

MINUTES OF THE COMMUNITY DEVELOPMENT AUTHORITY MEETING HELD JUNE 25, 2019

Present: Sarah Calderon, Rick Grubanowitch, Jay Iverson, Jim Paradinovich, Ralph Voltner

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

Excused: Alderman Brickner and Alderman Damon

Chairman Voltner called the meeting to order at 6:00 p.m.

Moved by Rick Grubanowitch, seconded by Jay Iverson to place on file the minutes of the Community Development Authority meeting held April 30, 2019. Motion carried.

3901 South Lake Drive – formerly Lakeside Auto:

The new Code Compliance Officer is working on this property and finally has contact information for the owner. At this point citations could be issued or there is potential for a raze order. The land may be contaminated or there may be storage tanks buried. More research through the DNR will be done to identify if storage tanks are buried there.

Moved by Rick Grubanowitch, seconded by Jay Iverson to direct the City Administrator to issue a letter to the property owner stating that the City has concerns about the future plans of the property, that the building will need to be inspected and to see if the owners can verify if storage tanks are buried. Motion carried.

4000 South Lake Drive – The Mariner Apartments:

The City has currently hired the Concord Group as the project manager. Concord has been submitting to the City a punch list of items that need to be completed and/or corrected. Two major issues have been found – safety glass in the windows and ADA toilets. Bear Development has also erected a retaining wall that needs a fence and the plans that were submitted were not up to code. Occupancy most likely will not be granted until the end of July. The CDA members reviewed the punch list items provided by Concord. As of right now, there has been no breach of contract between Bear Development and the City.

4200 South Lake Drive – The Campbell Group:

Financing and investors have been solidified. The DOT has approved the 2nd entrance to the property. The investors have committed to making this a truly upscale project.

3900 East Norwich Avenue – St. Francis Animal Hospital:

The City has been going back and forth with the Animal Hospital as they want the City to do more of the development plans so they don't have to have that added expense. Currently the project is scheduled for two phases. The first phase would be the hospital at 4800 square feet and then the second phase would be the boarding facility. The City is suggesting a second entrance into the property. The initial PUD and CSM need to go to the Planning Commission.

2517 East Norwich Avenue – Milwaukee Maker's Space:

A detailed PUD has been submitted to the Planning Commission. There is an encroachment issue with the building on Mid America Barrel property which has delayed the project.

1306 East Bolivar Avenue – former King Kase site:

Sigma has been working on the standard closure and closure is expected in the next month. A sign will be put on the property listing it as a potential development site.

3950 South Pennsylvania Avenue – Mid America Barrel:

Mid America Barrel is working with RA Smith to engineer a site plan so that issues will be in compliance with the City code. The same engineer is working for the City to redesign Norwich Avenue. The redesign will be of value to the City in order to clean up that area. The City has offered Mid America to enter their property through City owned property from Howard Avenue to eliminate some of the truck traffic on Pennsylvania. At this time, Mid America hasn't given any inclination if they would be interested in that proposal.

2918/2922 East Layton Avenue – formerly Liberty Tax:

The City currently owns both these properties. Currently there is a tenant in 2922 East Layton who can stay until November. Once both properties are vacated, they will be razed. It creates a great opportunity to be a player in the redevelopment of that section of Layton Avenue.

2040 East St. Francis Avenue – Dysland Mini Storage:

The City has been receiving a lot of complaints regarding the maintenance of this property. As of now over \$255,000 in citations have been issued for code violations. The owners are working on trying to fix the code violations on the mini storage units to get occupancy. All three properties owned by Mr. Dysland have code violations but are owned by different LLC's so it's hard to go after Mr. Dysland personally to get the properties back in compliance.

2800 Hidden Drive – Hidden Ponds:

This was designed as a high density condo development but only 8-9 units have been built and no development has happened since then. Eric Lentz informed the City that the developer was foreclosed on by the bank, but for some reason the new bank refinanced the mortgage and wiped out the second mortgage held by Eric Lentz. Any new development will have to come back to the City as the Developers Agreement for that project has expired. The City doesn't want high density there but would rather have "twindominiums". It would need to be a new PUD which would allow the City to have a bit more control over the development.

Moved by Jay Iverson, seconded by Jim Paradinovich to adjourn. Motion carried.

Time: 7:03 p.m.