Redevelopment Authority (Staff, Chairperson, Members etc.) :** Gentine mentioned Caan's Flowers will be opening a shop in Plymouth by the end of the month. The Cheese Capital Arch is still in the works to get lighting.
6. **Adjournment:** Motion was made Schwoerer/Hahn to adjourn the meeting. A unanimous aye was cast. Motion carried.

City of Plymouth
128 Smith St. - P.O. Box 107
Plymouth, WI 53073-0107



Telephone: (920) 893-3745
Facsimile: (920) 893-0183
Web Site: plymouthgov.com

DATE: October 30, 2023

TO: RDA

FROM: Tim Blakeslee, City Administrator/Utilities Manager

RE: **Discussion on Resolution 2023-3 Approving RDA Project Plan No. 4**

Background:

The RDA must approve a Redevelopment Project Plan to identify a statement of purpose/location for applicable projects it wishes to complete. Project Plan No. 4 relates to the new pocket park project and the rehabilitation of Antonette the Cow. The RDA must review and confirm that the project plan adheres to the City's 2022 Comprehensive Plan (The Comprehensive Plan Can be found here: <https://plymouthgov.com/documents>). The full draft of RDA Project Plan #4 is included as Attachment #1. The scope of the project plan is outlined as the following:

- Parcel 59271813530 – The primary site improvement will be a development of a pocket park. The pocket park area will have plantings, several benches, ground lighting, a small walking path, an area for future artwork, and a picnic table. The total value of the project is approximately \$37,000. WPPI Energy agreed donate \$5,000 toward the project and the RDA will cover the remaining costs.
- Parcel 59271822200 – Antoinette the Cow Sculpture serves as one of the City's tourist attractions and needs to be repainted and the related informational sign needs to be rehabilitated. The last time Antoinette was fully repainted was 2004 (there may have been minor touchups in the meantime). The sign has never been rehabilitated (other than minor paint touchups). WPPI Energy agreed donate \$1,000 to the repainting effort and the RDA will cover the remaining costs.

Recommendation: Approve and recommended Resolution 2023-3 to the Common Council Approving RDA Project Plan No. 4

Attachments:

1. RDA Project Plan #4
2. Resolution 2023-3

REDEVELOPMENT AUTHORITY OF THE CITY OF
PLYMOUTH

REDEVELOPMENT PROJECT
PLAN NUMBER FOUR (NO. 4)

PLYMOUTH RDA DOWNTOWN
BEAUTIFICATION

128 SMITH STREET
PLYMOUTH, WI 53073

I. STATEMENT OF PURPOSE

The Redevelopment Authority of the City of Plymouth, Wisconsin (the “Authority”), is a redevelopment authority organized by the City of Plymouth, Wisconsin (the “City”), and existing under and pursuant to the laws of the State of Wisconsin and is authorized by Wis. Stat. § 66.1333 and 66.1335, as amended (hereinafter sometimes referred to as the “Act”), to carry out the following purposes:

- (a) Prepare redevelopment plans and carry them out within the city limits.
- (b) To enter into any contracts determined by the authority to be necessary to effectuate the purposes of Wis. Stat. § 66.1333.
- (c) To enter into contracts with redevelopers of property containing covenants, restrictions and conditions regarding the use of the property in accordance with a redevelopment or urban renewal plan, and other covenants, restrictions, and conditions that the authority considers necessary to prevent recurrence of blighted areas or to effectuate the purposes of Wis. Stat. § 66.1333.
- (d) To provide for the elimination and prevention of substandard, deteriorated, slum and blighted areas and blighted properties through redevelopment and other activities through the utilization of a Revolving Loan Fund (RLF) Program with redevelopers to carry out the purposes of Wis. Stat. § 66.1333.
- (e) To exercise other powers that may be required or necessary to effectuate the purposes of Wis. Stat. § 66.1333 in implementing the RLF Program.

