



CITY OF WAUWATOSA

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MINUTES COMMUNITY DEVELOPMENT AUTHORITY Thursday, July 07, 2015 – 12:00 P.M. Committee Room #1

PRESENT: Mr. Wick, Ms. Rettko, Ms. Wakefield, Mr. Schulz, Ald. Byrne.

EXCUSED: Ms. Eick, Ald. Tilleson

STAFF PRESENT: P. Enders, Development Director; A. Kesner, City Attorney; J. Ruggini, Finance Director J. Ferguson, Assistant Planner; M. Citro, Business Services Specialist

OTHERS PRESENT: Brad Russell – Midtown Dental (Poblocki Signs)
Mark Crego – 8726 W North Avenue, Wauwatosa
Joe Teich – 1555 N Mayfair Road, Wauwatosa
Lori Janny – 1555 N Mayfair Road, Wauwatosa
Jake Thumer – 1441 N Mayfair Road, Wauwatosa
Chris French – WisDOT
Nicole Mauch – WisDOT
Paul Quica – Brookfield, Capstone Quadrangle

1. Meeting called to order at: 12:01 p.m.

2. Approval of minutes from June 11, 2015

Mr. Wick noted that the previous minutes contained a date error on item #2. Should read May 14, 2015.

MOTION by Ald. Byrne to approve previous minutes with amended change. SECOND by Ms. Wakefield.
MOTION CARRIED 4-0

Ms. Rettko arrived.

3. Request by Mark Crego for Sign Forgivable Loan Program funding for property at 8726 W. North Avenue.*

M. Citro summarized the staff report for the request.

Mark Crego stated he was changing the name to Midtown Dental Care

Ald. Byrne added that Mr. Crego is an excellent contributor to Mid-Town Wauwatosa and in helping with the creation of the Mid-Town Tosa organization.

MOTION by Ald. Byrne, SECOND by Ms. Rettko to approve Sign Forgivable Loan request. MOTION CARRIED 5-0.

4. Set Redevelopment District No. 1 Project Plan Hearing Date for August 13, 2015

P. Enders summarized why the public meeting portion had to be rescheduled. The first public notice was published by the paper but the paper did not post the second public notice. She stated that the newspaper will be publishing the notices properly at no extra cost.

Ald. Byrne asked if it would be appropriate to still field public comments from those that did attend today. A. Kesner said the board could take commentary now.

Floor was opened to public comments

Mr. Thurmer, 1441 Mayfair Road, Wauwatosa asked if there was going to be a presentation at the public hearing. P. Enders said there would be.

Mr. Wick asked if any materials would be provided before the meeting. P. Enders said they will provide a brief summary of Redevelopment District #1.

A discussion of what the "blighted" term means in context of this plan. The term does not refer to any specific parcel being considered a blight, which had raised the concern of some landowners. It merely allows the area greater access to different redevelopment tools (certain types of funding, calls out to developers that the area is open for development) moving forward.

Chris French of WisDOT stated that they had not gotten any notice and were just attending to observe and listen. P. Enders asked for his contact information and stated they would ensure they're contacted directly moving forward.

MOTION by Ald. Byrne, SECOND by Ms. Wakefield to set date of the Redevelopment District #1 Project Plan Public Hearing for August 13, 2015.

5. Discussion Regarding TID #6 Boundary and Project Plan Amendment

P. Enders stated there would be an update before the public hearing. They would be amending the boundary and project plan and agreement with Irgens to develop a second building. Will get more information at public hearing. Mr. Wick asked if it was multi-tenant, Mr. Kesner said it would be a minimum of 50,000sf building which would add density to the research park.

Mr. Ruggini stated that since the DOT was at today's meeting did they want to talk about the adjacent DOT land, as the DOT had previously discussed willingness to give that land to the City. Chris French said he wasn't aware of the parcel offhand and John suggested it be potentially addressed at a future point. Ald. Bryne asked if Irgens was aware of the DOT parcel, P. Enders said they were.

There was a brief discussion of parking on the site.

MOTION by Ms. Wakefield, SECOND by Mr. Schulz to adjourn. MOTION CARRIED 5-0

Meeting Adjourned 12:27 pm.

Mike Citro
Business Services Specialist

*The body may convene into closed session pursuant to Sec. 19.85(1)(e), Wis. Stats., for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and may reconvene into open session.