

**MINUTES OF THE  
WATERTOWN ECONOMIC DEVELOPMENT AUTHORITY**  
Regular Meeting Tuesday, July 2, 2019

Ken Grotbo  
Cory Mitteness  
Roxanne Wilmes  
Deborah Everson  
Lindsay Guetzkow

1. Roll Call

Chairman Ken Grotbo called the joint EDA and City Council meeting to order at 8:04 a.m. Tuesday July 2, 2019 in the Council Chambers.

EDA Members present: Grotbo, Roxanne Wilmes, Cory Mitteness, Deb Everson, and Lindsay Guetzkow.

Council present: Mayor Steve Washburn, Mike Walters and Adam Pawelk.

Staff present: City Administrator Shane Fineran and Clerk/Treasurer Lynn Tschudi.

2. Adopt Agenda

EVERSON MOVED, GUETZKOW SECONDED A MOTION TO ADOPT THE AGENDA AS PRESENTED. ALL PRESENT VOTED AYE. MOTION CARRIED.

3. New Business

A. Approve Minutes from April 25, 2019 EDA Meeting

WILMES MOVED, EVERSON SECONDED A MOTION TO APPROVE THE MINUTES FROM APRIL 25, 2019. ALL PRESENT VOTED AYE. MOTION CARRIED.

B. Senior Housing Development Strategy

City Administrator Fineran said that senior housing has been discussed by the council, EDA and commission on aging for the past many years. The 2040 Comprehensive Plan identifies a number of residential zoning districts as potential sites for development that would target senior housing. One district is R-2, medium density residence, meaning smaller lots and the possibility for up to eight units of attached units. Fineran said the high density R-3 district would capture attached units typically associated with apartment or condo style buildings. The last option is in the central business district where high density residence is allowed.

Fineran said there have been properties available for sale in all of the zoning areas. Fineran is looking to the council and EDA for direction and strategy for senior housing.

Grotbo asked if it is typical for a city to look at acquiring property before a project is proposed. Fineran said he has seen it go both ways and it depends on resources. Washburn said he has been meeting with developers to try to spur interest in building senior housing in Watertown. Developers would like to see this type of project be close to downtown and most are looking for an incentive from the city. Washburn said the feedback received on the CDA land in Forest Hills has been that they like the land, however they would rather it be downtown.

Fineran highlighted 408 Jefferson Avenue SW as a possible redevelopment location for senior housing. He then discussed redeveloping the old Lakeview Clinic site for housing. Washburn said most developers ruled this location out due to the existing trailer park to the rear. He talked about 108 Mill Avenue NE as a possibility for housing in the central business district.

Fineran asked the council and EDA the following: what they think the city's strategy should be for encouraging development, what is their appetite for direct investment, and what are the priorities for direct investment.

Wilmes asked how the Lakeview Clinic site could be made more appealing for a developer. Fineran said it would be very expensive and difficult to transform the trailer park. Washburn suggested offering to facilitate an expansion with Westwood. Everson said if there are viable properties that come up, she would be in favor of investing in them, but as of now she does not see any properties that would be worth investing in.

Council and EDA discussed the CDA property in Forest Hills as a possible senior housing site.

Grotbo suggested using Pocket Park as a development site. Fineran said he has not thought about that site as a possibility. He said there are some obstacles along that site, but it could be done.

Council and EDA discussed redeveloping the City Hall location and the neighboring property.

Fineran said he will talk to the DNR about the Luce Line Trail near Pocket Park. He will continue to investigate the Pocket Park site as a possibility for development.

Washburn asked EDA if they are interested in hosting another developer's day in 2020. The EDA is in favor of sponsoring this event again.

Mitteness asked Washburn if he has discussed condominiums with any developers. Washburn said most of the developers are large assisted living facilities. Mitteness said seniors are looking to downsize as well as build equity.

Fineran updated there will be business subsidy applications to be approved in the future. The ATHC site has sold to an asphalt additive company.

#### 4. Adjournment

WILMES MOVED, GUETZKOW SECONDED A MOTION TO ADJOURN THE MEETING AT 9:17 AM. ALL PRESENT VOTED AYE, MOTION CARRIED.