With the approval of the City of Plymouth Common Council, this Project Plan shall be effective as of **November 14, 2023**. The Common Council and Authority find that the implementation of a RLF Program will provide opportunities for redevelopment within the Project Area

II. LOCATION AND BOUNDARIES OF RLF PROJECT PLAN

The geographic location of the project contemplated within the Project Plan shall be the parcel 59271813530 comprising the property at 405 1/2 E. Mill Street, Plymouth, Wisconsin 53073 and a portion of parcel 59271822200 comprising the cow sculpture at 12 S. Milwaukee Street, Plymouth, Wisconsin 53073 (the “Properties”).

The aerial photograph setting forth the physical boundaries of the Project Plan are set forth in detail on Exhibits A and B attached hereto.

III. EXISTING LAND USES AND CONDITIONS OF PROPERTIES

The properties:

- Parcel 59271813530 – The property previously included a building that was in blighted condition, had water damage, and sat in the floodway. The building was demolished in 2023. Concrete curbing was installed around the property to protect it from vehicle damage by the City of Plymouth. The remainder of the property is unused. A photograph showing the existing uses and conditions of the Property is attached hereto as Exhibit C.
- Parcel 59271822200 – The area of this property incorporated into the project plan are a signage, fencing, and historic cow sculpture. A photograph showing the existing uses and conditions of the Property is attached hereto as Exhibit D.

IV. LAND USE PLAN FOR PROPOSED USES OF THE AREA

The properties:

- Parcel 59271813530 – The 2022 Comprehensive Plan Future Land Use Map outlines the proposed usage for each parcel in the City. The Future Land Use Map outlines this parcel as parks and open space.
- Parcel 59271822200 – The 2022 Comprehensive Plan Future Land Use Map outlines the proposed usage for each parcel in the City. The Future Land Use Map outlines this parcel as communications and utilities.

V. POPULATION DENSITY

In general, Plymouth is home to 8,900 residents (2020). From 2000 to 2020, Plymouth gained 1,151 residents, which represents a 15 percent change and an average annual growth rate (AAGR) of 0.69 percent. Wisconsin’s Demographic Services Center and Wisconsin’s Department of Workforce Development also project that Plymouth’s population and regional employment will continue to grow through 2042. Ensuring Plymouth has

sufficient employers and housing to accommodate growth will be a key. The community's population base has steadily increased over the last several decades.

The population density of both project plan parcels contain no current residences. The project plan is not intended to produce additional residential density.

VI. PRESENT AND POTENTIAL ASSESSED VALUE FOR PROPERTY TAX PURPOSES (INCLUSIVE)

2022 Assessed Value:

- Parcel 59271813530 - \$0
- Parcel 59271822200 – \$199,200

The proposed project plan will not have impacted on parcel assessed value.

VII. STATEMENT OF PROPOSED SITE IMPROVEMENTS

Parcel 59271813530 – The primary site improvement will be a development of a pocket park. The pocket park area will have plantings, several benches, ground lighting, a small walking path, an area for future artwork, and a picnic table. The total value of the project is approximately \$37,000. WPPI Energy agreed donate \$5,000 toward the project and the RDA will cover the remaining costs.

Parcel 59271822200 – Antoinette the Cow Sculpture serves as one of the City's tourist attractions and needs to be repainted and the related informational sign needs to be rehabilitated. The last time Antoinette was fully repainted was 2004 (there may have been minor touchups in the meantime). The sign has never been rehabilitated (other than minor paint touchups). WPPI Energy agreed donate \$1,000 to the repainting effort and the RDA will cover the remaining costs.

VIII. STATEMENT OF UTILITY IMPROVEMENTS

This Project Plan does not contemplate any public utility improvements.

IX. STATEMENT OF FEASIBLE METHOD OF RELOCATING RESIDENTS

This Project Plan does not contemplate relocation of residents.

