

**\*\*\*ATTACHMENTS\*\*\***

**CITY OF SHEBOYGAN**

**REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION**

---

**ITEM DESCRIPTION:** Discussion and possible action on offer to purchase 916, 918, 920, and 932 Indiana Avenue from New Summits, LLC for redevelopment purposes.

---

**REPORT PREPARED BY:** Chad Pelishek, Director of Planning & Development

---

**REPORT DATE:** May 15, 2017

**MEETING DATE:** May 17, 2017

---

**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

Budget Line Item: 295-61100-611100  
Budget Summary: Redevelopment Authority  
Fund- Land  
Budgeted Expenditure: \$0  
Budgeted Revenue: N/A

Wisconsin Statutes: N/A  
Municipal Code: N/A

---

**BACKGROUND / ANALYSIS:**

The Indiana Avenue Corridor has been identified as a key redevelopment area for the City. Recently, the Redevelopment Authority closed on the purchase of the property known as the Koepsell property. The acquisition of the four existing vacant buildings will assist in the efforts to revitalize this corridor. The offer to purchase includes the following buildings:

- 916 Indiana Avenue for \$47,000
- 918 Indiana Avenue for \$40,000
- 920 Indiana Avenue for \$105,000
- 932 Indiana Avenue for 58,000
- Total for all four blighted, vacant properties: \$250,000

**STAFF COMMENTS:**

City staff has identified these properties as key to future revitalization of this district. The property purchases were budgeted in the City's 2017 budget, therefore staff recommends approval. City staff will request a transfer of appropriations through the Common Council of \$250,000 from the Capital Project Fund- Land to the Redevelopment Authority Fund- Land.

**ACTION REQUESTED:**

Motion to approve the purchase of the four properties, 916, 918, 920 and 932 Indiana Avenue for \$250,000 and directs the City Attorney's office to prepare property closing paperwork on behalf of the Redevelopment Authority

**ATTACHMENTS:**

- I. Offer to purchase for \$250,000 from New Summits, LLC.



**CITY OF SHEBOYGAN**

**REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION**

---

**ITEM DESCRIPTION:** Discussion and possible action on offer to purchase 926 Indiana Avenue from New Summits, LLC for redevelopment purposes.

---

**REPORT PREPARED BY:** Chad Pelishek, Director of Planning & Development

---

**REPORT DATE:** May 15, 2017

**MEETING DATE:** May 17, 2017

---

**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

Budget Line Item: 295-61100-611100  
Budget Summary: Redevelopment Authority  
Fund- Land  
Budgeted Expenditure: \$0  
Budgeted Revenue: N/A

Wisconsin Statutes: N/A  
Municipal Code: N/A

---

**BACKGROUND / ANALYSIS:**

The Indiana Avenue Corridor has been identified as a key redevelopment area for the City. Recently, the Redevelopment Authority closed on the purchase of the property known as the Koepsell property. The acquisition of this property will occur directly from the current owner of the property for \$145,000 and a \$3,500 credit for a vacant building prior to closing.

**STAFF COMMENTS:**

City staff has identified these properties as key to future revitalization of this district. The property purchases were budgeted in the City's 2017 budget, therefore staff recommends approval. City staff will request a transfer of appropriations to the Common Council of \$250,000 from the Capital Project Fund- Land to the Redevelopment Authority Fund- Land.

**ACTION REQUESTED:**

Motion to approve the purchase of 926 Indiana Avenue for up to \$148,500 and direct the City Attorney's office to prepare property closing paperwork on behalf of the Redevelopment Authority.

**ATTACHMENTS:**

- I. None



## Memo

**To:** Chad D. Pelishek  
City of Sheboygan

**From:** Steven R. Hemsing  
Sparky's Hot Dog Stands

**Date:** May 5, 2017

**Subject:** Sparky's Hot Dog Stand / South Pier

---

Chad, I would like to be put on the agenda for the next Redevelopment Authority meeting for approval of my use permit request to locate Sparky's Hot Dog push car intermittently on South Pier. I trust you will inform me of the time and location of the meeting.

Thank you,

Steven R, Hemsing  
Sparky's Hot Dog Stands  
Sparky's Services, LLC  
P.O. Box 51  
Sheboygan, WI 53082-0051  
920.457.8383  
920.912.8383  
sparkyshotdogs@gmail.com  
facebook.com/sparkyshotdogs

**SPARKY'S SERVICES, LLC**  
**P.O. Box 51 Sheboygan, WI 53082-0051 920.457.8383**  
**sparkyshotdogs@gmail.com facebook.com/sparkyshotdogs**



**CITY OF SHEBOYGAN**

**REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION**

---

**ITEM DESCRIPTION:** Discussion and possible action on request from Sparky's to sell hotdogs on South Pier.

---

**REPORT PREPARED BY:** Chad Pelishek, Director of Planning & Development

---

**REPORT DATE:** May 15, 2017

**MEETING DATE:** May 17, 2017

---

**FISCAL SUMMARY:**

Budget Line Item: N/A  
Budget Summary: N/A  
Budgeted Expenditure: N/A  
Budgeted Revenue: N/A

**STATUTORY REFERENCE:**

Wisconsin Statutes: N/A  
Municipal Code: N/A

---

**BACKGROUND / ANALYSIS:**

The Redevelopment Authority has accepted this request during the 2016 season. No complaints were received as a result of the last year's activities.

**STAFF COMMENTS:**

City staff recommends approval for the 2017 season.

**ACTION REQUESTED:**

Motion to approve the request from Sparky's to sell hotdogs on South Pier contingent upon one-time payment of \$50.00, hold harmless agreement and certificate of insurance.

**ATTACHMENTS:**

- I. Letter from Sparky's dated May 5, 2017.