

**VILLAGE OF GRAFTON**  
**COMMUNITY DEVELOPMENT AUTHORITY MEETING**

**AUGUST 5, 2009**

The Community Development Authority (CDA) meeting was called to order by Chair John Gassert at 6:22 p.m.

CDA members present: John Gassert, Roger Kirgues, Jim Grant, Ron LaPean, and Dan McKelvey.

Absent: Sharon Walbrun and Alan Kletti

Staff/Officials present: Village President Jim Brunnquell, Village Administrator Darrell Hofland, Director of Planning and Development, Michael Rambousek, and Administrative Secretary II, Deborah A Brown

**MINUTES**

Motion by Trustee LaPean, seconded by Roger Kirgues, to approve the minutes of the July 1, 2009, Community Development Authority meeting as presented. Approved unanimously.

**HEAR PERSONS REQUESTING TO BE HEARD**

None

**Discussion of 2-Hour Parking Limit on 12<sup>th</sup> Avenue**

Administrative Secretary, Deborah Brown so noted the change on the agenda to read 12<sup>th</sup> Avenue and not 14<sup>th</sup> Avenue on the first agenda item. The petition that was submitted initially said referenced 14<sup>th</sup> Avenue, which was incorrect.

Director of Planning and Development, Michael A. Rambousek then updated the CDA members on recent request for 2 hour parking limit on 12<sup>th</sup> Avenue. He stated that Stig Haagensen, 1404 12th Avenue, a local citizen was present with his wife at the Village Board meeting of July 6, 2009, and requested the implementation of a 2 hour parking limit along 12th Avenue. The area he is referring to is located just east (behind) the Grafton Hotel building, just south of the Paramount Plaza and directly in front of the Cary Building.

At that time, Mr. Haagensen expressed his concerns to the Village Board and indicated that there are six on-street public parking stalls in this area and they are usually occupied by vehicles that park at 8:00 a.m. and leave at 5:00 p.m. and he stated that this is creating a problem for the local businesses in the area.

Mr. Haagensen also distributed a letter (copy attached with packet), signed by business owners in the area, requesting a 2 hour limited parking during regular business hours of 8:00 a.m. to 5:00 p.m. (to be consistent with other parking limits) on weekdays.

Mr. Stig Haagensen of 1404 12<sup>th</sup> Avenue was also present at this CDA meeting.

Director Rambousek stated that the Planning and Development Staff understands this concern and recommends that an ordinance be created to restrict parking on the east side of the street in this location to 2 hour parking between 8:00 a.m. and 5:00 p.m. Monday through Sunday. The specific description of this location will be all spaces on the east side of 12<sup>th</sup> Avenue south of Paramount Plaza to the Beech Street intersection.

Director Rambousek also handed out a GIS map of the area in discussion on 12<sup>th</sup> Avenue to reference the area.

With some limited discussion by the CDA members on the days and times of the week this parking should be limited to, they proceeded to move forward with a motion to recommend to the Village Board the ordinance limiting (2 hour parking on the east side of 12th Avenue south of Paramount Plaza to the Beech Street intersection between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday.

Motion by Trustee Jim Grant, seconded by Trustee Ron LaPean, to recommend Village Board approval of an ordinance to limit parking to 2 hour parking between 8:00 a.m. and 5:00 p.m. Monday through Friday for all spaces on the east side of 12<sup>th</sup> Avenue south of Paramount Plaza to the Beech Street intersection except accessible parking spaces. Approved unanimously.

#### Consideration of a sign grant request for Wag'n Tails Grooming Inc.-1003 Washington Street-Grafton, WI

At this time, Director Rambousek informed the CDA members that the applicant, Gus Wirth is requesting approval of a (matching) sign grant in the amount of \$1,000, for *Wag'n Tails* Grooming Inc. The proposed sign will be located above the west door on the STH 60 building elevation. It will be a perpendicular hanging sign mounted by decorative bracket and comprised of High Density Urethane (HDU), which is a foam material that will take on a wood grain appearance. This material is the industry standard for sand blasted signage. The total cost of the sign is \$2,815.

The sign will have a decorative bracket with exterior lighting, is of two colors (blue and white), has a boarder, and takes on a natural look, which are all requirements of the downtown signage guidelines. He then reviewed picture exhibits showing the design of the sign along with the location of the sign on the building located at 1003 Washington Street.