X. AMENDMENTS

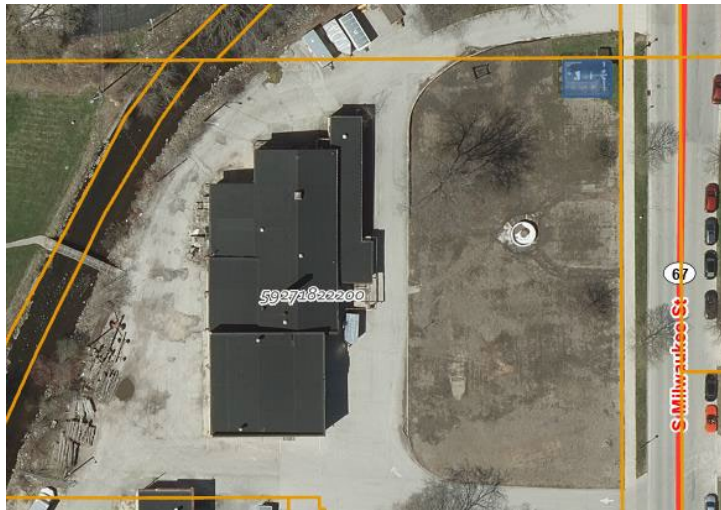
As provided by Wis. Stats. Sec. 66.1333(6)(d), this Project Plan may be amended at any time as deemed necessary by the Authority and City of Plymouth Common Council

A. EXHIBITS

A.



B.



C.



D.



REDEVELOPMENT AUTHORITY
OF THE
CITY OF PLYMOUTH, WISCONSIN

Resolution No. 2023-03

RESOLUTION ADOPTING REDEVELOPMENT PLAN #4, DESIGNATING
REDEVELOPMENT BOUNDARIES, DECLARING NEED FOR REHABILITATION AND
SUBMITTING DETERMINATIONS TO COMMON COUNCIL FOR APPROVAL

WHEREAS, the Redevelopment Authority of the City of Plymouth, Wisconsin (the “Authority”) is a Redevelopment Authority organized by the City of Plymouth, Wisconsin (the “City”) under Section 66.1333, Wisconsin Statutes (hereinafter sometimes referred to as the “Act”), and is authorized by the Act:

- (a) To acquire property necessary or incidental to an urban renewal program and to lease, sell or otherwise transfer such property to a public body or private party for use in accordance with a redevelopment plan;
- (b) To enter into contracts determined to be necessary to effectuate the purposes of the Act;
- (c) To finance its activities with the approval of the Common Council;
- (d) To enter into contracts with redevelopers of property containing covenants, restrictions and conditions regarding the use of the property in accordance with a redevelopment or urban renewal plan, and other covenants, restrictions and conditions that the authority considers necessary to prevent a recurrent of blighted area or to effectuate the purposes of the Act;
- (e) To mortgage or otherwise encumber or dispose of any of the property within the Project Area;
- (f) To otherwise exercise any of the powers conveyed under the Act; and

WHEREAS, the Authority designates the boundaries of the project area of the Redevelopment Plan as 405 1/2 East Mill Street, Plymouth, Wisconsin (Parcel A), and a portion of 12 South Milwaukee Street, Plymouth, Wisconsin (Parcel B) and described in Exhibit A and shown on Exhibit B, both attached hereto, (collectively the “Project Area” or the “Property”); and

WHEREAS, the Authority has prepared a Redevelopment Plan for the Project Area in accordance with the Act and upon approval of this resolution will forward such Redevelopment Plan to the Common Council for consideration and approval; and

WHEREAS, the Authority has determined the Project Area is a blighted area in need of rehabilitation and blight elimination in accordance with the Act; and

WHEREAS, the Authority held a public hearing on November 2, 2023 in accordance with the Act; and

WHEREAS, the Notice of Public Hearing regarding the proposed Redevelopment Plan was published in the official newspaper of the City of Plymouth, Wisconsin, as a Class 2 notice with the last insertion published at least 10 days before the date set for hearing as required by law; and

WHEREAS, the Notice of Public Hearing and Redevelopment Plan was received by the owners of Parcel A (City of Plymouth) and Parcel B (Gerard R. Thompson, Estate of); and

WHEREAS, the owner of Parcel A (City of Plymouth) is a willing seller; and

WHEREAS, the owner of Parcel B (Gerard R. Thompson, Estate of) is willing to allow repair work to be completed on Antoinette the Cow Sculpture (Antoinette) located on Parcel B; and

WHEREAS, the Authority has found that the Redevelopment Plan is feasible and is in conformity with the Comprehensive Plan and city zoning of the City of Plymouth in accordance with the Act; and

WHEREAS, the Authority intends to undertake discussions and negotiations relating to the possible development of Parcel A as a pocket park and repaint Antoinette on Parcel B (the “Development”); and

WHEREAS, the Authority may seek financing for certain improvements to the Project Area which would require approval by the Common Council; and

WHEREAS, the proposed use of the property is consistent with the Redevelopment Plan, Comprehensive Plan, and city zoning.

