

Community Development Authority

MINUTES

April 7, 2021

Members Present: Ken Brost, Austen Conrad, Dan Kolk, Toni Stolarik, Stephanie Brassington, Mike Flaherty, Jerry Dietzel

Members Absent:

Staff Present: Andrew Bremer, Andrew Day, Karen Knoll

1. CALL TO ORDER

Brost called the meeting to order at 7:00 pm.

2. PUBLIC APPEARANCES

None

3. APPROVAL OF MINUTES

- a. Review and possible approval of the March 3, 2021 Community Development Authority minutes.

Kolk moved to approve the March 3, 2021 Community Development Authority minutes. Brassington seconded the motion. Motion carried 7-0.

4. BUSINESS

- a. Discussion regarding redevelopment of 4810, 4818, 4902 and 4908 Terminal Drive, including a preliminary concept plan submitted by Ryan Quam for development of Waubesa Village Phases 4 & 5.

Bremer reviewed this is a pre-application discussion to gather feedback, there is no action being taken tonight. The proposal would be for a 27-unit apartment building at 4902 Terminal Drive and approximately five years later, another building at 4810-4818 Terminal Drive. Phase III is nearing completion at this time. Quam has an accepted offer to acquire 4908 Terminal Drive, and the Village owns 4902 Terminal Drive, which was acquired in 2006 as part of blight removal and redevelopment. The house at 4902 Terminal Drive was razed in 2016. Bremer reviewed which areas would be Phase IV and Phase V; all properties are currently in TIF #3 and are zoned C-H Commercial Highway. Packets include a detailed grading plan for Phase IV. Quam has indicated he would like to request TID incentives for both phases, however tonight is for discussion only. In relation to Phase IV, the TID expenditure period will expire in August of 2022. Any future TID assistance for Phase V

would be contingent upon the Village Board and the Joint Review Boards adopting a new TID district that would include that property, and likely other properties.

Quam reviewed Phase III at 4608 Siggelkow Road is slated to open on June 1, 2021. There still is strong demand for these units. Quam reviewed the highlights of his current project for members. Quam went over the design and contour of the lot, grading, potential site plans and amenities as provided in packets. He would be looking to break ground on this project in September 2021, with construction to start on October first of this year with a June 2022 completion.

Quam stated in working with Bremer, he was asked to come up with an idea how Phase V would fit on the site. Quam reviewed with member's a potential design as included in packets for Phase V. It would line up the drive aisle with Ivywood Lane. Quam does show on the plan sidewalks with curb on Terminal Drive, he is looking for feedback on that idea. There is some pedestrian traffic in the area. Bremer indicated at the next CDA meeting they may be looking at right-of-way improvements in TID #3, it is currently being looked at it at a staff level before bringing it to the CDA for further discussion. This is something that they feel needs to be considered, as there is more residential development on the south end of Terminal Drive.

Bremer inquired of Quam what the breakdown on the 27 units would be. Quam replied there would be nine one bedroom units, three on each floor; 14 two bedroom and four two bedrooms with lofts on the third floor. All are market rate apartments, with underground parking.

Bremer reviewed with the CDA the area that would be modified, with the road access point, and how the construction of the roadway would take place during Phase IV and Phase V. Brost inquired if they were going to move the house located at 4908 Terminal Drive. Quam replied he has considered moving the home, if he cannot find a place to move it to; the house would be taken down.

Brost polled members for feedback on the proposal. Members discussed the current positive interest in these units, possible bike trails and sidewalks in the area, the need for parking in the area; it was indicated the parking in the proposal would be for resident's only, not additional area parking, the type of soil in the area, the availability for 4810-4818 Terminal Drive to be available for purchase. Quam indicated he has worked with the owner, and has signed an option to purchase which would allow the current owner to stay there for at least five years. Kolk indicated concern for the increased traffic in the area, and the potential need for Terminal Drive to be improved. Members discussed traffic in the area, including the Siggelkow Road US 51 ramp intersections with are currently part of a DOT Hwy. 51 Corridor Study.

Bremer advised Quam will be doing a pre-application at the April Plan Commission meeting and he anticipates this project could be back in front of the CDA and Plan Commission in the next few months.

b. Discussion regarding approaches to marketing Village owned properties within Tax Increment Districts.

Bremer indicated this is a discussion only item for how we approach Village owned property in a TID district. This came up due to a question from a Trustee at a Board meeting regarding the 5411 Bashford Street project. In the past the CDA and Village has taken it on a case-by-case approach on whether to issue an RFP on the sale or redevelopment of a property acquired by the Village in a TIF district. It is often handled based on the parameters of the property. There is no statute requiring an RFP process, this is for discussion as to how the CDA would like to handle these situations.

Members discussed options, how things have been handled when there is an RFP, how long to hold onto a property, how people find out about available property in the Village, RFP's are only effective if there is a large impact on the community, there is not a large value for an RFP on a small or uncontested property, how there is rarely a lot of demand for the parcels which the Village purchases and as McFarland is a smaller community, you do not see the same desire as you do in a larger community.

Consensus was the Village should continue to handle marketing Village owned property in a TID district on a case-by-case basis.

c. Presentation of Community & Economic Development Monthly Report

Bremer reviewed his Directors report with members as provided in packets.

5. SCHEDULE NEXT MEETING DATE

a. May 5, 2021 @ 7:00 p.m.

6. ADJOURNMENT.

Kolk moved to adjourn. Flaherty seconded the motion. Motion carried. Meeting adjourned at 8:01 p.m.