



COMMUNITY DEVELOPMENT AUTHORITY (CDA) MEETING
Wednesday, October 28, 2020 at 4:00 p.m.
Caledonia Village Hall – 5043 Chester Lane

THIS WILL NOT BE AN IN-PERSON MEETING

AUDIO & VIDEO CONFERENCE VIA ZOOM
ACCESS VIA DIAL-IN NUMBER IS: 1-(312) 626-6799; ACCESS CODE IS: 854 4376 7834 OR
ACCESS VIA ONE-TOUCH TELEPHONE IS: +16465588656,, 85443767834# OR
ACCESS VIA INTERNET IS: <https://us02web.zoom.us/j/85443767834>

1. Meeting called to order
2. Approval of Minutes from the September 23, 2020 meeting
3. Prevention of Blight Discussion and Brief Ordinance and Enforcement – Pete Wagner
4. Update-Process for determining the Mission of the CDA – Jim Dobbs
5. Update on Land Use Plan Committee – Fran Martin
6. Update on development opportunities – Fran Martin
7. Caledonia Douglas Avenue Business Association- Martha Hutsick
8. Signage – Marla Wishau
9. Treasurer’s Report – Kjell Erlandsson
10. Adjourn

Dated October 23, 2020

Karie Pope
Village Clerk

Only Community Development Authority members are expected to attend. However, attendance by all Board members (including non-members of the CDA) is permitted. If additional (non-committee) Board members attend, three or more Board members may be in attendance. Section 19.82(2), Wisconsin Statutes, states as follows:

If one-half or more of the members of a governmental body are present, the meeting is rebuttably presumed to be for the purposes of exercising the responsibilities, authority, power or duties delegated to or vested in the body.

To the extent that three or more members of the Caledonia Village Board actually attend, this meeting may be rebuttably presumed to be a “meeting” within the meaning of Wisconsin’s open meeting law. Nevertheless, only the committee’s agenda will be discussed. Only committee members will vote. Board members who attend the committee meeting do so for the purpose of gathering information and possible discussion regarding the agenda. No votes or other action will be taken by the Village Board at this meeting.

**Community Development Authority (CDA) Meeting Minutes
September 23, 2020 Zoom Meeting**

Committee Members Present: William Streeter, Dave Gobis, Fran Martin, Kjell Erlandsson, Jim Dobbs
Others in Attendance: Peter Wagner, Nancy Washburn, Martha Hutsick, Helena Dowd
Not Attending: Marla Wishau

- 1) Meeting called to order
Zoom meeting called to order by Martin at 4:05 p.m.
- 2) Approval of minutes from the August 26, 2020 meeting.
Motion to approve by Gobis
Seconded by Erlandsson as amended
Approved unanimously
- 3) Blight Ordinances and Enforcement –Wagner
An extension of the first deadline for the owner of 6121 STH 31 has been granted until Oct. 6. The owner asked for an extension because the driveway washed out during the big storm last month and he has had problems accessing the property.
Utilities have been disconnected for the building at 7209 Douglas Ave. The contractor indicated he plans to start the job around mid-October.
Donation boxes in private business parking lots are a problem because there is often debris stacked on the ground near the boxes. People are just using them as dumping grounds, Wagner said. Businesses are not allowed to operate a recycling center in their parking lots (unless there is a Conditional Use Permit).
- 4) Role of the CDA – Dobbs
Streeter referenced an email he sent to Dobbs asking about the idea of CDA meeting with developers who have expressed interest and connect them with Village staff. He said the group is looking for more ways to contribute.

Dobbs explained how the development process works. CDA can come up with ideas but there is no new role for CDA at this point as the Village Planning Commission is in place. CDAs can do special financing for large development projects, he noted.

Martin read verbatim from the code that creates the Community Development Authority and asked Dobbs, “what is it that we should be doing?”

Dobbs asked what role the members see the CDA playing in development, for example, the idea for the Kmart site. Martin said its members would work with developers until they are ready to bring a plan to the Village Planning Commission.