NOW, THEREFORE, BE IT RESOLVED by the Authority that:

1. Findings and Determinations. It has been found and determined and is hereby declared:
 - (a) That the Development constitutes a “redevelopment project” within the meaning of the Act;
 - (b) That Development in the Project Area is consistent with and in furtherance of the public purposes, plans, and objectives set forth in the Redevelopment Plan; and
 - (c) That the Development of Parcel A and repainting in Parcel B would act as an inducement for further development and improvements in the City of Plymouth,

thereby making more likely the accomplishment of the public purpose objectives set forth in the Act.

2. Approval of the Redevelopment Plan. The Authority does hereby approve the Redevelopment Plan for the Project Area and forwards such plan to the Common Council for final approval.
3. General Authorizations. The Chairperson and the Executive Director and the appropriate officials of the Authority, in accordance with their assigned responsibilities are hereby each authorized to execute, deliver, publish, file and record such other documents, instruments, notices and records and to take such other actions as shall be necessary or desirable to accomplish the purposes of this Resolution upon approval of the Redevelopment Plan by the Common Council. In the event that said officers shall be unable by reason of death, disability, absence or vacancy of office to perform in timely fashion any of the duties specified herein, such duties shall be performed by the officer or official succeeding to such duties in accordance with law and the rules of the Authority. Any actions taken by the Chairperson and the Executive Director consistent with this Resolution are hereby ratified and confirmed.
4. Resolution a Contract. No change or alteration of any kind in the provisions of this Resolution may be made except as provided herein.
5. Conflicting Resolutions, Ordinances, Severability, and Effective Date. All prior Authority resolutions, rules or other actions of the Authority or any parts thereof in conflict with the provisions hereof shall be and the same are hereby rescinded insofar as they may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The appropriate officers and agents of the Authority are hereby directed and authorized to do all acts and execute and deliver all documents as may be necessary and convenient to effectuate the actions contemplated by this Resolution. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law and this resolution.

Adopted and approved this 2nd day of November, 2023.

REDEVELOPMENT AUTHORITY OF
THE CITY OF PLYMOUTH, WISCONSIN

RDA Chairperson/President

Executive Director/Secretary

CERTIFICATION BY EXECUTIVE DIRECTOR/SECRETARY

I, Timothy Blakeslee, being first duly sworn, hereby certify that I am the duly qualified and acting Executive Director/Secretary of the Redevelopment Authority of the City of Plymouth, Wisconsin (the "Authority"), and as such I have in my possession, or have access to, the complete corporate records of the Authority and of its Commission; that I have carefully compared the transcript attached hereto with the aforesaid records and that said transcript attached hereto is a true, correct and complete copy of all the records in relation to the adoption of Resolution No. 2023-03 RDA entitled RESOLUTION ADOPTING REDEVELOPMENT PLAN #4, DESIGNATING REDEVELOPMENT BOUNDARIES, DECLARING NEED FOR REHABILITATION AND SUBMITTING DETERMINATIONS TO THE COMMON COUNCIL FOR APPROVAL. I hereby further certify as follows:

1. Said Resolution was considered for adoption by the Commissioners of the Authority at a meeting held at City of Plymouth City Hall, 128 Smith Street, Plymouth, Wisconsin 53073, on November 2, 2023, after holding a public hearing. Said meeting was a regular meeting of the Commissioners and was held in open session.
2. Said Resolution was on the agenda for said meeting and public notice thereof was given not less than twenty-four (24) hours prior to the commencement of said meeting in compliance with Wis. Stat. § 19.84, including, without limitation, by posting on the bulletin board in the City Hall, by notice to those news media who have filed a written request for notice of meetings, and by notice to the official newspaper of the City of Plymouth.
3. Said meeting was called to order by Lee Gentine who chaired the meeting. Upon roll, I noted and recorded that the following Commissioners were present:

