

**Joint Community Development Authority
and Plan Commission Minutes
March 19, 2024**

CDA Members Present: Stephanie Brassington, TJ Jerke, Anthony Hennes

CDA Members Absent: Kristen Ellis, Ken Brost, Benjamin Tanko, Dan Kolk

PC Members Present: Carolyn Clow, Stephanie Brassington, Austen Conrad, Chris Reynolds, Scott Peters, Jill Halverson

PC Members Absent: Peter Bloechl-Anderson

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER

Clow called the meeting to order at 7:00. The Community Development Authority did not have enough members in attendance to have a quorum. The meeting proceeded at 7:10 PM with just Plan Commission members.

2. PUBLIC APPEARANCES.

None.

3. APPROVAL OF MINUTES.

- a. Motion to approve the minutes of the January 10, 2024, joint Plan Commission and Community Development Authority meeting.

Motioned by Clow motioned to approve the minutes of the January 10, 2024, joint Plan Commission and Community Development Authority meeting. Conrad seconded the motion. Motion passes 6-0.

4. BUSINESS.

- a. Discussion regarding updates to Redevelopment District Plans 1 and 2.

Bremer provided the Plan Commission with a summary of the agenda item highlighting past discussions and project updates. Steve Tremlett, Project Manager from MSA Professional Service, presented refined concepts for priority redevelopment sites, engaging in discussion for the subarea concepts. Tremlett encouraged the Commission to consider not only the concepts presented, but the associated land use and their elements, if combining several ideas together would work. Tremlett's presentation covered each of the redevelopment districts and their associated subdistricts. The following includes the Commission's discussion on the following districts and subdistricts.

District 1

- Sub-District A is located at the northern corridor near the intersection of Terminal Drive/Voges Road and Hwy 51. Concept 1 included a hotel with two commercial buildings totaling 21,000 square feet, and three additional commercial buildings east of Terminal Drive totaling 61,500 square feet. Concept 2 included 25,000 square foot light industrial space combined with commercial to the west of Terminal Drive and a single large 110,000 square foot light industrial building to the east. The Commission's discussion included preference for Concept 2 as they thought Concept 1 included more commercial highway than the market may support. The Commission also liked the idea of bringing a hotel to McFarland but had concerns about the market viability next to the fuel terminals as shown in Concept 1.
- Sub-District B is located at the intersection of Triangle Street and Meinders Road. Concept 1 includes commercial and light-industrial buildings fronting Hwy 51, followed by a blend of multi-family residential buildings and light industrial to the east. There are 68 proposed multi-family units in Concept 1. Concept 2 includes a larger multi-tenant light industrial building and office space fronting Hwy 51 with additional office/commercial buildings to the east. The Commission discussed preference for Concept 1 where the element of residential units in the area adds to the connection and transition east to the City of Madison where there are single family residential homes.
- Sub-District C is located at the intersection of Ivywood Trail, Siggelkow Road, and Terminal Drive. Concept 1 includes a mix of 14 buildings composed of 2-4 story multifamily residential buildings and townhomes (~287 net total units) and 14,000 square feet of commercial development. Concept 2 includes similar 2-4 story multifamily residential buildings (~264 new units), with the existing commercial uses on Ivywood Trail remaining. The Commission's discussion included concerns about the stormwater management regarding its location and size. Tremlett commented that the location is ideal based on the current contours. Additional comments included the parking options, driveway access, and scaling back some of the density and total net new units.
- Sub-District D includes McDaniel Park, Brandt Park, and the 5100 Club. Both concepts included additional off-street parking for both parks and mixed-use buildings. The Commission's discussion included the second off-street parking lot in the outfield of Brandt Park along Terminal Drive, compatibility of a 4-story mixed-use development in the neighborhood, and the function of the playground and basketball court at Brandt Park. Discussion included the possible need for four story buildings to make projects financial viable given land prices and the possibility of using architectural building design to step back upper levels on any proposed 4-story buildings. Staff will also consider opportunities to improve on-street parking on Erling to serve the parks and neighborhood.

District 2

- Sub-District A is located between Farwell Street and Taylor Road, and Arnold Larson Park. Concept 1 includes additional multifamily buildings around Farwell Place, maintaining the existing commercial plaza building and Taylor Road with one additional mixed use building and three new commercial buildings. Concept 1 includes 138 dwelling units and 50,000 total square feet of commercial. Concept 2 reworks parts of Taylor Road to be more consistent with the 2010 Redevelopment District plan with more designated off-street parking to support the additional multifamily and mixed-use residential opportunity. Concept 2 includes 232 dwelling units and 24,300 total square feet of commercial. The Commission's discussion leaned towards Concept 2 as it redevelops the existing

commercial plaza, places more commercial development near Farwell Street, provided more available off-street parking for the Larson Park.

- Sub-District B is located at Main Street and Milwaukee Street. Both plans incorporate the Community Center Campus Plan concepts for a closed campus area along Milwaukee Street while addressing the adjacent properties. Concept 1 includes 4 mixed use 3-4 story buildings, and a commercial/restaurant building with a flexible road/plaza connection from Creamery Road to Long Street. Concept 1 includes 128 dwelling units and 38,200 square feet of commercial development. Concept 2 includes a different configuration of the 4 mixed use 3-4 story buildings and commercial/restaurant with a pedestrian pass through connecting Creamery Road to Long Street. Concept 2 includes 195 dwelling units and 50,000 square feet of commercial space. The Commission indicated a preference for Concept 1, as related to the flexible road/plaza extension between Long Street and Creamery.

Tremlett concluded the discussion with a schedule of upcoming activities and public meetings.

5. SCHEDULE NEXT MEETING DATE.

- a. Community Development Authority – Wednesday, April 10, 2024 at 7:00PM
- b. Plan Commission – Tuesday April 16, 2024 at 7:00PM

6. ADJOURNMENT.

Peters motioned to adjourn the meeting. Conrad seconded the motion. Motion carried 6-0.
Meeting adjourned at 8:53 PM.