Dobbs noted there was a previous discussion of the same topic at the Board months ago but that a clear definition was not arrived at. An item will be added to the Village Board agenda to talk about the issue.

Wagner said some municipal programs are administered with CDBG (Community Development Block Grant) dollars, which are awarded by HUD (Housing and Urban Development). CDAs can review applications for that funding source. He also mentioned a landscaping awards program that could be

administered by CDA. He suggested the group would not have to meet every month but more on an as-needed basis when they could get feedback from staff to give the group more direction.

- 5) This item was moved in front of the other items in order that invited guest Nancy Washburn could talk about ideas for the redevelopment of the vacant Kmart building on Douglas Ave. Washburn is a consultant and finds the site an interesting opportunity for the Village. As a private consultant, Washburn works with developer Ray Leffler and regularly represents him at meetings where she interacts with Village personnel. Viewing the Kmart shopping and talking to Martin about what else could be done with the site, she has thought, "What about a residential site?" The site presents an excellent redevelopment opportunity, especially considering the other recently approved developments in the STH 32 corridor, she said.

Washburn had preliminary site plans drawn up for three housing types that would fit in a retrofitted urban environment like the site and one of the plans was shown on screen. Next steps would include assessing whether sewer and water is available, viewing the site as a "clean site," because the existing building would be torn down. Developers determine the value of a property using formulas that include raw land improved and unimproved on a per unit bases. They view the overall development of site, cost of the infrastructure and entitlements all bundled and divide into cost per unit price.

Ideas include mixed use with commercial and multi-family units, brick buildings with apartments on the second floor and commercial on first floor. One of the layouts was shown on screen, a "broad brush," look at how units would fit on the site. Washburn said it may be possible to have 144 apartments plus 48 mixed use units on the site spaciouly with ample parking and even amenities and a clubhouse.

This site has the senior community to the north (Parkview) and the development may offer much needed hosing for workers. Based on her 25 years of being involved with planners, Washburn said she thinks multi-family and mixed use would be a great reuse for the property. After speaking with the property manager for Pick-N-Save, she said she got the impression the company would be willing to amend the deed restrictions to allow for apartments once a development agreement was in place.

Nancy said studies show municipalities need a variety of housing units just as there are a variety of renters who have different levels of what they can afford. Market prices are expensive, she noted. Creating a well-balanced neighborhood means there must be housing for the workers in the neighborhood. And that is what she likes about this idea being presented, she said. The developer she talked to is well versed in tax incremental housing and applying for tax credits. A small percentage of units are allocated for those who cannot afford market rate and would like to live and work in the area.

Discussion turned to connecting the parcel to Chester Lane to access the park and Village Hall. Wagner mentioned there the Village supports installing a new road on the northern portion of the property. Additionally, a new mixed-use zoning district would need to be created, he said.

Streeter asked if the property is for sale. Washburn said it is for sale for \$4 million, but that Kmart has a lease into some time in 2021 and has the first right of refusal.

The CDA and the development community would do analysis, evaluation, and have conversations with developers as they are looking to move forward. Then offers are made, Washburn said, adding the Village does not need to do anything right now. Wagner agreed "Unless the seller got to a point where a developer was on board, we'd be doing a lot of work that might never be applied," he said, adding the Village would not work on it until there is something more solid. That is the point when a development agreement typically would be formulated. He said not having a public road on north side of parcel is a big concern and that any concept plan should incorporate that element.

Dobbs joined the conversation, saying, the idea might be a little pre-mature, but he thinks it is a good one.

- 6) Update on Land Use Plan Committee –Martin
Nothing to report
- 7) Douglas Avenue Business Association –Hutsick had emailed a report asking for \$2,200 to pay for maintenance of (half) of the flowerpots and flowers. Dobbs said the request will be presented to the Board.
- 8) Treasurers Report – Kjell Erlandsson
No spending for the month
- 9) Adjourn
Adjourn 5:25 p.m.
Motion to adjourn by Martin
Seconded by Erlandsson
Meeting adjourned

Respectfully submitted by Helena Dowd