

COMMUNITY DEVELOPMENT AUTHORITY MEETING

January 22, 2019

Blaska called the meeting to order at 5:30 pm and confirmed that appropriate notice was given.

Members Present: Vande Zande, Kozinski, Nold, Ald. Kowieski, Carlson and Blaska
Members Excused: Manke
Staff Present: Duffy and Wallace

Approval of December 3, 2018 Meeting Minutes: Motion by Kowieski to approve the minutes of the December 3, 2018 meeting; second by Nold. Motion carried 6-0.

New Business:

Downtown Business Loan: Mission Road Boutique, 122 N. Main Street: Duffy stated the applicant is looking to occupy 122 N. Main Street. He stated the applicant is currently an existing retailer at the Roost and The Coop in Pewaukee. They have purposeful products and all their sales go to charitable gifts. Motion by Nold to approve the Downtown Business Development Loan for Mission Road Boutique in the amount of \$25,000 with 1% interest and a 10-year payoff; second by Carlson. Motion carried 6-0.

Downtown Business Loan: HomeBody, 108 N. Main Street: Duffy stated the applicant is looking to occupy 108 N. Main St. It's a small retail space approximately 1,000 sq. ft. in the Mann Block Building. It was previously an insurance office, which has moved to Silver Lake Plaza. Duffy stated this is a great opportunity to bring retail up Main St. The applicant stated she will be specializing in women's apparel and in unique one of kind gifts. They hope to open April 1st. Motion by Vande Zande to approve the Downtown Business Development Loan for HomeBody at 108 N. Main St. in the amount of \$25,000 at 1% with a 10-year payoff; second by Kozinski. Motion carried 6-0.

Update on Development Areas:

Discussion: Downtown Initiatives – Available Space & Business Changes: Duffy stated there are a lot of changes occurring. He stated staff has had various conversations about state legislative changes related to businesses and conditional uses. He stated municipalities have less and less control as it relates to approving businesses and what types of businesses come. Often, we have building owners that choose who they want to put into their buildings. Duffy reported at the last meeting Breccaro's Pizzeria, 110 W. Wisconsin Ave was approved but could not come to lease terms. The building owner signed a lease with two other businesses Lake Country CBD and Brickview Tattoo in the back of that building. Also, HIS Auto has moved from 202 E. Wisconsin Ave and Sandy Creek has signed a lease with C.A.R.S. Custom Audio Remote Services. They put in car alarms, customization of vehicles. They understand this is part of the redevelopment area and would be able to move within a month. This business meets the requirements of the conditional use permit, so it can't be denied.

Discussion: E. Wisconsin Avenue Overlay Area – Sandy Creek Upkeep: Duffy stated at the last meeting Planning Staff did an inventory of the property at 202, 304 and 310 E. Wisconsin Ave regarding all the issues. A letter was forwarded by the City Attorney Riffle to the property owners to follow up clearing up the debris, long weeds and grass. The properties have since been cleaned up. The paint issue will be taken care of when weather permits. Members asked if they will continue the haunted house at the old Oconomowoc Enterprise building. Duffy stated in the City event permit it was indicated that 2018 was the last time to hold the haunted house because of the Fowler Lake Village being completed. Kowieski asked if there are any other things that the CDA or the City could recommend to continue improvements. Duffy stated we can continue to ask. Kowieski asked if there has been any discussion on the continuation of Pleasant St. Duffy stated late last year the Mueller square property was sold. He stated the new owner's attorney has contacted the City to meet with them and staff will make them aware of the plan. Kowieski asked if there's an ability for the CDA to engage with permission from Council to take the redevelopment of that corridor to the next step in developing more redevelopment that can be implemented and discussed at a CDA meeting. Duffy stated there are a lot of things in the downtown plan that have changed through the process. Nold stated there are three different property owners and they have to have the interest to develop or sell to a developer. Members discussed the E. Wisconsin Overlay Area plan and possible redevelopment. Members suggested presenting a development proposal to the Council to take to the next step. Duffy stated he would draft something for consideration and present it at the next CDA meeting.

Discussion: SW Summit Ave Corridor Update – Olympia Area Redevelopment: Duffy reported Wangard Partners has purchased Olympia Resort Hotel, front parking lot and the pond. He stated the other acreage, the theatre, the ski hill and

golf course are owned by the Baysari Trust. He stated Wangard has indicated they want to redo the hotel and turn it into workforce housing. They have submitted a proposal to rezone the property. This will be moving forward in February. They have leased out the conference center space to a new church. Duffy stated Wangard also controls the strip center where Kmart is vacating in March. He stated Wangard does not control all the property. Baysari Trust owns a piece in the middle. He stated Staff and the CDA have reviewed that the area in 2017. An RFP was drafted about the whole 300 acres. He stated when the RFP was brought to Council they did not want this released until all three property owners agreed. It has always been the City's position to get the property owners to work together. There is a need for infrastructure and to upgrade the private roads to public roads. Duffy stated the City's involvement from a private public partnership is the infrastructure. Staff continues to have conversations with Wangard and the heirs of Baysari family. Nold stated staff is meeting next week with Wangard to discuss their detailed plans. Also, staff has a meeting setup with the representatives of the Olde Highlander properties next week. There is approximately 300-acres that will likely need infrastructure. Ald. Kowieski stated he has been very vocal about our community needing the workforce housing however he feels this is not the right location for repurposing the facility. He stated it's hard to know this because there isn't a comprehensive plan for this acreage. He requests that staff reminds both parties that the City has in place a structure for some collaborative master planning associated with both parcels.

Comments from CDA Members: Duffy stated he received a business loan application, so he will be putting together a meeting in February.

Motion by Nold to adjourn; second by Kowieski. Motion carried 6-0. The meeting adjourned at 6:23 PM.

Tina Wallace, Deputy City Clerk