

## **President's Corner**

The passing of Labor Day is a signal that another Wisconsin summer has come and gone. This year's Fourth of July fireworks, gazebo shows and Village Days activities are behind us for one more year. Once again the significant efforts put forth by many community volunteers took our Village celebrations to new heights. These quality events don't happen without great volunteers and their hard work behind the scenes. They all deserve our hearty thanks! It will be interesting to see what they have in store for us in 2008 for Greendale's 70<sup>th</sup> Birthday Celebration.

### **Engineering, Planning and Some Needed Repairs**

Several planning, repair/restoration and engineering projects are in the works, and I would like to take this opportunity to keep you informed.

#### **Old Police/Fire Station and Annex Lease:**

After careful consideration to determine what would be the best use of the buildings and what would be best for Greendale as a whole, the Village Board at its July 3<sup>rd</sup> meeting selected the Greendale Historical Society's proposal to convert both the Old Police Station and Annex into a museum. The Village will lease the buildings to the Greendale Historical Society for \$1.00/year for twenty-five years with five, 5-year lease renewal options.

Utilizing the Old Police Station and Annex as a museum, which will help promote and educate people about Greendale's history, was clearly the most attractive option. The Village Board is very excited by this opportunity and is proud to work with the Greendale Historical Society to achieve their goal of providing an outstanding museum.

On July 4<sup>th</sup>, the Greendale Historical Society began its ambitious objective of generating \$2.0 Million in grants, endowments and donations in order to undertake the necessary renovations and to make the museum operational. The lease with the Village gives the Historical Society until September 1, 2008 (14 months) to generate the funding. If they are unable to attain the \$2.0 Million by that time, the lease will not commence and the Village will need to re-evaluate the future of the two (2) buildings. The Village shares the Historical Society's optimism and will be as supportive and accommodating as possible in order to have the project succeed.

If all goes as planned, the Greendale Historical Society will have the Old Police Station and Annex renovated and operating as a museum by the summer of 2010.

#### **Grange Avenue Reconstruction:**

Engineering efforts have begun for the reconstruction of Grange Avenue. This project is anticipated to be completed in 2009. The reconstruction will certainly be a large undertaking and cause some inconvenience for the Village. Greendale applied for and will receive federal transportation grant funding that will provide Greendale with an 80/20 split of project costs; the federal government paying 80 percent and the Village

paying 20 percent of the costs. Not a bad deal. So that everyone is aware, the Village delayed the Grange Avenue Reconstruction Project for several years in order to gain this funding assistance. The reconstruction of Grange Avenue provides potential opportunities. Preliminary considerations include the option of relocating the south entrance to Southridge Mall. During an initial discussion between the Village of Greendale and the Simon Property Group (new owners of the mall), the possibility of continuing Northway straight across Grange Avenue was discussed. This would be an opportunity to connect the mall to the Village Center, tying our two retail districts together. Other possible considerations are locating retention/detention ponds (required by the DNR), possible traffic control lights at 60<sup>th</sup> and Grange and construction of turning lanes at selected intersections.

### **Village Hall Repair of Cupola and Installation of New Windows:**

Planning has been underway for sometime regarding the needed repairs to Village Hall. We all know that the cupola needs paint badly and painting it would not be difficult, but since our Village Hall is a historic building located in a historically designated district, there are a lot of details that must be considered, and regulatory and historical approvals that must be garnered.

Here are just a few issues that we need to consider. The old paint is lead-based and must be removed under strict processes. All materials that are to be replaced (i.e. the rotted wood, clock materials, railings, etc.) must closely match their original composition and appearance and must be approved by the Wisconsin Historical Commission. Also, we need to locate expert contractors who are certified and experienced in making these types of repairs.

While doing research on restoring the cupola, we found it made economic sense to consider replacing the windows in Village Hall at the same time. The original windows are very decayed and are not energy efficient, making our new HVAC system work beyond its capabilities.

As with the cupola, historical considerations need to be made when we upgrade the windows so that they meet today's efficiency standards. This has consumed an enormous amount of time in research, planning and cost/benefit analysis. Each window will need to be custom manufactured.

Village residents can expect to see crews working on Village Hall in the coming months. We intend to restore the cupola and complete the painting before the end of this year's painting season. The windows will be manufactured and as many as possible will be installed before the snow begins to fly. Any remaining windows will be installed next spring.

I hope this information sheds some light on the upcoming projects in the Village. As always, the Village Board stands ready to assist you with your questions and/or concerns.

Community regards,

John R. Hermes

Village President Hermes' August 16<sup>th</sup>  
presentation materials to the Simon Property  
Group are now online on the Village  
President's webpage at [www.greendale.org](http://www.greendale.org)