

MEETING AGENDA
PLYMOUTH REDEVELOPMENT AUTHORITY
CITY OF PLYMOUTH, WISCONSIN

THURSDAY, APRIL 30, 2026 @ 8:30 AM

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

Members Present:

Lee Gentine
 Donna Hahn
 John Nelson
 Ronna O'Toole
 Ken Pannier
 Carole O'Malley
 Mike Penkwitz

Staff:

Tim Blakeslee
 Anna Voigt
 Jack Johnston

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 March 5, 2026 meeting
3. Brief RDA Fund Balance Update & Active RLF Loans
4. Discussion on RDA Project Plan #5 regarding Downtown Dog Park Beautification
5. Communication – Letters, E-mails, or Reports Related to the Redevelopment Authority (Staff, Chairperson, Members etc.)
6. 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.

**PLYMOUTH REDEVELOPMENT AUTHORITY
CITY OF PLYMOUTH, WISCONSIN**

THURSDAY, MARCH 5, 2026 @ 8:30 AM

UNOFFICIAL MINUTES

1. **Call to order and roll call:** Chairman Gentine called the meeting to order at 8:30 AM. Members present were Lee Gentine, Donna Hahn, John Nelson, Ronna O'Toole, Ken Pannier, Carole O'Malley, and Mike Penkwitz. Staff present were: Tim Blakeslee, Jack Johnston and Anna Voigt.
2. **Approval of Meeting Minutes from the November 25, 2025 meeting:** Motion was made by Nelson/O'Malley to approve the minutes from November 25, 2025.
3. **Brief RDA Fund Balance Update & Active RLF Loans:** Blakeslee went over the RDA Fund Balance and the Active RLF Loans.
4. **Discussion and Possible Action on Sign & Façade Grant Program:** Blakeslee explained that the Sign and Façade Grant are currently only available for businesses located in Downtown Plymouth. A request has been made by a small business located outside the downtown area to expand eligibility beyond Downtown Plymouth. Motion was made by Hahn/O'Toole to authorize grant eligibility outside the Downtown Plymouth area, with all such requests subject to formal RDA approval. Everyone voted aye, O'Malley abstained. Motion carried.
5. **Discussion on potential participation in Downtown Dog Park Project:** Blakeslee explained that the Plymouth Advancement Association has been working on a Dog Park Improvement Project at Stayer Park. Blakeslee asked the RDA if they have an interest in supporting the project including potential funding. The committee agreed to have staff come back with additional information and a proposed project plan for consideration.
6. **Communication – Letters, E-mails, or Reports Related to the Redevelopment Authority (Staff, Chairperson, Members etc.):** None
7. **Adjournment:** Motion was made by Nelson/Hahn to adjourn the meeting. A unanimous aye vote was cast. Motion carried.



DATE: April 28, 2026

TO: RDA

FROM: Tim Blakeslee, City Administrator/Utilities Manager
Jack Johnston, Assistant City Administrator/Community Development Director

RE: Discussion on RDA Project Plan #5 regarding Downtown Dog Park Beautification

Background:

In March of 2026, the RDA discussed the possibility of providing support for the Plymouth Advancement Association (PAA) downtown dog park beautification project. At that time, the general consensus was for city staff to prepare a formal RDA project plan for this item and bring it back to the RDA to consider.

Since that time, the PAA has presented the plans for the park and scope to the Common Council and received positive feedback. The current plan includes extending the dog park slightly to the east, bringing water for a human and dog water fountain, a new pavilion, decorative brick pavers, new fencing, new landscaping including trees, shrubbery, and the installation of engineered wood fiber for the ground surface, etc. The estimated cost of this project is \$195,000. PAA is heading the fundraising effort for this project and hopes to break ground on it later this year.

Project Plan:

Staff has prepared Project Plan #5 for the downtown dog park project and it is included in the packet materials for review. Staff has proposed an allocation of \$30,000 from the RDA general fund to support this project. As of April 27, the RDA fund balance is at \$130,845.80. At the meeting, the RDA may propose adjustments to the proposed funding level and staff will make adjustments to the project plan prior to final adoption.

Renderings and Specs:

Staff has provided renderings and specs of the dog park provided by PAA to the City in January of 2026. It should be noted that some of the general specs may be tweaked as PAA receives bids for the project. RDA Chair Gentine can provide some updates at the meeting on that process.

Recommendation:

Staff requests the RDA review the draft project plan and the allocated amount of \$30,000 for the dog park project, and make adjustments as needed. If the RDA is comfortable with the project plan as presented, staff would prepare a formal resolution for the RDA to consider at a future meeting approving the project plan. The resolution would need to meet class 2 public noticing requirements. After that, it would be placed on a Common Council agenda to consider approval of the project plan

Attachments:

1. RDA Project Plan #5 & Exhibits
2. Dog Park Renderings and General Specs

REDEVELOPMENT AUTHORITY OF THE CITY OF
PLYMOUTH

REDEVELOPMENT PROJECT
PLAN NUMBER FIVE (NO. 5)

PLYMOUTH RDA DOWNTOWN DOG
PARK 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 May 28, 2026. The Common Council and Authority find that the implementation of a new dog park is a 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 59271803830 comprising a part of the property at 39 Stafford Street, Plymouth, Wisconsin 53073 commonly known as Stayer Junior Park (the “Property”).

The aerial photograph and overlay of the proposed project setting forth the physical boundaries of the Project Plan are set forth in detail on Exhibit A. An aerial photograph of the entirety of parcel 59271803830 including an overlay of the physical boundaries of the Project Plan are set forth in detail on Exhibit B and attached hereto.

III. EXISTING LAND USES AND CONDITIONS OF PROPERTIES

The property:

- Parcel 59271803830 – The property contains a portion of Stayer Junior Park including the existing bandshell, a portion of the East Stafford Street public parking lot, and the existing public dog park. The rest of the park, including the playground and additional public parking are located on a separate parcel. photograph showing the existing uses and conditions of the Property is attached hereto as Exhibit C.

IV. LAND USE PLAN FOR PROPOSED USES OF THE AREA

The property:

- Parcel 59271803830 – 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 commercial. The Existing Land Use Map outlines this parcel as Natural Areas.

Note: This parcel will be considered for a Comprehensive Plan amendment at a future Plan Commission meeting to redesignate its designation on the Future Land Use Map as Parks & Open Space.

V. POPULATION DENSITY

In general, Plymouth is home to approximately 8,932 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 contains 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)

2025 Assessed Value:

- Parcel 59271803830 - \$0

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

VII. STATEMENT OF PROPOSED SITE IMPROVEMENTS

Parcel 59271803830 – The primary site improvement will be the redevelopment and beautification of the existing dog park. The dog park footprint will expand to the west and include a new overhead shelter, a municipal water supply for dogs and humans, decorative brick pavers, a walkway, benches, picnic tables, fresh landscaping including mature trees and bushes, a new fence, etc. The total value of the project is approximately \$195,000. The Plymouth Advancement Association (PAA) is responsible for the majority of the fundraising and installation of these improvements. The Plymouth Redevelopment Authority (RDA) is pledging \$30,000 to help finance this project.

VIII. STATEMENT OF UTILITY IMPROVEMENTS

This Project Plan will include a municipal water connection to service a water fountain in the park that will be suited for both dogs and humans. The shelter will also have some security lighting installed.

IX. STATEMENT OF FEASIBLE METHOD OF RELOCATING RESIDENTS

This Project Plan does not contemplate relocation of residents.

