

## **VILLAGE OF GRAFTON**

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

**MARCH 18, 2009**

The Community Development Authority meeting was called to order at 6:00 p.m. by Chair John Gassert.

CDA members present: Ron LaPean, Jim Grant, Dan McKelvey, Sharon Walbrun, John Gassert, Roger Kirgues (6:15 p.m.)

Absent: Alan Kletti

Staff/Officials present: Village Administrator Darrell Hofland, Village Clerk Teri Dylak, Village President Jim Brunnquell, Trustee David Liss, and Village Attorney Michael Herbrand

#### **MINUTES**

Motion by Jim Grant, seconded by Dan McKelvey, to approve the minutes of the February 18, 2009, Community Development Authority meeting, as presented. Approved unanimously.

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

#### **CONVENE TO CLOSED SESSION**

Motion by Ron LaPean, seconded by Dan McKelvey, to convene to closed session, at 6:03 p.m., pursuant to Wisconsin Statutes 19.85(1)(e) for real estate and competitive bargaining matters (purchase of downtown properties for parking, Grafton Village Center loan, and other redevelopment efforts). Approved unanimously by roll call vote.

A closed session of approximately 1 hour and 10 minutes was held. During the closed session Village Administrator Darrell Hofland and Village Attorney Michael Herbrand updated the members on the status of the recently issued jurisdictional offer on the Grafton Hotel building located at 1312 Wisconsin Avenue. In addition, the members discussed the Grafton Village Center loan default status and the possible purchase of property to provide additional parking in the downtown.

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

Motion by Ron LaPean, seconded by Roger Kirgues, to reconvene to open session and the regular order of business, at 7:16 p.m. Approved unanimously by roll call vote.

## **GRANT APPLICATIONS FOR PEDESTRIAN CROSSING IMPROVEMENTS TO 13TH AVENUE / WASHINGTON STREET**

Village Administrator Hofland informed the CDA that he, Police Chief Charles Wenten and Director of Public Works/Village Engineer Dave Murphy recently met with Department of Transportation (DOT) officials, from the Waukesha office, regarding options to make the pedestrian crossing at 13th Avenue and Washington Street (STH 60) safer. The DOT representatives indicated that the Village has done a number of things to notify drivers of the pedestrian crossing in this area with the utilization of signage, the colored crosswalk and the in-street pedestrian crossing cones. Unfortunately, the pedestrian crossing in this area is still a safety concern.

Village Engineer Dave Murphy is recommending that the Village consider the installation of a "Hawks Signal" at the 13th Avenue/Washington Street intersection. This device allows pedestrians to press a cycle button that alerts drivers that a pedestrian is crossing and places a "hold" on the 12th Avenue traffic signal to stop traffic to allow the crossing to occur.

Mr. Hofland explained that this technology is new to Wisconsin but has been utilized in several other states successfully. He indicated that the Village's traffic consultant - John Bieberitz, Traffic Analysis & Design, Inc., Cedarburg, WI, has indicated that the Village of Grafton would be one of the first communities in Wisconsin to utilize this technology. The cost of this technology is approximately \$150,000. Mr. Bieberitz has indicated that the project may be eligible for economic stimulus grant funds at 100 percent or at a small cost to the community

Jim Brunnuell expressed a concern that holding the 12th Avenue/Washington Street traffic signals will create a significant backup of vehicles. Village Administrator Hofland responded that may be a possible consequence of the system and commented that the DOT is looking to move traffic smoothly through this area. In the event this project is favorably reviewed by the DOT, it would most likely not be implemented until 2010.

Trustee member Jim Grant suggested that the Village consider eliminating the pedestrian crossing at 13th Avenue and require people to go to the signaled crossing at 12th Avenue.

The CDA members briefly discussed the possible traffic congestion on Washington Street that may result from the Hawks Signal technology.

Trustee member Ron LaPean commented that, even with the traffic signals, he has been told by residents that the 12th Avenue crossing is not safe. He expressed reservations with the placement of this new technology in an already congested traffic area.

Several members questioned if employees of the area businesses are utilizing the parking lot on 13th Avenue. It was stated that, unfortunately, it is not likely that people

parking north of STH 60 and wishing to get across STH 60, will walk to the 12th Avenue crossing even with the placement of no pedestrian crossing signs at the 13th Avenue crossing area.

Jim Grant commented that he does not think the Village should apply for the grant funds for the Hawks Signal. The Public Safety Committee has looked at this area on numerous occasions, due to both vehicle and pedestrian safety concerns. It appears that this technology will only create more problems. Traffic in this area is accelerating quickly and having to stop traffic flow each time someone wishes to cross the street will create a bottleneck of cars. The Village has attempted to make this area safer with signage and cones, as well as an attempt to utilize flags to alert drivers to pedestrian crossings. Mr. Grant reiterated that the elimination of the pedestrian crossing may be the most viable option.

Village Administrator Hofland commented that in order to eliminate the 13th Avenue pedestrian crossing, the Village would be required to dig up the red colored concrete and remove the pedestrian crosswalk lines. The cost to complete this may be higher than any share of the grant for the Hawk Signal. Mr. Hofland also stated that the Village has made an investment in this area with the construction of the public parking lot on 13th Avenue.

Jim Brunquell commented that the possible backup of traffic that may result from the signals is a major concern.

Administrator Hofland stated that if the Village applies for the grant funds, and is successful, the State would complete a study to determine if this technology would be beneficial. If found favorable, the cost of the signals and study would be paid at 100 percent. In the event the State determines that the technology is not favorable, the cost of the application would not be covered. Mr. Hofland informed the members that the Village is not obligated to accept the grant.

Roger Kirgues questioned if the State determines that the technology will not work in this area, will they provide the Village with alternatives. Mr. Hofland responded yes

Motion by Sharon Walbrun, seconded by Jim Grant, to proceed with a grant application for the Hawks Signal technology for the 13th Avenue/STH 60 pedestrian crossing. Approved unanimously.

## **OLD BUSINESS / NEW BUSINESS**

### 1231 13th Avenue – Construction status of future public parking lot

There was no discussion on this agenda item.

### Jurisdictional Offer for Grafton Hotel, 1312 Wisconsin Avenue

Administrator Hofland informed the CDA that a Jurisdictional Offer, in the amount of \$310,000, was presented to Rob Ruvin, owner of the Grafton Hotel property at 1312

Wisconsin Avenue, and Investors Bank on March 11. He indicated that additional information will be available for review at the next CDA meeting.

Update on Lumberyard Site redevelopment plan

Administrator Hofland stated that a Request for Proposals (RFP) for the possible redevelopment of the former Lumberyard site has been sent to potential developers. The RFP is due on March 31, and the results will be available at the next CDA meeting. The cost of the RFP is to be split 50-50 with the majority land owner of the Lumberyard site, Robert Zellmer.

Other Business

Administrator Hofland informed the members that the new Pick 'n Save store is scheduled to be completed in early May.

Administrator Hofland indicated that it may not be necessary to hold the April 1, CDA meeting; however, staff will advise within the next week. The CDA was asked whether they would be available to meet on April 15, at 6:15 p.m. to review the RFP results for the Lumberyard site.

**ADJOURN**

Motion by Jim Grant, seconded by Roger Kirgues, to adjourn at 7:45 p.m.  
Approved unanimously.