

Community Development Authority

MINUTES

February 3, 2021

Members Present: Ken Brost, Austen Conrad, Toni Stolarik, Stephanie Brassington, Mike Flaherty, Jerry Dietzel

Members Absent: Dan Kolk

Staff Present: Andrew Bremer, Stephanie Miller, Karen Knoll

1. CALL TO ORDER

Brost called the meeting to order at 7:00 pm.

2. PUBLIC APPEARANCES

Christina – 5910 Anthony Street, Homestead Apartments – concerned over activities in the building causing the need for numerous police visits, looking for ways to work together to help improve the conditions in the property for everyone. She is looking for someone in the municipality to advocate for the residents. Bremer advised he has reached out to this party but was unable to reach her; he will make contact to discuss her concerns.

3. APPROVAL OF MINUTES

- a. Review and possible approval of the January 6, 2021 Community Development Authority minutes.

Flaherty moved to approve the January 6, 2021 Community Development Authority minutes. Brassington seconded the motion. Motion carried 6-0

4. BUSINESS

- a. Discussion regarding potential use and redevelopment of 4008 Terminal Drive, pre-application meeting requested by Chad Strutzel.

Chad Strutzel currently owns a restaurant and construction business in Stoughton. Strutzel indicated he is a sports car enthusiast and recently visited Irongate Motor Works auto condominiums in Naperville, IL. He feels this would be a good concept in the Madison area as there are many car enthusiasts, but no facility like this. He researched areas to see which would best fit this type of business and felt the Terminal Drive location is a convenient to all surrounding areas and communities. This is not just storage units for exotic cars, but storage of high-end cars, boats, and a community for car shows, car

hobbyists, and businesses related to cars. This is a social place for the community. A type of one stop shop for auto enthusiasts.

Strutzel reviews his preliminary plan as submitted and how it would potentially layout on the site along with retail space, which would fit in with the neighboring businesses. Strutzel indicated he has spoken with neighboring property owners and they are positive about this type of business in that location and feel it would increase their business.

Members viewed the videos and photos provided by Strutzel as submitted in packets along with a preliminary concept plan. The units will store vehicles along with some having living room type areas, kitchenettes, etc. He would like to have a community gathering area terrace backing up to the marsh on the property. Strutzel indicated this is just a rough layout of what he envisions for the site, he feels the location is ideal for this type of use.

Bremer summarized the staff comments as provided in packets. There is no action being taken tonight. Bremer reviewed the parcels, zoning, and advised all three properties are in TID #3. Bremer indicated there would need to be storm water management area on site, there is also wetland, which would require a 75' setback, and, this would all need to be addressed in a more detailed plan. Bremer went over the future land use plan with members. Bremer indicated he has spoken with Strutzel over what category this would fall under, as Strutzel feels they are automotive condominium suites, which is not a defined use under the McFarland zoning code. When that takes place, you look to the most applicable use listed under zoning code, which would be mini-warehouses, even though the proposal would be more built out than a mini-warehouse. This project would then fall under a conditional use. Bremer reviewed the process of a conditional use, a comprehensive plan amendment, and the Terminal Triangle District plan with members. Bremer summarized if this was to move forward the path would likely be a comprehensive plan amendment, a rezone permit for the woodland parcel to the C-H Commercial Highway District, a condition use permit for all three properties, a CSM in some capacity and site design review.

Brost polled members and discussed with Strutzel the preliminary proposal as submitted including size of the proposal, setbacks, timeline, the possibility of TIF request for the project, phasing of the project, events at the site, and potential of attracting people into the community and this is a blighted area. Strutzel indicated he had not thought about making a TIF request for the project at this time. His plan would be to develop the site, prep all the land and then build units to suit one building at a time based on sales over a few years. Discussion also included potential parking for people who would come to any event held on site, lack of on-street parking in this area, conflicts with semi-truck traffic, assessed value and sizes of the units, what would be stored in them. Strutzel indicated this would be catering to automotive hobbyists, not for storage of R.V's etc. Bremer reviewed what the next steps for Strutzel would be in this process, the Plan Commission will be looking at this as a preliminary application at their February meeting as well. Strutzel will need to use the preliminary feedback he receives from the CDA, Plan Commission and Village staff and determine if he wants to continue with the project including the submittal of the various planning and zoning permits as outlined.

5. CLOSED SESSION.

- a. Discussion and action in order to convene in Closed Session in accordance with Wis. Stats. 19.85(1)(e) to deliberate or negotiate the investment of public funds or other specified public business whenever competitive or bargaining reasons require a closed session, specifically related to the acquisition of property at the following locations:

- 1) 4008 & 4012 Terminal Drive, including parcel# 0710-273-8620-1 (Tax Increment District #3)

Brassington moved to convene into closed session, Conrad seconded the motion. Motion carried on a roll call vote 5-0 with Flaherty having left the open session meeting for the closed session before the vote was taken. Meeting moved into closed session at 8:05 p.m.

- b. Discussion and action to reconvene into Open Session.

Brost moved to reconvene in open session. Brassington seconded the motion. Motion carried 6-0. Meeting reconvened into open session at 8:35 p.m.

6. BUSINESS

- a. Discussion and possible action to make a recommendation to the Village Board regarding the acquisition of property located at 4008 & 4012 Terminal Drive, including parcel# 0710-273-8620-1, within Tax Increment District #3.

Flaherty moved to postpone discussion. Stolarik seconded the motion. Motion carried 6-0.

- b. Presentation of Community & Economic Development Monthly Report

Bremer reviewed the monthly Directors report as provided in packets. There will be a TIF application at the March meeting for discussion of 5411 Bashford Street.

7. SCHEDULE NEXT MEETING DATE

- a. March 3, 2021 @ 7:00 p.m.

8. ADJOURNMENT.

Brassington moved to adjourn. Stolarik seconded the motion. Motion carried. Meeting adjourned at 8:39 p.m.