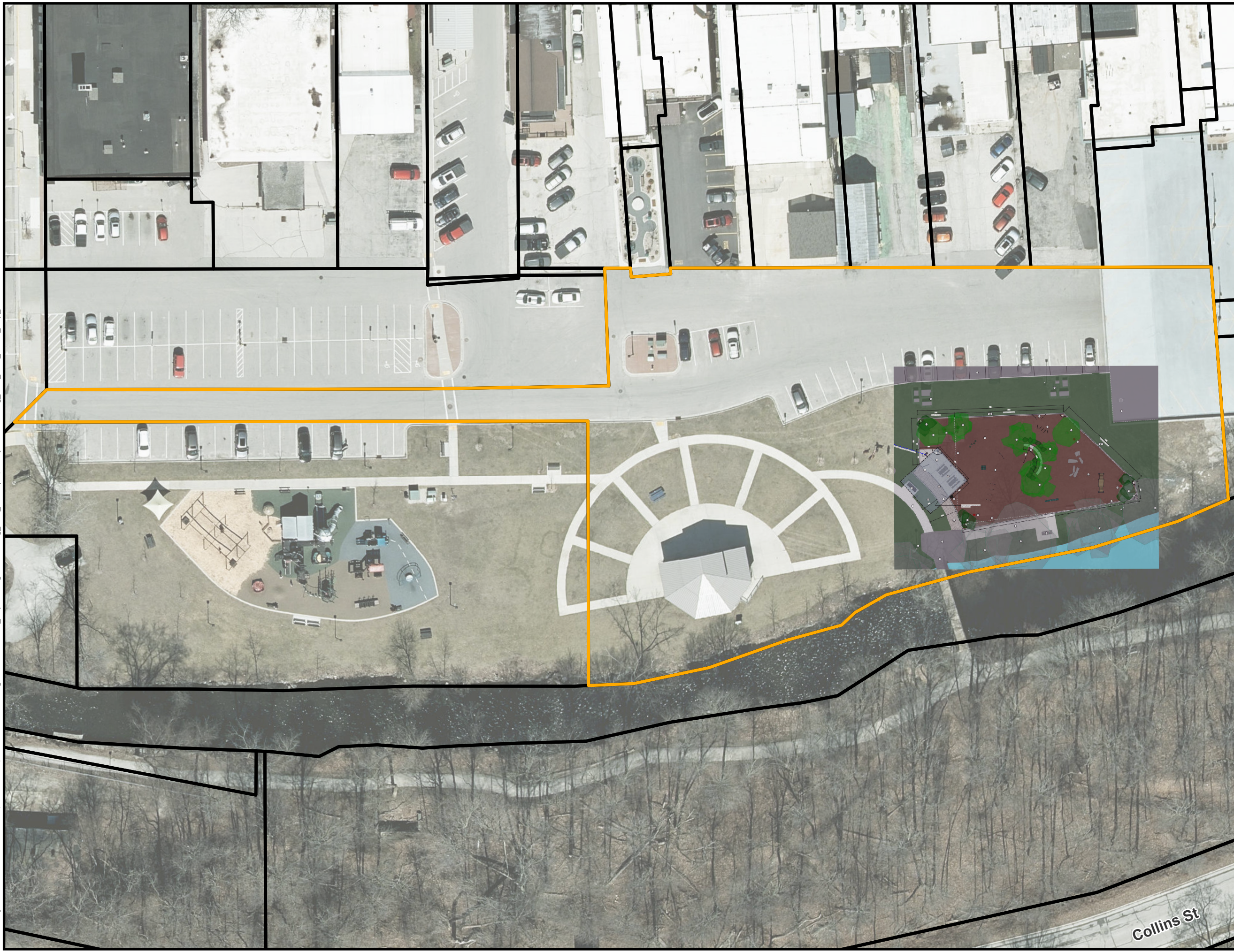
X. AMENDMENTS

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



Exhibit A, B, and C attached.

Coordinate System: NAD 1983 HARN WISCONSIN Sheboygan County Feet; Map Rotation: 0
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CITY OF PLYMOUTH
EXHIBIT B
DRAFTED ON: 4/23/2026

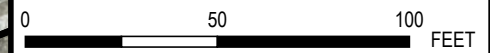
LEGEND

-  PARCEL #59271803830
-  PARCEL BOUNDARY


NOTES:

1. PARCEL BOUNDARIES AND AERIAL IMAGERY ACQUIRED FROM SHEBOYGAN COUNTY.
2. SITE PLAN FROM FOXCATCHER DESIGNS "SITE PLAN C 01" DATED 01/30/2026.

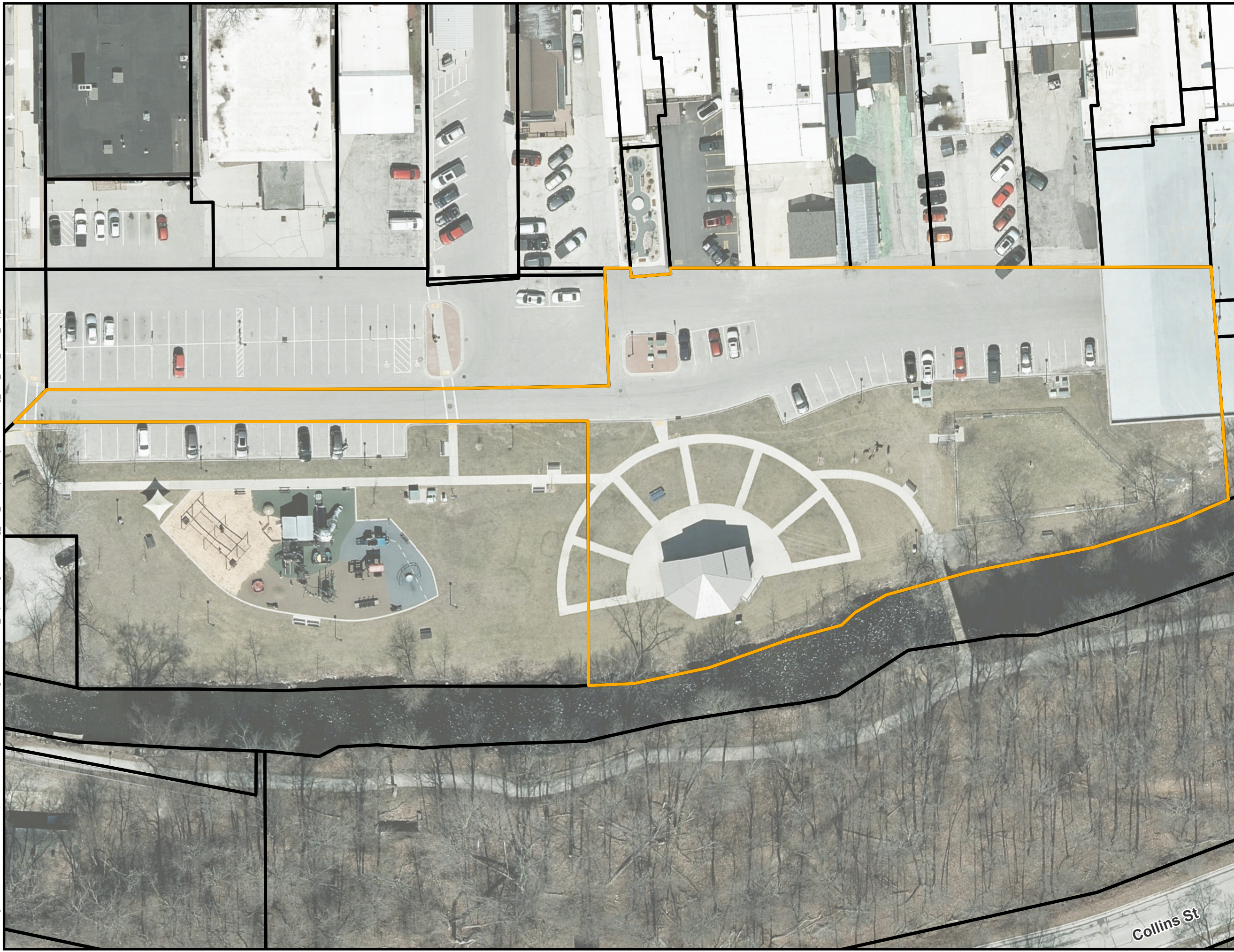
1" = 50' 1:600



0 50 100 FEET





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CITY OF PLYMOUTH
EXHIBIT C
DRAFTED ON: 4/23/2026

