

VILLAGE OF GRAFTON

COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

JANUARY 7, 2009

The Community Development Authority (CDA) meeting was called to order by Chair John Gassert at 6:15 p.m.

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

Staff/Officials present: Village Administrator Darrell Hofland, Planner MaryKay Buratto, Village Clerk Teri Dylak

MINUTES

Motion by Alan Kletti, seconded by Ron LaPean, to approve the minutes from the December 3, 2008 Community Development Authority meeting, as presented. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None.

CONVENE TO CLOSED SESSION

Motion by Jim Grant, seconded by Dan McKelvey, to convene to closed session, at 6:15 p.m., pursuant to Wisconsin Statutes 19.85(1)(e) for real estate and competitive bargaining matters (Lumberyard site, purchase of Grafton Hotel property, Grafton Village Center loan, and purchase of Smith property – 1231-1233 13th Avenue, and other redevelopment efforts). Approved unanimously by roll call vote.

A closed session of approximately 1 hour was held. During the closed session the CDA reviewed options for the redevelopment of the Grafton Hotel property. In addition, the members discussed the status of the Grafton Village Center property and the Paramount restaurant foreclosure.

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

Motion by Roger Kirgues, seconded by Alan Kletti, to reconvene to open session and the regular order of business, at 7: 12 p.m. Approved unanimously by roll call vote.

DISCUSSION OF POTENTIAL DOWNTOWN PARKING RESTRICTIONS

Administrator Hofland briefly reviewed the parking situation in the downtown. He indicated that currently business owners are requesting their employees use the parking lot on 13th Avenue north of STH 60. Unfortunately, many employees of the Milwaukee

Ale House have been seen parking in the parking lot at the Grafton Village Center and utilizing the on-street parking.

Mr. Hofland indicated that regulations are being considered to regulate employee parking in the downtown. The CDA members briefly reviewed an ordinance from the City of West Bend which establishes an “employee restricted parking zone”. Employees of businesses within the zone area are not allowed to park in this area during their work shift. Employees are provided with an identification sticker that is placed in their vehicles. The City of West Bend also provides employees with a shopping permit which allows the employee to be in the area to shop when not at work.

Mr. Hofland stated that the proposed employee parking restricted area criteria has been forwarded to the Grafton Area Chamber of Commerce and the Downtown Business Association for review. It is anticipated that the business owners affected by the proposed restricted parking area will be invited to attend a future CDA meeting to review the proposed ordinance provisions. Mr. Hofland also commented that, should the restricted parking area be approved, the Village may want to consider hiring someone to enforce the parking provisions. It is not economically feasible to have a Police Officer spend time patrolling the area and enforcing the parking restrictions.

The CDA reviewed the area of the proposed parking restrictions. The restricted parking area is proposed to be located south of STH 60, and would include 13th Avenue south to Bridge Street, then Bridge Street west to 11th Avenue and east to 14th Avenue, then, Wisconsin Avenue north to Washington Street (STH 60) and south to Beech Street. Both sides of each street would be included within the boundary of the restricted parking zone and all public parking located within this boundary would be restricted for use only by visitors and shoppers of the Downtown and briefly. The CDA discussed the impact of the parking restrictions on downtown parking lots. It is estimated that approximately 40-60 vehicles would be impacted by the on-street restrictions alone.

Chair Gassert commented that it is important for the Village to support the businesses in the downtown area. Even with the creation of additional public parking in this area, parking is still a concern.

After limited discussion, it was the consensus of the CDA to wait for input from the Grafton Area Chamber of Commerce and the Downtown Business Association before finalizing the proposed employee restricted parking regulations.

Jim Grant requested that the draft regulations be placed on the January Public Safety Committee agenda for an initial discussion.

The CDA briefly discussed the removal of snow from the Grafton Village Center parking lot. Village Administrator Hofland stated that the Public Works Department is working to remove the excess snow from the lot. Mr. Hofland also stated that Brian Behrens is having problems with snow storage in his parking lot north of the Grafton Town Hall

building. He has met with Village staff and is asking for some lenience for on-site snow storage.

Dan McKelvey expressed concern with curb at 13th Avenue in the Grafton Village Center parking lot. He indicated that the curb is difficult to see and has been hit be several vehicles entering the lot. Mr. Hofland responded that the Village is aware of the problem and will be placing a post to alert drivers of the curb location.

AGENDA ITEMS 7 AND 8

Motion by Jim Grant, seconded by Ron LaPean, to table agenda item 7 -
Update on Grafton Hotel request for proposals and agenda item 8 -
Jurisdictional offer for Grafton Hotel, 1312 Wisconsin Avenue to a future
CDA meeting. Approved unanimously.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURN

Motion by Jim Grant, seconded by Dan McKelvey, to adjourn at 7:39 p.m.
Approved unanimously.