

1 **ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES**
2 **TUESDAY, JANUARY 12, 2016**
3 **Sister Bay-Liberty Grove Fire Station – 2258 Mill Road**
4

5 The January 12, 2016 meeting of the Economic Development Committee was called to
6 order by Chairperson Larry Gajda at 4:02 P.M.
7

8 **Present:** Chairperson Gajda and members Denise Bhirdo, Dan Mortier, and Dave Lienau.
9

10 **Excused:** Mike Flood, Bill Chaudoir, Eric Lundquist and Jim Grasse.
11

12 **Others:** Ron Kane, Greg Casperson, Tom Smith, Jerry Sabalus, Penny Anschutz, Rob
13 Zoschke, Jackson Parr and one other individual.
14

15 **Staff Members:** Village Administrator Zeke Jackson and Assistant Administrator Janal
16 Suppanz.
17

18 **Comments, correspondence and concerns from the public:**

19 Gajda asked if anyone in the audience wished to comment regarding a non-agenda item.
20 No one responded.
21

22 **Approval of the agenda:**

23 *A motion was made by Bhirdo, seconded by Lienau that the agenda for the January 12,*
24 *2016 meeting of the Economic Development Committee be approved as presented.*
25 *Motion carried – All ayes.*
26

27 **Approval of minutes as published:**

28 *A motion was made by Mortier, seconded by Lienau that the minutes for the January 5,*
29 *2016 meeting of the Economic Development Committee be approved as presented.*
30 *Motion carried with Bhirdo abstaining.*
31

32 **Business Items:**

33 **Item No. 1. Discussion on dividing “the Braun Property”, which is located at 10654 N.**
34 **Bay Shore Drive; Review of community proto-type designs from the January 5, 2016**
35 **meeting:**

36 Jackson presented the proto-type designs which were prepared at the January 5, 2016
37 meeting of the Economic Development Committee, and the Committee members jointly
38 reviewed those designs. During the review process Jackson pointed out that some of the
39 designs incorporate property which is now owned by the Sister Bay Bowl, as the property
40 has been squared off. The plans which were prepared when the (6f) conversion was done
41 call for 70 parking spaces on “the Braun property”, but if the parking area is reconfigured
42 like shown on the plan prepared by Team #1 there could be up to 90 parking spaces on
43 the property. If Village officials decide to acquire the Bowl property an appraisal would be
44 required, but there is some question as to whether this would even be possible because of
45 (6f) restrictions. Jackson will contact D.O.T. officials and report his findings to the
46 Committee members ASAP. Gajda pointed out that three of the proposed proto-type
47 designs include at least one large building, and all the designs incorporate some
48 component of public and/or green space. There would also be an Information Booth in a
49 prominent location downtown. Lienau noted that Village officials may want to require that

1 a Condominium Association be created, as when there is a large amount of green space
2 maintenance issues will come into play, and it was the consensus that this would be a
3 good idea. Mortier pointed out that phasing could also be done.

4
5 *It was eventually the consensus that whatever plan is determined to be preferred for “the*
6 *Braun property” it should allow for mixed uses and contain the following elements:*

- 7 • *The property should be squared off;*
- 8 • *The Bowl’s parking lot should be attached to the new parking lot;*
- 9 • *There should be some type of large structure on the back corner of the property;*
- 10 • *There will only be one or two story buildings in the frontage area;*
- 11 • *There will be public space with walking paths and public art areas on the property;*
- 12 • *The main entrance to the development will be at the corner of Mill Road and N. Bay*
13 *Shore Drive;*
- 14 • *The development will contain a Visitor Center/Information Booth/Kiosk, and that*
15 *building will be situated somewhere along N. Bay Shore Drive;*
- 16 • *There will be a pathway within the development which allows access to the Library*
17 *gardens;*
- 18 • *There will be an access road on the south side of the property abutting the Bowl*
19 *property; and,*
- 20 • *A land condominium will be created for the property.*

21
22 **Item No. 2. Interactive planning session with Committee members; Develop a consensus**
23 **design:**

24 **Item No. 3. Consider a motion to direct staff to engage a designer to draft a proposed site**
25 **plan and subdivision plat for presentation to the appropriate Village Committees,**
26 **Commissions and Boards:**

27 *It was the consensus that Steve Thomas or some other competent designer shall be asked*
28 *to create a formal site plan which is based upon Team #1’s drawing. That plan shall be*
29 *drawn to scale and shall contain all of the previously mentioned common elements.*

30
31 *Discussion took place regarding the preferred setbacks within the development to be*
32 *constructed on “the Braun property”, and it was the consensus that up to 6’ setbacks will*
33 *be allowed along N. Bay Shore Drive.*

34
35 **Item No. 4. Discussion on architectural standards for development; Review Architectural**
36 **Code; Develop a consensus with respect to the preferred architectural style; and consider**
37 **a motion to direct staff to engage an architectural firm to develop a style guide and**
38 **concept façade for further review:**

39 The Village has already created an Architectural Guide, but Jackson believes potential
40 developers should be provided architectural renderings and a marketing piece which
41 depicts what a development could look like on “the Braun property”. It was the consensus
42 that developers should be allowed some latitude with the design of their structures, but a
43 marketing piece would be helpful. The Plan Commission would still have to review and
44 approve the plans for any buildings to be constructed within the development.

45
46 *A motion was made by Bhirido, seconded by Gajda that the recommendation is made to*
47 *the appropriate committee(s) that the members of that committee(s) shall determine the*
48 *amount of money which shall be spent on creation of the previously mentioned*

1 *architectural renderings and a marketing piece for “the Braun property”. Motion carried –*
2 *All ayes.*

3
4 Rob Zoschke asked how many hotel or condo units the Village envisions being constructed
5 on “the Braun property”, and the committee members responded that those numbers will
6 be driven by who the developer is and what his or her needs actually are.

7
8 Greg Casperson indicated that it is his understanding that an average sized commercial
9 building could cost up to \$200.00 per square foot, and it might be difficult to find a
10 number of people who are willing or even able to make that much of an investment. He
11 believes the architectural renderings should take this fact into consideration, and would
12 prefer to see a nice development with fewer buildings in it depicted on any drawings
13 which are prepared.

14
15 Penny Anshutz asked if anyone has ever been to the “Chris Kindle Market” in Chicago, and
16 indicated that such a development might be something which would work quite well on
17 “the Braun property”.

18
19 **Item No. 5. Matters to be placed on a future agenda or referred to a committee, official**
20 **or employee:**

21 *A joint meeting of the Plan Commission and Economic Development Committee will be*
22 *conducted at 5:30 P.M. on Tuesday, January 26, 2016.*

23
24 **Adjournment:**

25 *A motion was made by Bhirdo, seconded by Mortier to adjourn the meeting of the*
26 *Economic Development Committee at 4:36 P.M.*

27
28 Respectfully submitted,

29 

30 Janal Suppanz,
31 Administrative Assistant