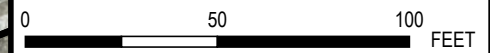
LEGEND

-  PARCEL #59271803830
-  PARCEL BOUNDARY


NOTES:

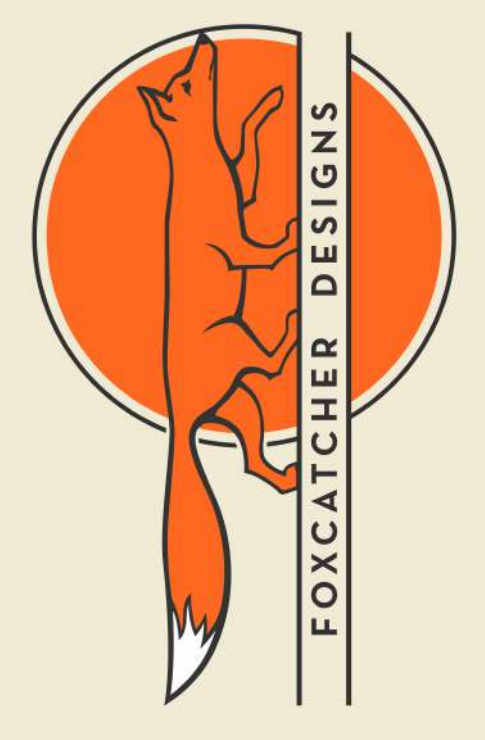
- 1. PARCEL BOUNDARIES AND AERIAL IMAGERY ACQUIRED FROM SHEBOYGAN COUNTY.

1" = 50' 1:600

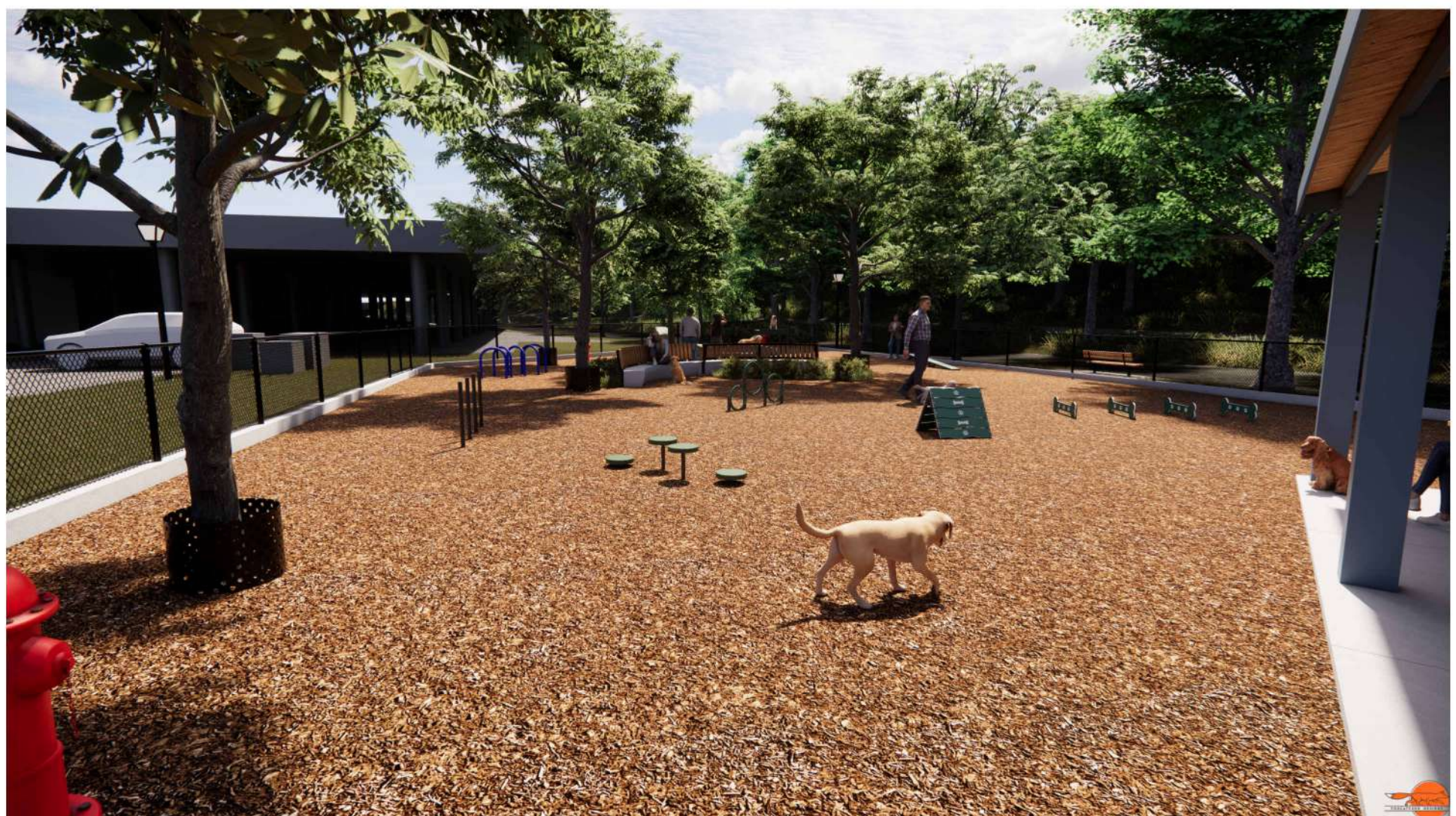
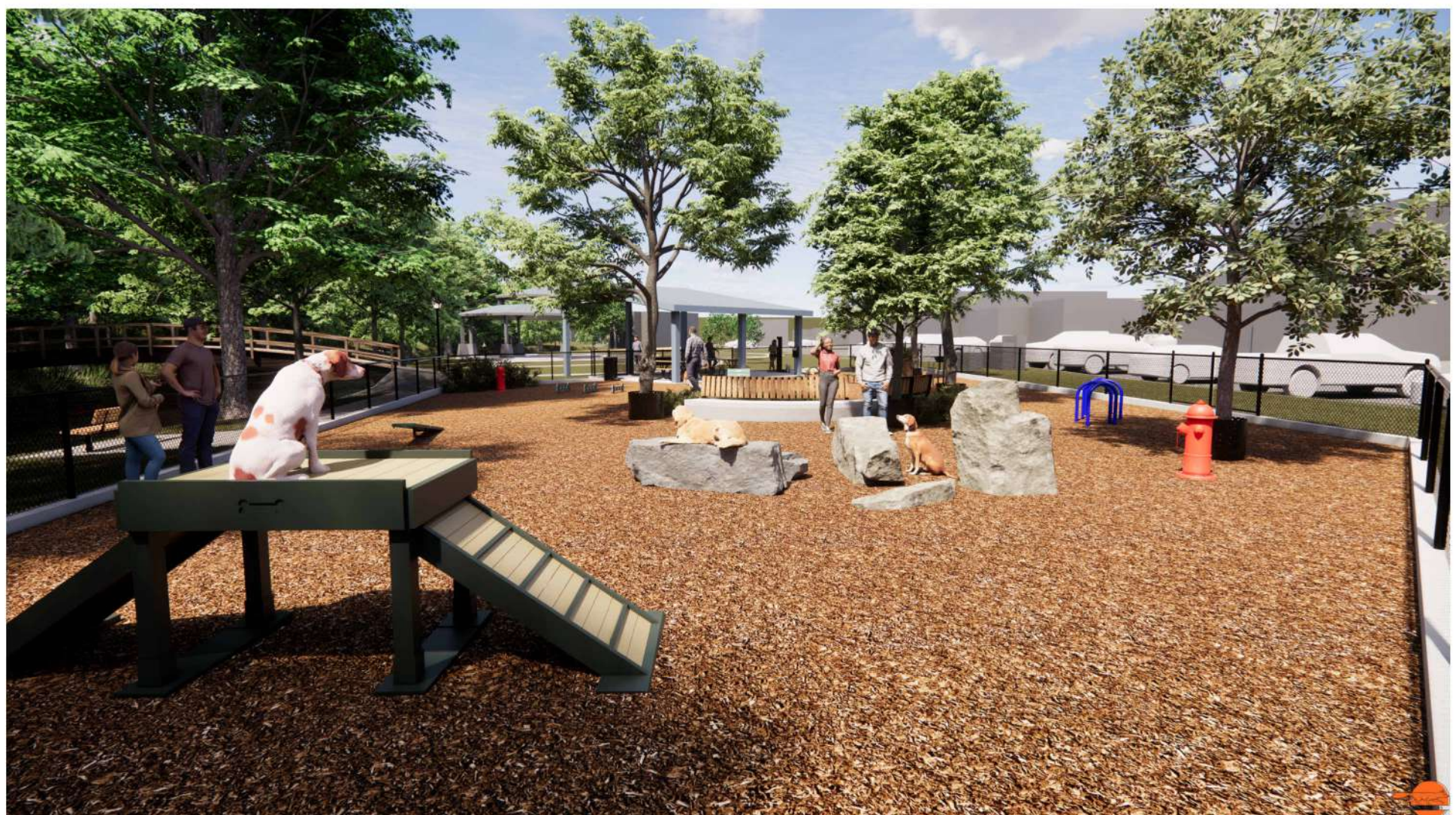


