



**VILLAGE OF MENOMONEE FALLS**  
**NOTICE OF PUBLIC MEETING**  
[www.menomonee-falls.org](http://www.menomonee-falls.org)

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**COMMUNITY DEVELOPMENT AUTHORITY**

**Menomonee Falls Village Hall, Room 2245**  
**W156N8480 Pilgrim Road, Menomonee Falls, WI**  
**Monday, November 20, 2017, 7:30 a.m.**

1. Call to Order.
2. Approval of the October 16, 2017 minutes.
3. Discussion regarding Tax Increment District No. 6 and the potential development and redevelopment of land east of Fountain Boulevard.
4. Brief Updates:
  - Redevelopment of former Fire Station No. 1
  - Water Street Department of Public Works site
  - Knights of Columbus renovation
  - Planned trail connection from Bugline Trail south to Pershing Avenue
  - Planned Menomonee River Parkway trail connection to Rivercrest Drive
  - Completed acquisition of the Hilger bike shop property on Roosevelt Drive
5. Review and discussion of the completed first season of the Centennial Plaza Beer Garden.
6. Discussion and possible action to cancel the next Community Development Authority meeting on December 18, 2017.
7. Adjournment.

*THIS AGENDA IS SUBJECT TO REVISION*

**DISTRIBUTION:**

CDA Commissioners:

Village Trustees

Hazzard  
Kolell  
Newman, T  
Ellis  
Anderson  
Glasgow  
Van Alstyne

John Meland, SEWRPC  
Toni Yates, Chamber of Commerce  
Village Centre  
**Village Staff:**  
Fitzgerald  
Johnson  
Burkard

*Members of the Village Board and other Village committees, boards, commissions and authorities may attend and participate at this meeting, but will not take official action unless the notice so provides.*

*No qualified individual with a disability shall, by reason of that disability, be excluded from participation in or be denied benefits of the services, programs, or activities of the Village of Menomonee Falls, or be subject to discrimination by the Village. If you are disabled and require special accommodation, please advise the Village Clerk's Office at (262) 532-4200 no later than 5 days before the scheduled meeting or activity.*



**CDA Agenda**

**2.**

**Meeting Date:** 11/20/2017

**Topic:** Approval of the October 16, 2017 minutes.

**From:** Mark Fitzgerald, Village Manager

**Department:** Administration

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**Subject:**

Approval of the October 16, 2017 minutes.

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CDA Minutes - 10-16-17

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# DRAFT

## Village of Menomonee Falls, Wisconsin COMMUNITY DEVELOPMENT AUTHORITY

### Meeting Minutes

Monday, October 16, 2017

The meeting was called to order by Chairperson Hazzard at 7:30 AM.

Present: Chairperson Cathy Hazzard; Commissioner Curt Kolell; Commissioner Tim Newman; Trustee Randy Van Alstyne; Trustee David Glasgow; Commissioner Kevel Anderson

Absent: Commissioner Sharon Ellis

Staff Present: Village Manager Mark Fitzgerald; Assistant Village Manager/Director of Public Works Arlyn Johnson

Motion by Commissioner Newman, second by Commissioner Van Alstyne, to approve the August 21, 2017 minutes. All ayes; motion passed.

Motion by Commissioner Newman, second by Commissioner Anderson, to approve the Business Development Loan Pool (BDLP) application of **CHOCOLATE FALLS** for equipment and interior improvements to the tenant space at the building located at N88 W16559 Main Street, in the Southwest 1/4 of Section 3, Tax Key Number 11.291, in the C-2 Community Business District and OVC Village Centre Overlay District. All ayes; motion passed.

Village Manager Mark Fitzgerald provided brief updates as follows:

- The Appleton/Roosevelt intersection improvements have been completed.
- The Main Street Reconstruction is substantially complete. The truck signage will be posted. Areas near the Wimmer project will be avoided for now to allow the Wimmer construction to continue.
- The Mill Street Alley is substantially complete.
- The Shared Use Parking Agreement with the School District of Menomonee Falls is complete.
- Fiddleheads has received a variance related to rooftop dining. Construction is planned to begin yet this year with an opening in the spring of 2018.
- The Polk Street Parking lot construction is moving ahead, and landscaping will be completed in spring of 2018. The Radisson will maintain the parking lot under a lease agreement.

Motion by Commissioner Newman, second by Commissioner Van Alstyne, to convene into Closed Session in Room #2245 under Wis. Stats. § 19.85(1)(e) to confer with the Village Manager and Assistant Village Manager regarding the negotiation strategy to be adopted by the Community Development Authority for the possible real estate development and redevelopment of property located in Tax Increment District No. 9 and Tax Increment District No. 6. All ayes; motion passed and Committee in closed session at 7:56 AM.

Motion by Commissioner Kolell, second by Commissioner Anderson, to adjourn the Community Development Authority meeting from closed session. All ayes, motion passed and meeting adjourned at 8:39 AM.

Minutes transcribed by Julie Burkard, Secretary

Minutes approved on \_\_\_\_\_, 2017.