

Joint Community Development Authority and Plan Commission Minutes June 20, 2024

CDA Members Present: Stephanie Brassington, Luke Fessler, Anthony Hennes, Ben Tanko, Elizabeth Yszenga

CDA Members Absent: Krystalynn Sabol, Kurt Zimmerman

PC Members Present: Carolyn Clow, Stephanie Brassington, Austen Conrad, Chris Reynolds, Peter Bloechl-Anderson (7:03 PM)

PC Members Absent: Scott Peters, Jill Halverson

Staff Present: Andrew Bremer, Kong Thao

1. CALL TO ORDER

Clow called the meeting to order at 7:02.

2. PUBLIC APPEARANCES.

Ken Boyd, 3457 Siggelkow Rd, was present to speak in opposition to the establishment of TIF District #7. Boyd voiced his concerns related to traffic and safety, conditions of the road, disturbance to the area, transparency of development, and comparative features associated with adjacent communities.

Clow read into record Mike Klune, 5508 Bremer Road, who expressed opposition to the establishment of TIF District #7. Alison Eng, 6126 Arrowpoint Way, also registered opposition to the establishment of TIF District #7 in the meeting Q&A.

3. 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 findings from the survey and highlighted differences from the first survey responses and the responses from the second survey. Tremlett provided a summary of how the concepts have been revised from previous versions based on input collected, such as lowering conceptual building stories and density. Tremlett also noted higher survey responses when terms like “restaurant” were used on concepts vs. general “commercial.” Tremlett asked the Joint body about their opinions on each district and subdistrict for preferences. The following includes a summary of the Commission’s discussion on the following districts and subdistricts.

District 2

- Subdistrict A is located between Farwell Street and Taylor Road, and Arnold Larson Park. The Joint body's comments supported both concepts with the Taylor Road being reworked. The Joint body had the following questions and comments related to the concepts: actions from the project manager based on low survey responses on a concept, details related to existing businesses, how the concepts would be used to guide future infill and alternatives, timelines of when projects can begin
- Subdistrict B is located at Main Street and Milwaukee Street. Low survey results towards the 3-story mixed use buildings on Main Street, with Tremlett's preferences for Concept 1 which includes flex-scenarios. The Joint Body discussed being conscious of the scaling of buildings abutting existing residential properties for both concepts; but less important when those adjacent uses are planned or zoned for non-single family uses. The Joint Body discussed connecting the concepts to previously completed studies such as the Housing Needs Assessment, 2023. The Joint body discussed economies of scale related to residential concepts, affordable housing options may warrant buildings taller than illustrated in the concepts. Bremer commented if the story height should be removed and just labeled as mixed-use building but in policy describe the expectation. The Joint Body discussed adding additional text within the plan would provide developers with more context and the intent of the concept. Bremer concurred while adding a point about possible density bonuses through policy text, for example affordable housing projects.
- Subdistrict C is located at Long Street and Milwaukee Street, where Chase Lumber and the Municipal Center meet. Both concepts incorporate the Municipal Center Campus Plan concepts for a closed campus area along Milwaukee Street. Concept 1 included the road being kept open, with very high survey support (90.95%) for curbless street for event space on Long Street as a potential continuation of the potential plaza between the Library and planned Community Center. The Joint Body felt both concepts were viable with a preference for Concept 1.

During the discussion, the Joint Board added that the concepts are not about removal or uprooting of existing businesses or residential, but how to visualize improvements to the areas shown. The statement was to address the general public's concerns and interpretation assuming removal, which is not what the Village is doing.

Tremlett discussed the Future Land Use map highlighting the use of "Neighborhood" classification in District 2, reiterating not the intent to rezone or forcibly drive out existing properties, but the vision for the area. Tremlett noted existing general guidelines and building design codes associated with the building types. Tremlett summarized the meeting with the Landmarks Commission on May

21, 2024 related with the Village's downtown and historic restoration & preservation design preferences. Tremlett went over additional survey results related to design details for setbacks, lighting, sidewalk amenities, parking, and walk/ground mounted signs, storage, and landscaping. Tremlett provided a concept design overlay district map showing the division between the Downtown Core and Transitional Area identified within the Redevelopment District 2. Tremlett discussed downtown core design standards. The Joint Body provided comments on glass, materials, and energy efficiency.

District 1

- Subdistrict A is located at the northern corridor near the intersection of Terminal Drive/Voges Road and Hwy 51. Tremlett highlighted some of the preferred survey results and building types from the survey for this subdistrict. The Joint Body discussed that any improvement to the Village entrance will be an enhancement to the existing with no specific type of building or use to tie the Village to.
- Subdistrict B is located at the intersection of Triangle Street and Meinders Road. The Joint Body had similar comments regarding the need to improve the uses and aesthetics similar to Subdistrict A. The Joint Body discussed leaving both concepts in the plan. Bremer added that Concept 1 would be a change from the current industrial future land use plan classification.
- Subdistrict C is located at the intersection of Ivywood Trail, Siggelkow Road, and Terminal Drive. The Joint Body stated preferences for both concepts to be included, commenting on how the location is underutilized.
- Subdistrict D includes McDaniel Park, Brandt Park, and the 5100 Club. Tremlett highlighted some of the favored and least favored concepts from the survey with the mixed-use building at the Green Lantern as the least favored at 25.99%. The Joint Body had concerns regarding the nature of the existing neighborhood and the conceptual buildings shown as not matching the scope and scale, drawing the focus on Siggelkow Road as a quasi-barrier with industrial to north and neighborhood to south. The Joint Body discussed that by no means does the concepts shown, encourage or identify the properties shown as designated for reconstruction or to suggest uprooting any existing businesses. Tremlett affirmed the statement.

Tremlett presented District 1's subdistrict areas, showcasing four subdistricts: Lake View Village, Industrial Center Subdistrict, Business Park Subdistrict and Gateway Commercial Subdistrict. Tremlett included conceptual design standards associated with each subdistrict identified. The Joint Body commented on the street relationship standards presented for Lakeview Village Area referring to the existing areas and properties as a possible quasi-main street for the Village and how the nature of the front yard parking standards would imply.

4. SCHEDULE NEXT MEETING DATE.

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

5. ADJOURNMENT.

Conrad motioned to adjourn the meeting. Reynolds seconded the motion. Motion carried 10-0. Meeting adjourned at 8:57 PM.