0 50 100 FEET





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#	DATE	DESCRIPTION
2	2026.01.30	PRELIM REV. 01
3	2026.01.30	PRELIM REV. 02

PLYMOUTH DOG PARK

39 S STAFFORD ST,
 PLYMOUTH, WI 53073

PROJECT #: 2025.09

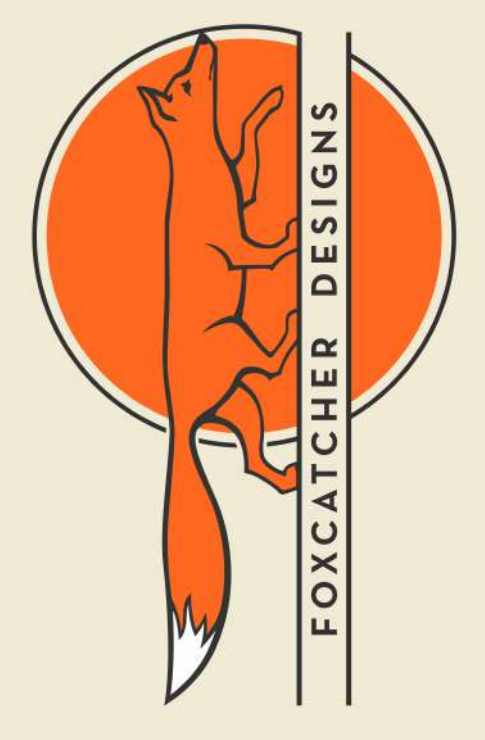
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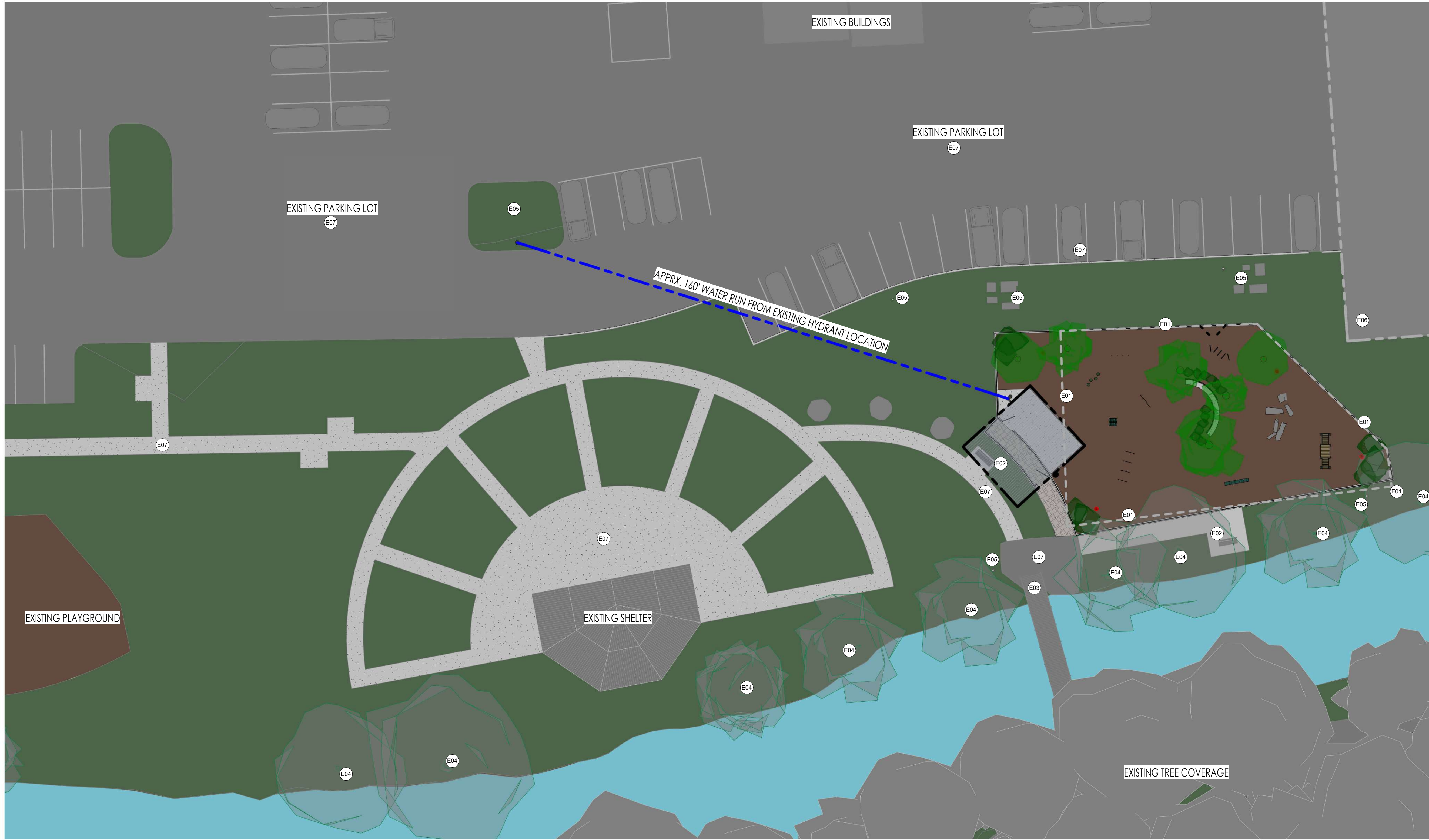
PRELIMINARY DRAWINGS

