

ECONOMIC DEVELOPMENT BOARD
March 25, 2014

EDB20140325-1
UNAPPROVED

A regular meeting of the Economic Development Board of the City of Cedarburg, Wisconsin, was held on Wednesday, March 25, 2014 at 7:00 p.m. at City Hall, W63 N645 Washington Avenue, second floor, Council Chambers.

The meeting was called to order by Council Member Paul Radtke at 7:02 p.m.

Roll Call: Present - Council Member Paul Radtke, Jim Pape, Greg Zimmerschied (Alt.), DJ Burns, Duey Stroebel, Eric Stelter, Mike Ruzicka, Peter Welch

Excused - John Cordio (Alt.), David Krier, Christopher Smith,

Absent - Rebecca Zuba (Alt.)

Also Present - Economic Development Coordinator Mary Sheffield
City Planner Jon Censky

STATEMENT OF PUBLIC NOTICE

Council Member Radtke acknowledged that the agenda for this meeting was posted and distributed in compliance with the Wisconsin Open Meetings Law.

Chairman Radtke asked new Board Member Peter Welch to introduce himself to the Board.

APPROVAL OF MINUTES

Chairman Radtke asked to add: Greg Zimmerschied recused himself during the TID #3 update to the February 26, 2014 minutes.

Motion was made by Mike Ruzicka, seconded by DJ Burns, to approve the minutes of the February 26, 2014 meeting as changed. Motion carried without a negative vote.

COMMENTS & SUGGESTIONS FROM CITIZENS - None

UNFINISHED BUSINESS

Update from Economic Development Coordinator Mary Sheffield and Discussion of Future Downtown Projects; and Action Thereon

Coordinator Sheffield gave the following update:

- The Hub is closed on Washington Avenue and will reopen in the Town of Cedarburg in early April. Cedarburg Popcorn Company will rent the former Hub space and plans to open by Strawberry Festival.
- Flying Fur is expanding to a location on Lincoln Avenue. Settler's plans to utilize this space as it is part of their building.
- The Castle space will be ready for lease in the next couple of months.

- Jim's Grille is now open on South Washington. The interior was renovated due to a fire.
- Commercial spaces remain open in the Historic District to include the former Stacia's and Peddler's Corner locations. Also, several spaces in the Washington Avenue Shoppes, a small space in the Settlement, office space above Terrace Realty, and the Chamber remain open.
- Coordinator Sheffield and Planner Censky briefly updated the group on the upcoming Plan Commission agenda to include the Flying Fur fence, Jimmy's popcorn wagon, and several new buildings being proposed at the fairgrounds.
- Coordinator Sheffield will attend a presentation by Wisconsin Economic Development Corporation CEO, Reed Hall, on March 26 at the Mid-Moraine Municipal Association meeting. She encouraged Board Members to attend the Ozaukee Economic Development Annual Outreach event on April 30 featuring Joe Bartolotta as speaker.

NEW BUSINESS

Review Suggested Revisions to Land Use Plan 2025; and Action Thereon

Planner Censky presented a revised Land Use Plan to include parcels on Cardinal Avenue and Pioneer Road (SGA19) and parcels on the west side of South Washington Avenue (SGA20).

Motion made by Eric Stelter, seconded by Council Member Radtke, to include SGA 10 to the 2025 Land Use Plan from the northern corner of Washington Avenue and Pioneer Road east to include the pumping station and LaRosa Landscaping property. Motion carried without a negative vote.

Planner Censky will formalize the addition and bring the plan back to the next Economic Development meeting to discuss with property owners. Peter Welch commented on the need to have a plan to market the document, once final approval occurs.

Discuss City of Green Bay Upper Floor Housing; and Action Thereon

The Green Bay Upper Floor Housing program is an innovative idea to promote residential housing in the downtown district. TIF money is available for this incentive. The City of Cedarburg would not have TIF funds for this type of program. Several Board Members commented that there is not a great deal of unrented space where this type of incentive would apply in the City of Cedarburg. Most of the upstairs apartments are leased for residential or office tenants. The Board recognizes the importance of people residing in the downtown area as being a benefit to local businesses. Peter Welch asked if there were other incentives that might encourage residential housing in this area.

Discuss St. Francis Borgia School Property; and Action Thereon

The City recognizes the school site as an opportunity for development. Coordinator Sheffield handed out information from the church bulletin that states a committee will be formed to develop a plan to sell the school once ground breaks for the new Education & Activity Center, possibly early summer.

Council Member Radtke will talk to Mayor Kinzel about ways the City can be proactive and work with the church during the sale process.

Discuss Changing Meeting Date to the Last Tuesday of Every Month; and Action Thereon

Motion made by Greg Zimmerschied, seconded by Mike Ruzicka, to change the meeting of the Economic Development Board to the last Tuesday of every month. Motion carried without a negative vote.

Identify Future Agenda Items: and Action Thereon

- Land Use Plan 2025
- St. Francis Borgia School property
- St. John Avenue site
- Outbound marketing
- Town TIF

ADJOURNMENT

Motion was made by Jim Pape, seconded by Mike Ruzicka, to adjourn the meeting at 8:25 p.m. Motion carried without a negative vote.

Mary Sheffield
Secretary

adk