

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMITTEE MEETING HELD  
DECEMBER 1, 2016**

Present: Ralph Voltner, PJ Early, Alderman Klug, Alderman Wattawa, Tom Cottreau

Also Present: City Administrator Johnsrud, City Clerk/Treasurer Uecker

Excused: Bob Pleva, Jim Fleming

The meeting was called to order at 6:02 p.m.

Review of Chapter 36 – Community Development Authority:

City Administrator Johnsrud reviewed the City's Code with the members. The purpose of the CDA and the projects brought to this committee are spelled out in the State Statutes. The main purposes are to carry out blight elimination, slum clearance and urban renewal. He also reviewed the powers and the fact that the CDA has the authority to issue bonds. City Administrator Johnsrud stated that in the future, the process for doing developments in the City will be more streamlined. Council will get all proposals first and then the proposals would go to the appropriate committee. He reiterated that the City will follow our Municipal Code and State Statutes when using the CDA.

4235 South Nicholson Avenue:

The City had a proposal from Brinshore but the Council turned the project down. There has been some interest in putting residential on that lot but nothing is in the works right now.

1306 East Bolivar Avenue:

There is an agreement in place with Wixon. The closure process with the DNR is still ongoing. The VPLE Committee review is scheduled for the 2<sup>nd</sup> week in December and the goal is to get closure prior to the end of the year.

2517 East Norwich Avenue:

This property is considered blighted. The building is structurally sound but has been stripped of all HVAC, etc. It is a former dump site and likely contaminated. Environmental work has been done to close the sight. Some interest has been shown in the property by two different parties.

4000 South Lake Drive:

Bear Development has closed on the property. They are asking the Council for an extension to submit the detailed PUD plans. Bear has stated that their target market will be millennials and Gen X'ers. The proposal is for 3 buildings with 106 units per building. This may lead to retail/commercial development on the triangle. Anticipated start date for construction is April, 2017.

4200 South Lake Drive:

Sherman and Associates has a proposed development on this lot for an estimated \$25M. Nothing has been formally brought to the City for approval as of yet.

1700 East Layton Avenue:

The City owns 3 of the 6 lots in this area. A WHEDA project proposal with a small amount of retail was brought to the Council but the Council didn't feel that residential in this area was the highest and best use so the proposal was turned down.

Southeast Corner of South Kinnickinnic and East Howard Avenues:

This parcel is owned by the City. A proposal was presented for mini-storage units and the Council felt that wasn't the best use. They would like to see retail on this parcel.

South Lake Drive and Packard Avenue:

Some residential proposals have been talked about but a lot will depend on what happens with the triangle. Any development will be required to provide view corridors and public access to the lake front.

Northeast Corner of South Kinnickinnic and East Howard Avenues:

St. Francis Animal Hospital has purchased this parcel and will be building a new clinic there. Due to some WE Energies restrictions the parcel is smaller than originally thought so another development would not fit there. Discussion has been held at staff level about putting in a parking lot for the trail head which would give the public more access to the Nojoshing Trail.

City Administrator Johnsrud also reviewed the three TIF Districts in the City. He explained why TID #5 was created (to support TID #3) and that TID #3 is no longer a distressed TID. Because of that, the City can be more choosy about what development is best for the City. He also stated that there is a lot of economic development to the north and south of St. Francis in Bay View and Oak Creek. It will eventually hit St. Francis and then any development will need to fit into the Comprehensive Plan.

Moved by Alderman Wattawa, seconded by PJ Early to adjourn. Motion carried.

Time: 7:00 p.m.