RENDERING VIEWS

PLAN NOTES:
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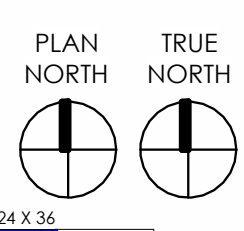
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1 SITE PLAN - STAYER JUNIOR PARK & PLYMOUTH DOG PARK
 1/16" = 1'-0"

STAYER JUNIOR PARK - EXISTING ELEMENTS	
KEY NOTE	DESCRIPTION
E01	PERIMETER OF EXISTING DOG PARK
E02	EXISTING BENCH(ES) (TYPICAL)
E03	EXISTING BRIDGE
E04	EXISTING TREE(S) (TYPICAL)
E05	EXISTING MECHANICAL/ELECTRICAL EQUIPMENT
E06	EXISTING PARKING STRUCTURE
E07	EXISTING PATHWAYS & PARKING

PLAN NOTES:
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 IF EITHER SCALE BAR IS NOT EXACTLY 1", DRAWING IS NOT TO SCALE



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#	DATE	DESCRIPTION
1	2025.11.24	PRELIM. PLANS
2	2026.01.30	PRELIM REV. 01
3	2026.01.30	PRELIM REV. 02

PLYMOUTH DOG PARK

39 S STAFFORD ST,
 PLYMOUTH, WI 53073

PROJECT #: 2025.09

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PRELIMINARY DRAWINGS

OVERALL SITE PLAN



PLYMOUTH DOG PARK - QUICK STATS:

EXISTING FENCED OUTER PERIMETER: = 289'
 (OUTER PERIMETER DOES NOT ACCOUNT FOR FENCING REQUIRED TO CREATE DOUBLE-GATED ENTRY AREA)

EXISTING PARK AREA: = 4,787 SQ. FT.
 (INCLUDING DOUBLE-GATED ENTRY AREA)

NEW FENCED OUTER PERIMETER: = 329'
 (OUTER PERIMETER DOES NOT ACCOUNT FOR FENCING REQUIRED TO CREATE DOUBLE-GATED ENTRY AREA)

TOTAL APPROX. FENCING LENGTH: = 354'
 NEW PARK AREA: = 5,842 SQ. FT.
 (INCLUDING DOUBLE-GATED ENTRY AREA)

NEW ENGINEERED WOOD FIBER: = 5,295 SQ. FT.
 (600 POUNDS OF GRASS OR HAY)

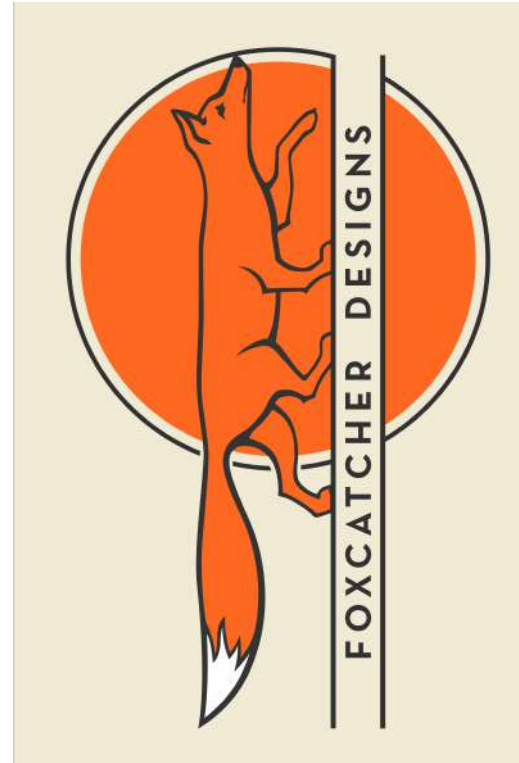
NEW GIFT BRICK AREA (A01): = 230 SQ. FT.
 NEW CONCRETE PATIO AREA (A03): = 334 SQ. FT.
 NEW CRUSHED GRAVEL AREA (A15): = 416 SQ. FT.

PLYMOUTH DOG PARK LEGEND - NEW DESIGN ELEMENTS

KEY NOTE	DESCRIPTION
A01	GIFT BRICK - DONATION WALK
A02	SHELTER STRUCTURE
A03	CONCRETE PATIO
A04	PICNIC TABLES
A05	DRINKING FOUNTAIN & BOTTLE FILLER
A06	WASTE BAGS & DISPOSAL BIN
A07	AGILITY EQUIPMENT (TYPICAL) OVER ENGINEERED WOOD FIBER SURFACE
A08	CURVED BENCH w. BACKREST
A09	FIRE HYDRANT (TYPICAL)
A10	MATURE TREES w. PET COLLARS
A11	MATURE BUSHES & SHRUBS
A12	NEW PARK PERIMETER - CONCRETE CURB w. DECORATIVE FENCING SET ON TOP
A13	SELF CLOSING GATES
A14	MAINTENANCE GATES
A15	NEW CRUSHED LIMESTONE WALKWAY

STAYER JUNIOR PARK - EXISTING ELEMENTS

KEY NOTE	DESCRIPTION
E01	PERIMETER OF EXISTING DOG PARK
E02	EXISTING BENCHES (TYPICAL)
E03	EXISTING BRIDGE
E04	EXISTING TREES (TYPICAL)
E05	EXISTING MECHANICAL/ELECTRICAL EQUIPMENT
E06	EXISTING PARKING STRUCTURE
E07	EXISTING PATHWAYS & PARKING



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PLYMOUTH DOG PARK

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PROJECT #: 2025.09

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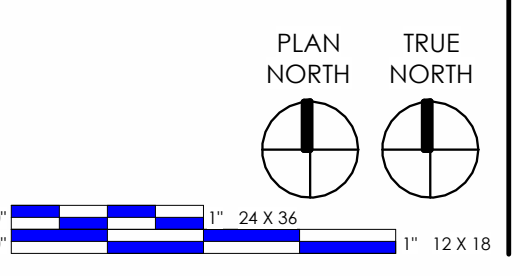
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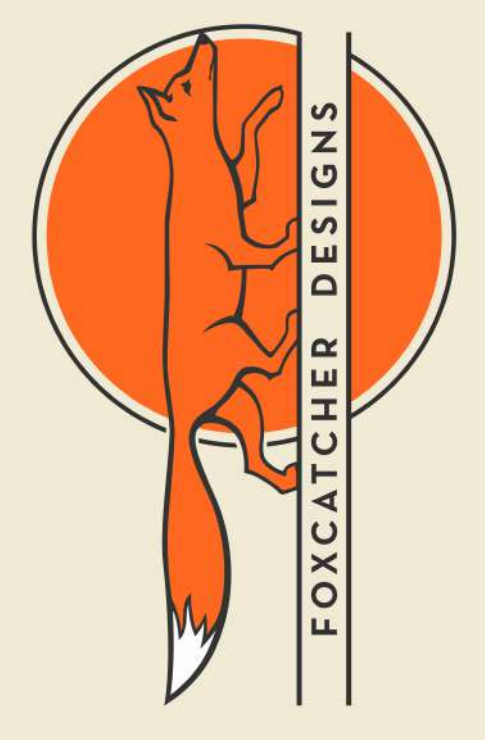
PRELIMINARY DRAWINGS

