

SPECIAL MEETING
Economic Development Committee
Wednesday, June 19, 2013 - 4:30 p.m. - City Council Chambers

Members present: Morack, O'Connell, Romberg, Schirpke, Dyreson and Shaw
Excused: Steinhorst

Also present: Mayor Henke, Bob Besaw, Administrator Hager, Dick Johnson, Paul Hanlon, Planning Commission members Carol Renning, Dona Gabert, Lyle Gruetzmacher, and Tom Spilman, also Karen Gething, George Seater, G.R.S. Development, LLC, Scott Roshack of Roshak Builders, Duane and Brenda Grove, and Diane Montz, County Post East

1. The meeting was called to order by Chairman Morack at 4:30 p.m. O'Connell/Tate to adopt the agenda. Carried 6-0.
2. Chairman Morack welcomed Karen Gething, George Seater, Scott Roshack and Duane Grove. A discussion was held regarding the concept of developing the City downtown river front property with a theme of a "funky fishing village." The village would take advantage of the river front nature of the property and build upon the Wolf River as a valuable asset. Duane Grove described the property and its limitations. Given the easements for utilities and the trail on the property and the limitation of the flood plain and setback from the river, there is a much smaller area of the property that can be developed. The conceptual plan is to place nine duplexes on the property. The concept may change as they proceed with their plans. It was noted that before detailed issues are dealt with that the developer has to determine the economic feasibility of the development given the density that can be built on the property and at what cost. Once a determination is made that it is economically feasible, additional research will be conducted to address the following: private docks along the river, street alignments, road access points, storm water management, options for the easterly portion of the property, and other development issues with the property. At this point in time, those present were generally in favor of the concept of marketing the property with the theme of a "Funky Fishing Village." Mr. Seater suggested that they need to go to the drawing board, figure out the specific density and design of the project along with the detailed finances involved to determine if the development is economically feasible. If so, then their next step is to secure the financing for the project by proving that there is a market by pre-selling some of the duplexes. Mr. Seater would be willing to provide a performance bond if they are successful with their plans. They intend to build all the structures at once. The Committee thanked those present for their time and interest in developing the property and await hearing more as their plans develop.
3. There being no further business, the meeting was adjourned at 6:12 pm.

Kent Hager
City Administrator