_____	_____
_____	_____
_____	_____

And the following Commissioners were absent:

_____	_____
_____	_____

I noted and recorded that a quorum was present. Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was said Resolution, which was introduced, and its adoption was moved by _____ and seconded by _____. Following discussion and after all Commissioners who desired to do so had expressed their views for or against said Resolution, the question was called, and upon roll being called and the continued presence of a quorum being noted, the recorded vote was as follows:

AYE:

_____	_____
_____	_____
_____	_____
_____	_____

NAY:

_____	_____
_____	_____

ABSTAINED:

_____	_____
_____	_____

Whereupon the meeting chairperson declared said Resolution adopted, and I so recorded it.

I have signed my name of the Authority hereto on this 2nd day of November, 2023.

Timothy Blakeslee, Executive Director/Secretary

EXHIBIT A

DESCRIPTION OF PROPERTY

Parcel A:

Parcel Number: 59271813530
Situs Address: 405 1/2 E. MILL ST.

QUIT QUI OC E 22' OF LOT 15 BLK 4, ALSO STRIP 4" E & W BY 32' N & S LOCATED ON W LN OF LOT 14 BLK 4, & S OF SW COR OF WHAT IS KNOWN AS THE TIMM BLDG AS DESC IN VOL 326 P 35/6 OF DEEDS ALSO COM AT SE COR OF SD LOT 15, TH S 4 DEG 00' E ALONG E LINE OF LOT 15 EXTENDED, 3.3', TH S 86 DEG 00' W 22', TH N 4 DEG 00' W 5' TO S LINE OF SD LOT 15, TH E 22.05' TO BEG, BEING PRT LOT 55 APPLETON'S ADD, EXC COM AT NE COR SD LOT 15 BLK 4, TH S 86 DEG W 22' ALG N LN SD LOT 15, S 4 DEG E 103.40' TO N WALL LAUER'S BEER DEPOT, N 86 DEG

Parcel B:

Parcel Number: 59271822200
Situs Address: 12 S. MILWAUKEE ST.

PRT NE NE, SEC 28, COM IN W LN OF MILWAUKEE ST 33' M/L W OF NE COR, SD SEC, TH S ALG ST 263.5' M/L, W 164' TO E LN OF ALLEY, N 16', W 3', N 6.5', W W 106.5', CONT N 89 DEG 30' W 85' M/L TO CEN LN OF MULLET RIV, NELY ALG CEN OF RIV TO N LN SEC 28, TH E TO BEG.