SITE PLAN

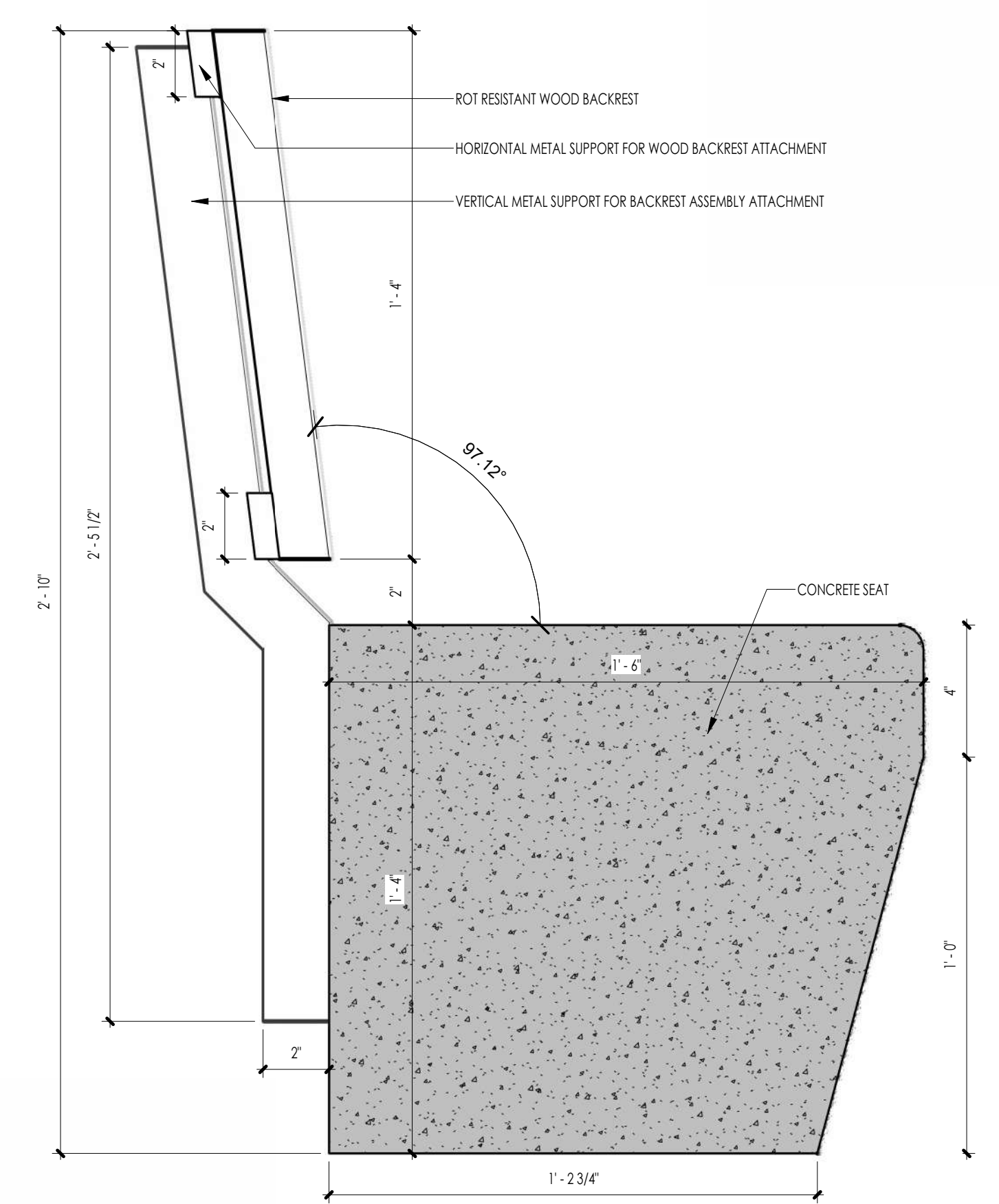
1 SITE PLAN - PLYMOUTH DOG PARK
 3/16" = 1'-0"

PLAN NOTES:
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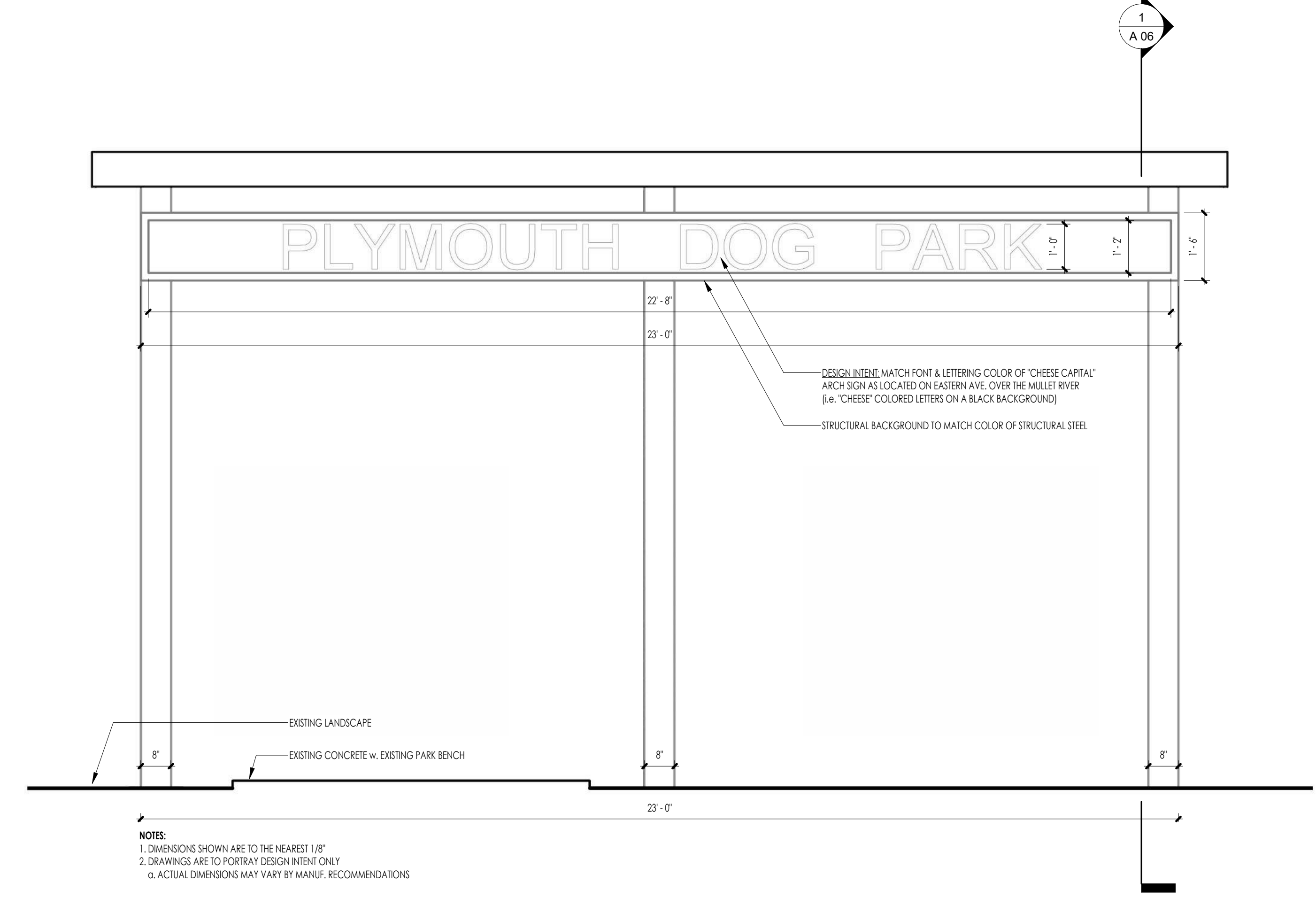