With a short discussion the CDA members continued with a motion to approve the sign grant for Mr. Gus Wirth.

Motion by Trustee Ron LaPean , seconded by Trustee Jim Grant, to approve a sign grant for a maximum amount of \$1,000 for *Wag' n Tails* Grooming Inc. located at 1003 Washington Street, for the sign as proposed. Approved unanimously.

### **CONVENE TO CLOSED SESSION**

Motion by Trustee Grant, seconded by Dan McKelvey, to convene to closed session at 6:35 p.m. pursuant to Wisconsin Statutes 19.85(1)(e) for real estate and competitive bargaining matters (Purchase of downtown properties for parking and redevelopment, Grafton Hotel, Grafton Village Center loan,, and other redevelopment efforts) Approved unanimously by a roll call vote.

A closed session of approximately 46 minutes was held. During the closed session the members discussed offers of purchase on properties located in the Downtown TID No. 3 District as well as other redevelopment efforts in the TID No.3 District.

### **RE-CONVENE TO OPEN SESSION AND THE REGULAR ORDER OF BUSINESS**

Motion by Roger Kirgues, seconded by Dan McKelvey, to re-convene to open session at 7:21 p.m. Approved unanimously by a roll call vote.

#### Resolution: Purchase of property located at 1312 Wisconsin Avenue

It was by consensus of the CDA members to table this item at this time.

Motion by Trustee Jim Grant, seconded Dan McKelvey, to table the offer to purchase for the property, located at 1312 Wisconsin Avenue at this time. Approved unanimously.

#### Resolution: Purchase of property located at 1234-1238 12<sup>th</sup> Avenue

The resolution to purchase the property located 1312 Wisconsin Avenue was offered by Roger Kirgues.

Motion by Trustee Jim Grant, seconded by Dan McKelvey, to approve the offer to purchase for the Heritage Real Estate Partners, LLC property, located at 1234-1238 12<sup>th</sup> Avenue and in the amount of \$342,870 on the land and improvements. Approved unanimously.

#### Update on Lumberyard Site Master Plan

Director of Planning and Development Michael A. Rambousek indicated that they have meet with area professionals regarding the plan and will bring a revised version of the plan to the next CDA meeting.

Discussion and update of TID No. 2 and No. 5 amendment timeline

Village Administrator Darrell Hofland indicated that the Village is working with Ehlers as the consultant on the project and the Joint Review Board will be meeting on August 12, 2009, to discuss the amendment for the first time. The Plan Commission will then be holding a public hearing on August 25, 2009. The CDA members are encouraged to attend.

**OLD BUSINESS/NEW BUSINESS**

Payment to Country Estates per TID No. 2 Developer Agreement

Village Administrator Hofland mentioned that the final payment to Country Estates pursuant to the development agreement will be made as it is the only remaining TID No. 2 financial obligation. He also mentioned that it has been announced that United Financial has purchased the final remaining lot in the TID No. 2 Business Park for the construction of a new headquarters building.

Discussion regarding the Bridge Street Dam status on the Milwaukee River

Village President Jim Brunnquell provided a summary of the status of the Bridge Street Dam and whether the Village should repair it or remove it completely. He stated that he is curious as to what the CDA thinks about the issue considering the dam is located in the downtown.

Chair John Gassert mentioned that more information needs to be provided on this issue by the Wisconsin Department of Natural Resources (WDNR). In concept, he believes the dam should come down, but it needs to be studied further.

Trustee Jim Grant stated that based on the telephone calls he has received that this is a landmark issue that needs to be contemplated more than anything. He also wanted to find out from the WDNR if a fish ladder that collapses with a floodgate would work.

Roger Kirgues mentioned that he watched the presentation at the Village Board and stated that it came across as very confusing to people and he wonders if people in the community really have a grasp of the issue.

Trustee Ron LaPean stated that if we handle the dam issue correctly, it will help the downtown will added tourism, fisherman and recreational opportunities.

Dan McKelvey indicated that he doesn't believe there is a negative aspect to removing the dam.

Chair John Gassert asked if there were any other comments on this issue.

Village President Jim Brunnquell thanked the CDA for their input.

**ADJOURN**

Motion by Dan McKelvey, seconded by Roger Kirgues, to adjourn the meeting at 7:59 p.m. Approved unanimously.