EXHIBIT B

PROPERTY LOCATION

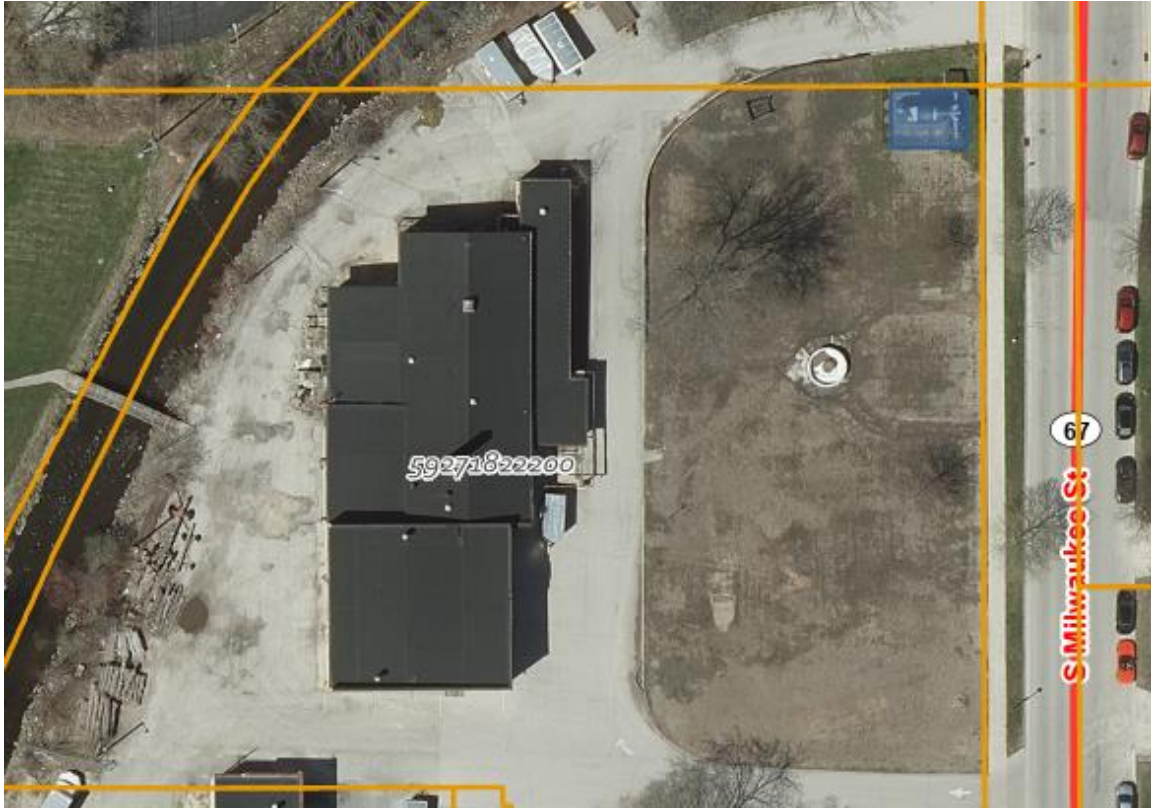
Parcel A:

Parcel Number: 59271813530
Situs Address: 405 1/2 E. MILL ST.



Parcel B:

Parcel Number: 59271822200
Situs Address: 12 S. MILWAUKEE ST.



City of Plymouth
128 Smith St. - P.O. Box 107
Plymouth, WI 53073-0107



Telephone: (920) 893-3745
Facsimile: (920) 893-0183
Web Site: plymouthgov.com

DATE: October 30, 2023

TO: RDA

FROM: Tim Blakeslee, City Administrator/Utilities Manager

RE: Discussion and possible action on Antoinette the Cow sign purchase and/or rehab from Marshall Sign with RDA funding to support the project.

Background: Antoinette the Cow serves as one of the City's tourist attractions. It is currently scheduled to be repainted this year. The sign in-front of Antoinette the Cow is also in poor condition. A quote with various options to restore the sign was obtained from Marshall Sign (Attached). Staff recommends reviewing the quotes from Marshall Sign and providing a recommendation. This is part of RDA Project Plan No. 4

Recommendation: Possible action on Antoinette the Cow sign purchase and/or rehab from Marshall Sign with RDA funding to support the project.

From: "Jim Marshall" <marshallsign@wi.rr.com>
Subject: Antoinette Sign - Marshall Sign (3) Budget Options
Date: August 7, 2023 at 6:44:30 AM CDT
To: "Lee Gentine" <leegentine@wi.rr.com>
Cc: "Marshall Sign Co." <marshallsign@wi.rr.com>

Hi Lee~

Some Budget Options:

New Carved Composite Sign with New Posts & Structural Supports as Needed: \$7,500

Carved Sign Mounted to Existing Sign Face & Structure: \$4,000

Aluminum Sign Panel Overlay with Vinyl Graphics: \$2,500

Sincerely,

Jim Marshall | Owner

P: 920-526-3100

Cell: 920-980-1627

Design Office: 920-526-3030

E-mail: marshallsign@wi.rr.com

Web Page: www.marshallsign.com

MAILING ADDRESS:

W6415 Oak View Lane

Plymouth, WI 53073-3937

DESIGN, FABRICATION, & SHIPPING ADDRESS:

220 Young Street

Glenbeulah, WI 53023