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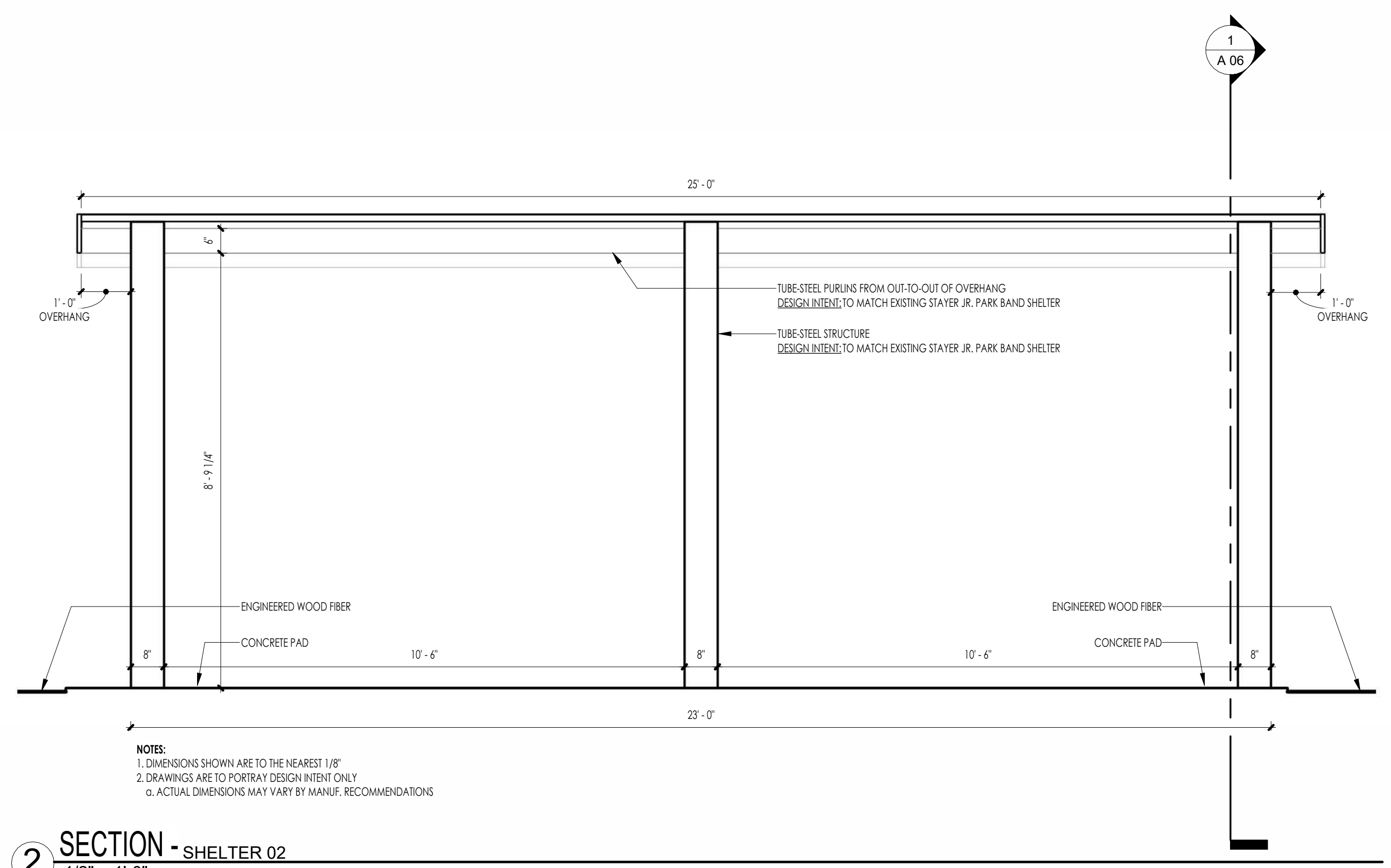
NOTES:
 1. SEE RENDERINGS FOR ADDITIONAL DESIGN INTENT
 2. DRAWINGS ARE TO PORTRAY DESIGN INTENT ONLY
 a. ACTUAL DIMENSIONS MAY VARY BY MANUF. RECOMMENDATIONS

4 SECTION DETAIL - CURVED BENCH
 3" = 1'-0"



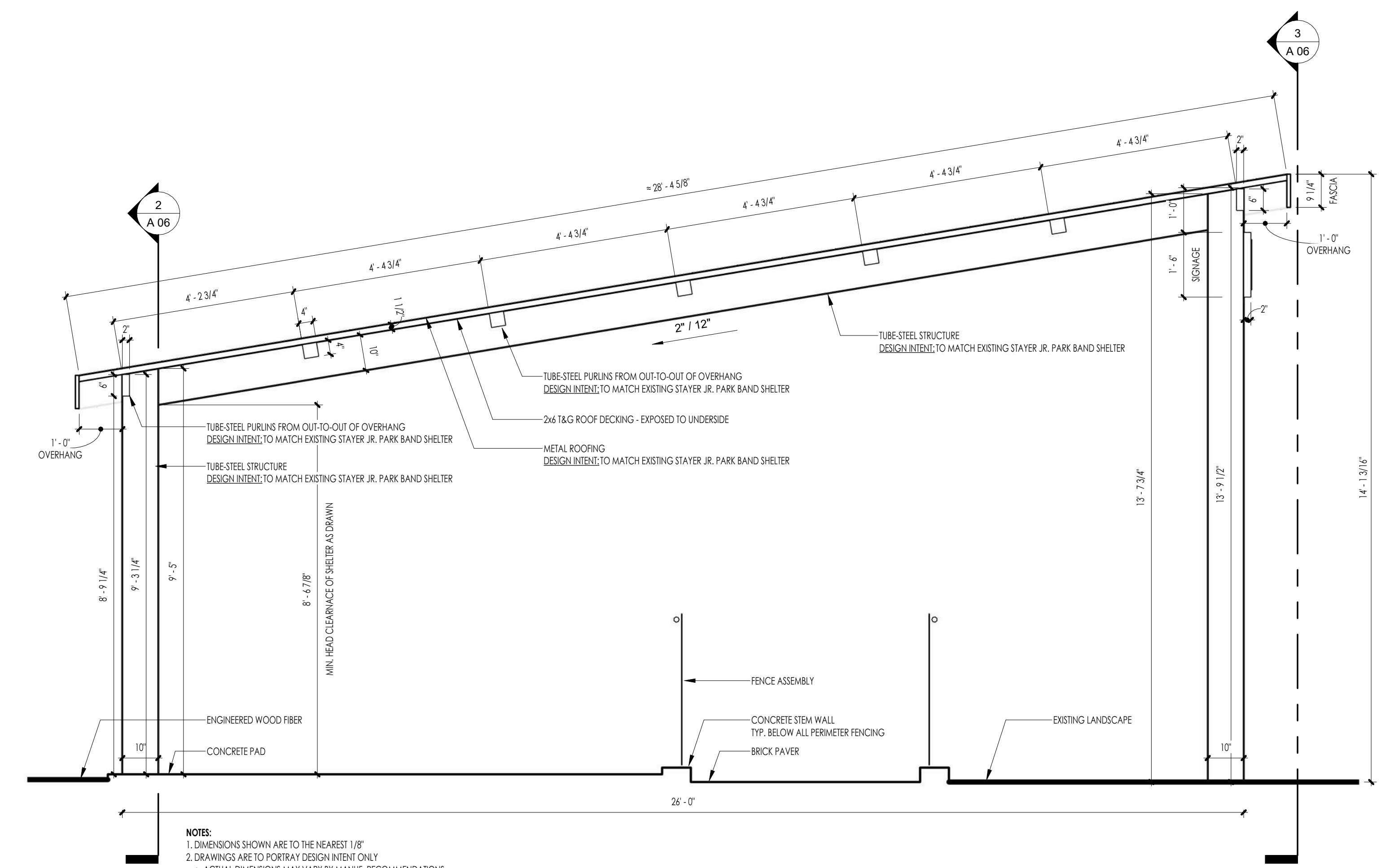
NOTES:
 1. DIMENSIONS SHOWN ARE TO THE NEAREST 1/8"
 2. DRAWINGS ARE TO PORTRAY DESIGN INTENT ONLY
 a. ACTUAL DIMENSIONS MAY VARY BY MANUF. RECOMMENDATIONS

