

## **VILLAGE OF GRAFTON**

### **COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES**

**APRIL 4, 2012**

The Community Development Authority (CDA) meeting was called to order at 6:16 p.m. by Chair John Gassert.

CDA members present: John Gassert, Dan McKelvey, Al Kletti, Jim Brunnuquell, Jim Grant, Roger Kirgues (6:18 p.m.)

Absent: Al Richards

Staff/Officials present: Village Administrator Darrell Hofland, Director of Planning and Development Michael Rambousek

#### **MINUTES**

Motion by Jim Grant, seconded by Alan Kletti, to approve the March 7, 2012 Community Development Authority meeting minutes, as presented.  
Approved unanimously.

#### **PERSONS REQUESTING TO BE HEARD**

None

#### **REQUEST BY 12TH AVENUE DOWNTOWN BUSINESSES FOR WAYFINDING SIGNAGE OF THEIR BUSINESSES**

Director Rambousek stated that the pictures of the signs provided in the CDA packet are the proposed version submitted by the applicant. Director Rambousek stated that he would like the signs limited to retail type businesses that are located in Paramount Plaza and at the south end on 12th Avenue from the cul-de-sac to the Beech Street Intersection. Further, Director Rambousek said that he thinks the names of the retail stores should be limited to one banner - the inside banner - and the outer banner should only include the district name and a directional arrow. In addition, a wind load analysis may need to be performed depending on the location. Finally, Director Rambousek stated that the final locations will need to be determined and placed at a location that makes sense structurally and from a traffic safety perspective. It is possible there will be three locations for these signs.

Al Kletti asked Director Rambousek if the approval of these banners would create precedence in the Village of Grafton with this type of signage. Director Rambousek responded yes.

Director Rambousek commented that if additional requests were to come forward the CDA would review each request on its individual merit. He added that in terms of precedence, the 12th Avenue area is different because of the dead-end or lack of street access for that commercial area. There are no other similar areas in the Village.

Jim Brunnquell asked if the zoning or sign code could be amended to establish standards that would allow this signage only in certain hardship situations.

Director Rambousek stated that he thinks that this could be an option.

Administrator Hofland asked Director Rambousek if logos of a particular entity are going to be allowed on any Village wayfinding signage. Director Rambousek indicated no.

Administrator Hofland stated that he would not support the use of logos on the signs. The text would need to be similar to the Village way finding signage.

John Gassert mentioned that he would vote no on the project unless the text was the same and no business logos were used.

Motion by John Gassert, seconded by Dan McKelvey, to approve the banner signage for the Paramount Plaza businesses subject to the applicant working out the final details with the Planning and Development Staff and the text being similar with no business logos allowed and final locations to be determined by the Planning and Development Staff. All costs associated with the banners including installation, maintenance, and fabrication will be the responsibility of the applicants. Approved unanimously.

### **TERMINATE DEVELOPMENT AGREEMENT TID NO. 3 - PARAMOUNT GRILLE AND BAKEHOUSE LLC**

Administrator Hofland explained that the bank has accepted a bid for this property to be purchased by a new owner/operator. As part of a housekeeping item, the new owners have asked the CDA to terminate the previous agreement with the former owners for the development of the second floor. It is possible the new owners could consider the redevelopment of the second floor in the future; however, at this time they will be concentrating on making the restaurant development successful.

Motion by Jim Brunnquell, seconded by Grant to terminate the TID No. 3 Development Agreement for the Paramount Grille and Bakehouse, LLC. Approved unanimously.

### **CONVENE TO CLOSED SESSION**

Motion by Jim Grant, seconded by Jim Brunnquell, to convene to closed session, at 6:40 p.m., pursuant to Wisconsin Statutes 19.85(1)(e) for Real estate and competitive bargaining matters (acquisition of industrial site for redevelopment purposes, development incentive agreements with UPAD and WP Property Acquisitions LLC). Approved unanimously by roll call vote.

During the 1 hour and 35 minute Closed Session meeting, the members discussed negotiation strategies associated with development incentive agreements with UPAD, residential developer, and WP Property Acquisitions LLC.

### **RECONVENE TO OPEN SESSION AND THE REGULAR ORDER OF BUSINESS**

Motion by Jim Grant, seconded by Al Kletti, to reconvene to open session and the regular order of business at 8:07 p.m. Approved unanimously by roll call vote.

**OLD BUSINESS**

None.

**NEW BUSINESS**

May 2 Public Hearing for TID No. 2 project plan and boundary amendment

Administrative Hofland explained amendment to TID No. 2 project plan is to accommodate a proposed 45,000 square foot office building project. The project is a business retention project and the site is located on Cheyenne Avenue, just outside of TID No. 2. The site is already properly zoned to accommodate the project; therefore, the Plan Commission will only need to review the site plan. The CDA is being updated because of the anticipated issuance of Midwestern Disaster Area Revenue Bonds and offer of development incentive funds for the project.

**ADJOURN**

Motion by Jim Grant, seconded by Dan McKelvey, to adjourn at 8:12 p.m.  
Approved unanimously.