

MINUTES

Community Development Authority Meeting

January 2, 2019

Members Present: Sue Smith, Ken Brost, Peter Bloechl-Anderson, Shaun O'Hearn, Stephanie Brassington, Toni Stolarik, Jerry Dietzel

Members Absent: None

Staff Present: Pauline Boness, Matt Schuenke, Karen Knoll

Others Present: Ryan Quam, Will Rutherford, Eric Kryzenske

1. Call to Order

Brost called the meeting to order at 7:00 p.m.

2. Public Appearances

None

3. Approval of Minutes

- a. Review and possible approval of draft minutes from the December 5, 2018 Community Development Authority meeting.

Smith moved to approve the draft minutes from the December 5, 2018 Community Development meeting. Brassington seconded the motion. Motion carried.

4. BUSINESS.

- a. Discussion regarding the conceptual development of 4703 Terminal Drive for residential and commercial improvements by Ryan Quam

Ryan Quam of Quam Engineering presented his concept plan for a new development. Located in TIF #3, 10½ acres on 4703 Terminal Drive. Quam reviewed the terrain of the land, and current trees and creek on the site. A professional partner indicated they have office space in Madison with leases ending in 2020. Quam would be proposing a four phase development with Phase one being a 27 unit apartment building, similar to the 27 unit Waubesa Village building. He does not have plans to move forward with the third phase of Waubesa Village for a

few years. During the first phase, he would be doing the storm water management, grading of site, tree removal, and have sewer brought in. All of the prep work for all four phases would be done at this time. Quam currently has an offer to purchase on the site, and the current owners would be able to reside in their current home as long as they wish. They are proposing to build a shed in the back corner of the property. The detached garage by the current house would stay; the other existing sheds would be taken down. Phase four of the project would not proceed until the residents decided to leave. If approved, he would break ground this spring, have utilities extended and install the foundation in October. Construction would take place over the winter, ready to rent the following spring. They would break ground on the office space in spring of 2020 and have be ready by fall for occupancy.

The apartment building would be designed similar to Waubesa Village, with changes to accommodate people with dogs. Adding more flat areas, and possibly more sidewalks for walking of dogs, together with a dog washing station, and a small dog park. There will be plenty of parking with underground and above ground parking.

The office (per pages 3 & 4) would be on top of the hill with a 9% slope to match the grades, on the drive. He is trying to save as many trees as possible. It will be affordable office space with nice finishes, and a nice view. Quam would move his engineering company into the new office space if needed as his business is growing.

The third phase is a three-story office building. If the potential tenant grows as much as they feel they will, they would need the additional space. It would be developed when they needed it.

Phase 4 would be another apartment building. He does have lot lines drawn and is trying to sell lots to generate revenue. Due to the grade, it does come with its challenges, and once completed, it would appear to be different sites in the campus. Members discussed saving of the trees, retaining walls and landscaping options for the site including removal of invasive species, and tree plantings.

Quam advised he would like to meet with staff to come up with a timeline, and understands this would have to be rezoned. There are many challenges with this site, and he is on a tight timeline. Quam advised he has had some site testing done; he is working on the sanitary sewer discussion for the creek so he can put a boardwalk over it. Quam advised he would be submitting a request for a TID loan.

Schuenke asked Quam to review the wetland area on the site. Quam discussed and pointed out where the wetlands are located. There was a study and wetland delineation done about 1 ½ years ago, Quam has a copy and it is valid for 5 years. Quam is not sure if the project takes more than the valid timeframe, if he would be required to have another delineation done. Quam advised the two ponds on site meet the standards; the clean water, which would come out of the ponds, would go into the creek, which runs into the lake. O'Hearn inquired if the public would have access

to the dog park. Quam advised there is no pedestrian access on Terminal Drive, if there was he would likely open an access there.

Schuenke pointed out this site was planned for future use of industrial, office space would be fine, but with residential the zoning and future land use map would have to be changed. Schuenke inquired about the mix of commercial and residential on this site, why not just commercial office space. Was there a market study done, or personal experience? Quam replied much is based on his personal experience. Quam feels there is a higher demand for apartments, with not as big a desire for home ownership for some people. He has experienced a lot of demand for rentals, and he would like to see the TIF succeed. He feels apartments do better than office space. Quam also feels the higher area would be more desirable for office space as it can be seen from Hwy. 51 – the lower area would not be as desirable. Unless there was some plans for Terminal Drive, access is also a concern. He feels he can overcome that with the plans for the commercial to be on the higher end of the site where it would be visible from highway 51. The western part of the site he does not feel would be as desirable for commercial. Smith was concerned about there only being one entrance and exit, and the safety issues, which could go along with that as Terminal Dr. is such a small road. Quam stated there would be a shared driveway agreement with all property owners, along with shared utilities. There would be a turn around for emergency equipment and he would be working with the Fire Chief on that. Schuenke asked if Quam would consider platting this rather than using a CSM. Quam replied if there was a benefit for doing it that way, he can do up to four splits with a CSM and with a shared driveway; one of the LLC's would be responsible for snow removal etc. Schuenke advised they have done that recently with developments like Cedar Glade. Schuenke inquired what if the office space does not work out. Quam advised he is in the process of getting bids, he has faith that it will work out. If it does not or if a bank was not interested in a loan, which would tell you something about the proposal and or economy. If he had to do this in longer phases he would, he would prefer to go with his "plan A" option. He would be applying for two loans, one for the apartments and one for the office space. If the potential tenant did not work out, he could market it to other potential companies.