3 SECTION - SHELTER 03
 1/2" = 1'-0"



NOTES:
 1. DIMENSIONS SHOWN ARE TO THE NEAREST 1/8"
 2. DRAWINGS ARE TO PORTRAY DESIGN INTENT ONLY
 a. ACTUAL DIMENSIONS MAY VARY BY MANUF. RECOMMENDATIONS

2 SECTION - SHELTER 02
 1/2" = 1'-0"



NOTES:
 1. DIMENSIONS SHOWN ARE TO THE NEAREST 1/8"
 2. DRAWINGS ARE TO PORTRAY DESIGN INTENT ONLY
 a. ACTUAL DIMENSIONS MAY VARY BY MANUF. RECOMMENDATIONS

1 SECTION - SHELTER 01
 1/2" = 1'-0"

NOT FOR CONSTRUCTION

#	DATE	DESCRIPTION
3	2026.01.30	PRELIM REV. 02

PLYMOUTH DOG PARK

39 S STAFFORD ST,
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PROJECT #: 2025.09

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PRELIMINARY DRAWINGS

SECTIONS



(920) 226-7690

DEVON REGAN

806 RIVERVIEW DR - PLYMOUTH, WI - 53073
DEVON@FOXCATCHERDESIGNS.COM

FOXCATCHER DESIGNS

The Plymouth Dog Park – Basic Specifications

For additional information, design intent, or general questions, please contact FoxCatcher Designs. Keynote demarcations such as “A01” reference the Site Plan, page C 01, of the Plan Set.

This document is prepared on behalf of the Plymouth Advancement Association (PAA). Additional questions, pricing, and all final approvals shall be directed through the PAA and its representatives.

Site Improvements - Surfaces

- Engineered Wood (“Woof”) Fiber – Primary Dog Park Surface
 - Approximate square footage of 5,295 sq.ft.
 - Design Intent: Modeled based on the ‘Woof Fiber’ product offered by Dog-On-It.
 - Follow manufactures recommendations for product depth.
- Gift Brick / Donation Walk (A01)
 - Approximate square footage of 230 sq.ft.
 - Pavers donated/purchased by the general public in support of Dog Park fundraising.
 - Pavers shall be installed by Landscape Sub-Contractor.
 - Blank pavers shall be installed in-lieu of donated pavers as required to fill walkway.
 - Blank pavers shall be replaced with donated pavers as they become available.
 - Paver colors shall complement existing concrete and asphalt surfaces of Stayer Jr. Park.
 - Connects to existing asphalt (E07) at base of existing bridge (E03)
- Concrete Patio / Pad (A03)
 - Approximate square footage of 336 sq.ft.
 - Poured concrete flatwork shall complement existing concrete surfaces of Stayer Jr. Park.
 - Minimum 4” thickness. Thickened edges may be necessary where the concrete meets the engineered wood fiber surface of the Dog Park.
- Crushed Gravel/Limestone Pathway (A15)
 - Approximate square footage of 416 sq.ft.
 - Walkway to provide access to existing park bench
 - Connects to existing asphalt (E07) at base of existing bridge (E03)

Site Improvements – Water

- Potable Water from local Hydrant to Drinking Fountain
 - Approximate distance from existing hydrant to Drinking Fountain is 160 feet.
 - Design Intent: Modeled based on ‘Elkay ezH2O Outdoor Bottle Filler w/Drinking Fountain & Pet Station’
 - Model # WBB729414
 - Model number may vary based on freeze-resistant feature – freeze resistance shall be included
 - Color T.B.D.

Site Improvements – Plantings

- Mature Trees w. Permanent Decorative Pet Guard Collars (A10)
 - (6) mature trees, location per plan, shall be spade-in.
 - Type T.B.D. – shall provide adequate shade and minimal ground litter / pet choking hazards
 - Account for trees being planted prior to concrete fence curb installation (A12)
 - See attached renderings for examples of the pet guard collar
 - Design Intent: Metal, corrosion resistant, with proper width & height to protect tree trunks from damage
- Mature Bushes & Shrubs
 - Type T.B.D. – shall provide dense foliage to prevent pets from running to fence corners at-speed
- Grass
 - Repair and restore any grass surfaces damaged during construction

General Improvements

- Perimeter Fencing w. Concrete Curb/Frost Footing
 - The approximate length of fencing and concrete curb, as drawn per plan, is 354 feet.
 - The height of the concrete curb shall be a minimum of 6" above the top of the finished Engineered Wood Fiber Primary Park Surface
 - This height shall be coordinated between the Landscape, Concrete, and Survey partners.
 - The width of the concrete curb shall be coordinated between the concrete provider and the fencing provider to ensure that fence posts can be affixed to, or embedded in, the curb without risk to damaging the curb
 - The curb shall be protected from frost heave by an appropriate footing/foundation depth, or by other approved, equitable means
 - Fencing shall be set on, or affixed to, the top of the curb
 - Design Intent: The current design of the fence is for black-coated chain link
 - Design Intent: The current height of the fence is modeled as 3'-6" above the top of the curb. If 4' height fencing is standard, please verify approval with the PAA.
 - Gates (A13 & A14) shall be provided per plan.
 - The width of Maintenance Gates (A14) shall be coordinated with the Landscape partner & the City of Plymouth to ensure access for general maintenance, the application of the Engineered Wood Fiber Surface, and all other necessary park services.
 - Entrance Gates (A13) shall be self-closing to create a double-gated entry for park patrons.
- Dog Park Shelter
 - See page A 06 of the Plan Set for Section drawings indicating the Design Intent for the Shelter structure.
 - Overall Design Intent as of the Plan Set dated 2026.01.30 is as follows:
 - Tube-Steel Post, Beam, and Purlin Construction to match the fit & finish of the existing Stayer Jr. Park Band Shelter
 - 2x6 Tongue & Groove (T&G) roof decking, exposed & visible to the underside of the roof system
 - Metal Roofing to match the fit & finish of the existing Stayer Jr. Park Band Shelter
 - Decorative Signage to match the fit & finish of the "Cheese Capital" arch sign located on Eastern Ave. in Plymouth, over the Mullet River (i.e. 'Cheese' colored lettering on a black background)
 - Provide LED lighting under the shelter roof structure
 - Provide LED illumination of the Decorative Signage
- Curved Bench Seating w. Backrest
 - Concrete seat base, which shall be protected from frost heave by an appropriate footing/foundation depth, or by other approved, equitable means
 - Backrest material shall be made of rot-resistant wood, or equitable materials approved by the PAA
 - The backrest supports are modeled as tube-steel, powder coated black
- General Human Accommodations
 - (2) picnic tables
 - Pet waste bag station
 - Pet waste and general waste receptacle
- General Pet Accommodations
 - Agility Equipment (A07)
 - Modeled Agility Equipment, number of pieces, and locations are for visualization purposes only.
 - Equipment providers shall provide recommendations of equipment based on the size of the Dog Park, and shall seek approval from, and provide pricing estimates to, the PAA.
 - Decorative Fire Hydrants (A09)