

VILLAGE OF GRAFTON

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

OCTOBER 7, 2009

The Community Development Authority (CDA) meeting was called to order by Vice-Chair Roger Kirgues at 6:15 p.m.

CDA members present: Dan McKelvey, Jim Grant, Ron LaPean, Alan Kletti, Sharon Walbrun, and Roger Kirgues

Absent: John Gassert

Staff/Officials present: Village Administrator Darrell Hofland, Director of Planning and Development Michael Rambousek, Village President Jim Brunnuell and Village Clerk Teri Dylak

MINUTES

Motion by Alan Kletti, seconded by Sharon Walbrun, to approve the minutes of the September 2, 2009, Community Development Authority meeting, as presented. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None.

FAÇADE GRANT / BRIDGE INN, 1216-1218 BRIDGE STREET

The CDA reviewed a request from Bill Gruetzmacher, owner of the Bridge Inn, for a façade grant in the amount of \$20,000 for various exterior improvements to the Bridge Inn building located at 1216-18 Bridge Street. Mr. Gruetzmacher recently completed interior renovations.

Director of Planning and Development Michael Rambousek stated that the renovation plan includes the construction of a deck on the east side of the building. This component of the project was favorably reviewed by the Plan Commission. Mark Paschke, representing the Architectural Review Board, will be meeting with Mr. Rambousek to review the project this week. In addition, Mr. Gruetzmacher has agreed to relocate the dumpster to northeast corner of the building.

The deck is proposed to be 10 feet by 28 feet and will include an ADA ramp on the north end of the deck. Currently, access to the building's basement is accessed from an exterior "cellar door" on the east side of the building. The deck will be built over this "cellar door" with an additional access door built as part of the deck so the basement can continue to be accessed from the same location. The Village Board will have to approve the encroachment of the deck into the public easement.

Mr. Rambousek stated that signage is not part of the current review. Mr. Gruetzmacher is working with staff on signage and this component of the project will be brought forward in the future.

The project consists of changes to all building elevations. East elevation changes include the installation of new windows, new doors, a cloth awning over the deck, new siding, screening of the roof equipment, and an aluminum cornice top that will circle the entire building.

The south elevation renovations include the rehabilitation of the second floor bay windows. The existing bay window framing will be covered with a terra cotta color aluminum face. The plan also includes two new windows and a replacement door on the first floor and cloth awnings over the street level doors and windows. Repairs are also planned for the precast ledge that separates the brick of the lower level from the upper level.

The north elevation, which faces the parking lots at the rear of the building, will also receive the new cornice top and the two upper windows will be replaced. All boarded up windows in the building will be “bricked in” to give the building a more authentic look. The final upgrade to this elevation will be a fence at the base of the wall which will screen the dumpsters and containers.

Staff recommended changes to the plan were briefly discussed.

There was minimal discussion on the project by the CDA.

Jim Grant questioned the color of the building. Mr. Gruetzmacher presented color samples for review.

Sharon Walbrun questioned if the block portion of the front façade will be painted or covered with siding. Mr. Gruetzmacher responded that his plan is to paint the block; however, if the CDA would prefer the siding can be extended to cover this area.

The members reviewed the location of the encroachment easement. The encroachment requires approval from the Village Board. Action will be taken by the Village Board at a future meeting.

Mr. Gruetzmacher commented that he hopes to open a kitchen in the future. He anticipates using the deck in the spring, summer and fall and plans to screen the area to make it more comfortable for his patrons. He also stated he anticipates utilizing the upstairs of the building for overflow customers when the establishment is busy. Trustee Grant questioned if an elevator will be required if the area is utilized by the public. Director of Planning and Development Rambousek stated that he was not aware of a possible change in use for the upper level of the building. The current use is residential and will require Village approval if the use is changed.

Mr. Gruetzmacher stated that he anticipates beginning the exterior renovation project this fall with the majority of the project completed in 2010. A small portion of the project may not be completed until 2011.

The number of dumpsters was briefly discussed. There are currently eight green carts that are utilized by the business and residents. When the refuse/recycling area is moved, there will be two larger containers with recycling in the enclosure.

Motion by Trustee Grant, seconded by Trustee LaPean, to approve a façade grant in the amount of \$20,000 (matching grant) for the Bridge Inn located at 1216-1218 Bridge Street, submitted by Bill Gruetzmacher, subject to the addition of siding over the front façade block, final review and approval of the architectural plans by the Planning and Development Staff and approval of the easement encroachment by the Village Board. Approved unanimously.

Mr. Rambousek informed the members that the grant funds will not be released until the project is complete and receipts are provided.

CONVENE TO CLOSED SESSION

Motion by Alan Kletti, seconded by Trustee LaPean, to convene to closed session, at 6:36 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 including Grafton Hotel, Grafton Village Center loan, and other redevelopment efforts). Approved unanimously by roll call vote.

A closed session of approximately 40 minutes was held. During the closed session the CDA reviewed the status of possible amendments to the development agreement for the Grafton Hotel renovation project. In addition, the members discussed negotiation strategies associated with the potential purchase of the former Lumberyard site.

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

Motion by Trustee LaPean, seconded by Sharon Walbrun, to re-convene to open session and the regular order of business at 7:20 p.m. Approved unanimously by roll call vote.

UPDATE ON DEVELOPMENT AGREEMENT - GRAFTON HOTEL PROPERTY - 1312 WISCONSIN AVENUE

There was no discussion on this agenda item.

UPDATE ON LUMBERYARD SITE MASTER (REDEVELOPMENT) PLAN

Mr. Rambousek stated that he hopes to have the draft plan completed by the end of October, with a tentative public hearing before the Plan Commission in November. The CDA will be asked to review the plan at the November meeting.

HIRE AN APPRAISER TO VALUE PROPERTIES LOCATED AT 905 – 1005 BEECH STREET

Motion Trustee LaPean, seconded Sharon Walbrun, to table this mater.
Approved unanimously.

OLD BUSINESS

None

NEW BUSINESS

Status of grant for pedestrian signals at 13th Avenue and STH 60

Village Administrator Darrell Hofland informed the members that the Wisconsin Department of Transportation is still reviewing the possible installation of pedestrian signals at 13th Avenue and STH 60. He indicated that the review is going well and the Village should have a decision soon.

Trustee Grant questioned if Ozaukee County would be finishing the pedestrian path over the marsh area near the Advanced Health Care facility along STH 60. Mr. Hofland responded that the path should be completed this year.

ADJOURN

Motion by Trustee Grant, seconded by Trustee LaPean, to adjourn at 7:26 p.m. Approved unanimously.