

**VILLAGE OF GRAFTON**  
**COMMUNITY DEVELOPMENT MEETING MINUTES**

**OCTOBER 5, 2011**

The Community Development Authority (CDA) was called to order by Chair John Gassert at 6:17 p.m.

CDA members present: Jim Brunnuell, Jim Grant, Alan Kletti, Al Richards, John Gassert, and Roger Kirgues

Excused: Dan McKelvey

Staff/Officials present: Director of Planning and Development Michael A. Rambousek and Deputy Clerk Lisa Oppeneer

**MINUTES**

Motion by Al Richards, seconded by Jim Brunnuell, to approve the September 7, 2011 Community Development Authority meeting minutes, as presented. Approved unanimously.

**PERSONS REQUESTING TO BE HEARD**

None.

**REVIEW AND CONSIDERATION OF A REQUEST FOR A FACADE GRANT FOR SUPER LUBE TO BE LOCATED AT 1552 WISCONSIN AVENUE**

Director of Planning and Development Michael Rambousek reviewed the approval status of the project. He indicated that on September 27, 2011, this project was reviewed by the Plan Commission and a conditional use permit was approved subject to final review of the architectural plans by the Architectural Review Board or the CDA if a facade grant is applied for by this applicant. As a result, the architectural plans are here before the CDA as part of the facade grant consideration process.

Director Rambousek stated that this building currently housing Plato's Grafton Service. The new owner and primary occupant is Super Lube, which is an oil change facility that will also do minor vehicle repairs such as belt replacement, wipers, light bulbs, fluids, etc. The goal of the proposed facade architecture is to restore the building to its historic look. Director Rambousek provided some photos of the original building and also pictures from the 1960's so the CDA could get a sense of what the building looked like in the past.

The project includes the full restoration of the building brick, double-hung windows, fascia, lighting, coping, and all similar details shown on the plan. The dimensional roof will include a new diamond cut asphalt shingle roof that aims to match the roof style of that era. He added that as part of this historic motif, Super Lube employees will be

wearing full uniforms from that era and some historic fuel pumps may be placed in front of the building.

Although, these improvements are not eligible as part of the facade grant, Director Rambousek stated that other major site improvements include an increase in green space, landscaping and the paving with curb of gravel areas.

The exact facade restoration costs have not been calculated in detail, but it is anticipated that the facade costs will exceed at least twice the amount of the maximum grant of \$20,000.

Alan Kletti questioned how soon the project would be completed.

Paul Seul of Monches Construction Company, representing the applicant, stated that the new owner closed on property sale last week. The current primary tenant, Plato's Grafton Service, is still there on a month to month lease and will move once the construction process begins. The existing secondary tenant will remain at the site with Super Lube during and after construction. Mr. Seul stated that after the CDA hopefully approves this grant, his next step is to then pull the necessary permits from the Inspection Department. He added that the entire project will take an estimated nine months.

Mr. Seul then showed the CDA members color renderings of the project.

Jim Grant asked if vehicular access into the building will be from the front on Wisconsin Avenue with vehicles exiting at Broad Street.

Mr. Seul stated that this is correct.

Mr. Grant asked, if from a safety standpoint, this could be reversed so vehicles would enter the site from Broad Street and then exit to Wisconsin Avenue.

Director Rambousek commented that this was also an issue raised by Staff that was brought up at the Plan Commission meeting. However, the applicant stated that they preferred the route as shown on the approved site plan. The applicant justified this position to the Plan Commission based on the amount of queuing spaces in the building and in front of the building (at least three for each of the two lanes) the Plan Commission did not have an issue with the proposed vehicular ingress/egress of the site.

Mr. Seul commented that customers will need to get out of their cars and walk inside to the waiting room and an employee will drive the car into the building and on to the lift ramp.

Mr. Grant asked who now owns the building. Mr. Seul stated that this venture is a partnership with one of the owners, Dominic Balisteri.

Jim Brunnquell questioned whether or not this project could go to the Architectural Review Board for a quick review. Director Rambousek stated that he does not want the permitting process to be delayed, which then ultimately delays the construction.

Mr. Brunnquell stated that he is simply asking for a consensus of the Architectural Review Board that the proposed architectural plans are acceptable.

Director Rambousek stated that the Architectural Review Board meets tomorrow evening and he could show the plans to the members as a new business item, as long as an official action is not being requested.

Mr. Brunnquell commented he would simply like the Architectural Review Board to review the project and provide a consensus on the architecture.

Director Rambousek stated that would be fine.

Motion by Alan Kletti, seconded by Al Richards, to approve a maximum matching \$20,000 facade grant, as requested for Super Lube, located at 1552 Wisconsin Avenue, subject to a consensus review by the Architectural Review Board. Approved unanimously.

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

Motion by Jim Grant, seconded by Roger Kirgues, to convene to closed session at 6:41 p.m., pursuant to Wisconsin Statutes 19.85(1)(e) for Real estate and competitive bargaining matters (redevelopment agreement negotiations and sale of CDA-owned property). Approved unanimously by roll call vote.

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

Motion by Roger Kirgues, seconded by Al Richards, to adjourn the Closed Session and reconvene into the regular order of business at 6:52 p.m. Approved unanimously by roll call vote.

#### **OLD BUSINESS**

None.

#### **NEW BUSINESS**

None.

#### **ADJOURN**

Motion by Roger Kirgues, seconded by Jim Brunnquell, to adjourn the meeting at 7:02 p.m. Approved unanimously.