

Chair R. Dudek called the Community Development Authority (CDA) and President R. Ruesch called the Board of Trustee (BOT) joint meeting to order at 7:20 p.m.

**1.0 ROLL CALL** - Present: CDA Chair R. Dudek; Members P. Harenda, P. McGlenn, J. Mesec, B. Shaw, R. Stollenwerk and L. Teschendorf; Village President R. Ruesch; Trustees M. Bennett, D. Besson, J. Mesec, D. Schwartz, M. Stahl and L. Teschendorf; (Admin. M. Weber excused); Deputy Clerk-Treasurer J. Salentine; and Public Works Director M. Martin. Audience-None.

**2.0 PUBLIC COMMENT** – None.

**3.0 GENERAL BUSINESS**

3.1 Potential new development and the creation of a tax incremental district in the area south of West Grange Avenue and east of STH 100 - Potential developers have suggested a TIF district be formed in advance of a development proposal. The Board approved a contract with financial advisors Ehlers and Associates for TIF plan preparation assistance. Another consultant was sought to assist with project scope and feasibility. A proposal from Redevelopment Resources was reviewed.

Mr. Dudek felt a market-driven approach to overall development plan was needed. The merit of forming a TIF at this time was discussed. There appears to be developer interest in the site, but it was felt the developer must provide more in-depth information. Mr. Besson felt it must be a reality-based plan. Mr. Ruesch felt experience was also needed. Mr. Schwartz discussed talking points from the Chamber of Commerce. Mr. Dudek indicated he would confer with Mr. Weber on this discussion and Mr. Shaw would reach out to other developers to gauge interest.

3.2 STH 100 Corridor Study (WisDOT) & Streetscape and Redevelopment Activities in TID #2–General Discussion - WisDOT is completing demolition on the former Ritzman Appliance on Janesville Road and the former Floor Covering store on STH 100, which will be conveyed to the Bosch owner in 2015. The Bosch owner is preparing moving plans and will meet with staff in March to review moving requirements and discuss financial expectations.

The Board and CDA reviewed the March 20 staff memo. Staff attended a February 4 WisDOT Operational Planning meeting on the STH 100 reconstruction, including an updated timeline. WisDOT continues to plan for a 2017-19 reconstruction date, but that is subject to a final biennium budget and funding priorities. It is unknown when the biennium budget will be approved. It is typically in June, but the Governor sought earlier action when the proposed budget was released. The Governor’s budget also proposes to eliminate the Community Sensitive Solutions (CSS) program. The CSS provides up to 1.5% of project costs for enhancements such as streetscape. Mr. Martin suggested that would translate into about \$250,000. If CSS is eliminated, any streetscape for the STH 100 project will be at Village expense. However, WisDOT has informed staff there may be a small window of opportunity to execute an agreement with WisDOT prior to biennium budget approval. The Village would have to specify the enhancements it wants by April-May.

Possible enhancements were discussed. The Village’s existing decorative median lights will be moved at WisDOT expense. Upgrading the lighting to LED luminaires is under

consideration (100% Village cost). It was felt extending decorative median lighting along Forest Home Avenue, west of STH 100 was appropriate.

Virtually all of the STH 100 reconstructed medians will be too narrow for trees or shrubs, even if raised planters were used. WisDOT indicated the new roundabout at Janesville and Forest Home could be landscaped, but at Village expense.

Sidewalks are to be extended along the east side of STH 100, the entire “triangle” area and through the new roundabout. It was agreed that the stained (colored) concrete for the sidewalks at the major intersections Forest Home, Janesville, Grange and Edgerton be repeated and incorporated into the three new signalized intersections at College, Parnell and Abbott. It was agreed that “piano key” pavement striping be used at the intersections for pedestrian crossings. Mr. Martin noted re-painting is the Village’s maintenance responsibility. Mr. Schwartz felt the Chamber might help with those costs.

WisDOT typically objects to any non-traffic signs or hardscape elements in their medians; therefore there would be limited application for such enhancements. Some community way-finding signs were recommended. There was discussion on the type and purpose.

The STH 100 medians and terraces were discussed. Select areas used stained and form lined concrete. It was recommended all the medians along STH 100 be considered for staining and form lining, and possible expansion of the terrace areas in the Village Center. The WisDOT Program Management Manual states that concrete staining and form lining are not counted toward CSS. Mr. Martin indicated he would seek clarification from WisDOT.

It was noted that any Village cost participation will be a challenge. The use of TID #2 encumbrances is not possible and both operating and capital funds for local streets is inadequate. Special assessment of the improvements to affected adjacent commercial property owners is another option.

3.3 Minutes – Jan. 6, 2015. Minutes unanimously approved (Teschendorf, McGlinn).

**4.0 ADJOURNMENT** – Meeting adjourned at 8:25 p.m. (McGlenn, Stollenwerk for CDA; Besson, Schwartz for Board).

Jamie Salentine  
Deputy Clerk-Treasurer