Boness inquired about the historical aspects and the possible Indian mounds on the ridge of the property. She does not know exactly where they are located, but they are up there. Quam advised there are maps and documents that he does not have access to, as they do not want to publicly disclose locations so as not to disturb them. Schuenke stated the Village Engineer might have access to them. Quam stated if there were a large find, he would not be able to move forward with this project. He has been in contact with the DNR to see what information can be located.

Brost and members felt there was no reason to not move forward with his proposal at this time.

- b. Discussion and action to further consider the proposal submitted for the Farwell Street Property Redevelopment project located at and around 4719 Farwell Street.

Schuenke summarized there are a few items to go through regarding the redevelopment. First, we need to talk about continued consideration of the proposals; second, would be the evaluation process as laid out. Lastly, he has suggested providing additional direction to the developers. Schuenke wanted to make sure this is the direction the members wanted to move.

Boness reviewed the statistics provided in packets at the request of Brost. Brost said they have had a month to review and think about what they would like to see. Brost asked Brassington as she had indicated she did not like either proposal, what would she like to see. Brassington would prefer to not pursue either one of them. She thinks there could be more commercial development on that space. Brassington feels the space provided was more of an afterthought; and, she feels this is prime real estate and it should be a commercial site and a draw to the community. Brassington feels everything about the proposals was about the residents with green space, picnic area etc. all for the residents of the proposal. She would rather see commercial space, not a strip mall, maybe something with some apartments above, but more retail than residential. Brost inquired on how many RFP's were sent out. Boness replied over a dozen, four were interested and two submitted proposals. Smith inquired how soon we had to find someone to develop it. Schuenke replied the Village borrowed money against the TID for the purchase and the longer it takes to develop, the more TID #5 as a whole is responsible. Brassington feels this has been a learning experience for her, she is not sure they did the right thing first, was it premature in not having any feedback from anyone but CDA members. Smith said when they purchased the property, it was so they could control the development, and just putting up an apartment is not doing that. Brost inquired if any members solicited input from community members. Stolarik advised she did speak with some in the area, they did not have any specific ideas, but they were not largely in favor of an apartment building. Smith inquired about the senior aspects of the proposals. Schuenke responded both had affordable housing as part of their developments, which would include seniors being able to reside there. One proposal did include a senior center to add that amenity, they would have to discuss that further as to who would own and manage that, along with is the appropriate size. It does achieve value to the community, but it does not necessarily add. Isolating a small department as Senior Outreach, is that functionality wise? Bloechl-Anderson felt one of the proposals came closer to what we are looking for with mixed use, open space that was just not apparently for the residents and following the TID guidelines, but it was not quite there yet. Dietzel said he did speak with people, and they indicated the concern over other similar projects, which have the retail space sitting vacant. If you do not build apartments you do not have built in customers for the retail, but you also end up with retail, which is mainly geared to the tenant traffic. If you do not have the apartments, you need to have businesses, which would draw people.

Schuenke felt all points were good, we have two developers who are capable of bringing something forward, and we can get additional feedback from the public, and share with the developers and see what they come back with. They (CDA)

would essentially provide an addendum to try to address concerns. We will probably have to compromise to some degree between what our vision is and adding value to the TIF. We need to find a balance, Schuenke would rather continue to consider these proposals and give them proper due diligence through the procedure process and tell the developers what you would like to see now that you have seen their vision. If we reject both, he is not certain where this would go as the RFP was sent out to many in a good economy. Brost pointed out based on feedback he received, we should be careful not to put something there that would be empty, and a developer will only want to do something that would be sustainable.

Members discussed various options of housing versus retail, how the submissions fared per the TIF guidelines and what other communities have done along with options for getting the public involved. Brassington felt defining your housing would limit the ability to fill the commercial space. Smith agreed on the point that sometimes what we want and what can be sustained are two different things, we only have one chance to do this right. Brost called for a consensus to have an open house for the developers to give their presentations.

Schuenke advised they would have an open house in 2 weeks to invite the public, and other committees. They will use social media, mailings to those in the proximity, as well as a newspaper story to invite the public.

- c. Discussion and action to set the process to evaluate the proposals submitted for the Farwell Street Property Redevelopment located at and around 4719 Farwell Street.

Members agreed to wait to discuss and give feedback until after the open house and public input.

- d. Discussion and action to provide direction regarding addendums to the proposals submitted for the Farwell Street Property Redevelopment project located at and around 4719 Farwell Street.

Members agreed to wait to discuss and give direction until after the open house and public input.

4. SCHEDULE NEXT MEETING DATE.

- a. February 6, 2019

6. ADJOURNMENT.

O'Hearn moved to adjourn, seconded by Brassington. Motion carried. Meeting adjourned at 8:55 p.m.