

Joint Plan Commission and Redevelopment Authority Meeting – July 12, 2017

The joint meeting of the Plan Commission and Redevelopment Authority was called to order at 6:30 p.m. by Mayor Rick Jaeckels.

Roll Call:

Redevelopment Authority:

Gary Mathes	Steve Mueller
Greg Garton	Rick Jaeckels
Kathy Schmitzer	Dexter Sattler
Bud Wieting	

Plan Commission:

Rick Jaeckels	Tom Flemming
Todd Schwarz	Steve Mueller
Joe Thiel	Clayton Thornber

Absent and excused Joe Schoenborn.

Also in attendance Public Works Administrative Assistant Judy Thiel, Scott J. Kwiecinski-Horizon Development Group, Inc., and Jeremy Wagner-Excel Engineering.

The Pledge of Allegiance was recited.

Moved by Thornber seconded by Mueller to approve the June 14, 2017 Plan Commission minutes. Motion carried.

Horizon Uptown Commons Phase II Project – Site Plan Review and Approval

Scott J. Kwiecinski updated committee members on the Uptown Commons Phase II Project and Site Plan. Kwiecinski said the purpose of his presence tonight was to answer any questions regarding the recent submittal. The design for the Uptown Commons II project is coming along nicely and we are engaged with Knothe & Bruce Architects of Middleton, WI and Excel Engineering of Fond du Lac, WI. We are working with these agencies to advance our design.

The 24 unit independent senior housing facility is 100% masonry on the exterior and includes 9 - one bedroom units and 15 - two bedroom units and is located in the Uptown District. The project is moving along well and we are on track to start construction this fall.

Sattler asked if Kwiecinski could go over the materials to be used and will they be complimentary to what was used in the Uptown Commons Phase I Project? From an RDA standpoint what is the new facility going to look like?

Kwiecinski replied that the lower tier of the building will be CMU block identical to what was used in Uptown Commons Phase I. Everything beyond that is designed to be complimentary to the Uptown Commons Phase I project. The architect's recommendation is to not try and replicate exactly what occurred in the Uptown Commons Phase I project but suggested a variation in terms of the brick color just from a design aesthetic.

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Sattler said it gets really hard to replicate colors because they can change by batch, etc. Mueller said with the Uptown Commons Phase I building there has been weathering over the years that has occurred and to even try and match it would be very hard. Kwiecinski said he has seen clients that have tried to replicate the color and don't get all the way there and it almost looks like a failure. You can't replicate exactly what is there.

Garton said he noticed the community room on the Uptown Commons Phase II plan is on the street side (Main Street) with a separate entrance to the community room and on the Uptown Commons Phase I project you have to go through the front doors to the back of the building (river side) to access the community room. After further review of the Uptown Commons Phase II plan it was concluded that there actually was an entry way that you needed to go through in order to get into the building and then get to the community room.

Kwiecinski said they always have a controlled access point for each building for security reasons just like the Uptown Commons Phase I building. Kwiecinski said they also try to always have a vestibule area as another control point mostly from an air handling perspective. He said he is going to work with the architect to try and accomplish this. He would like to see a vestibule because you don't want to open the door when it is cold out and all that cold air goes directly into the building. You would rather see that cold air go into a vestibule area and have a second door that opens.

Flemming asked if the floor plans and sizes of the units were similar to the Uptown Commons Phase I plan? Kwiecinski said they are not exactly the same because of a different building layout and different unit types. The unit configurations are similar and competitive to Uptown Commons Phase I.

Mueller asked if the number of units that are available are all spoken for with the current waiting list that you have? Kwiecinski said the wait list is currently exceeding 50 households which is quite strong. As we are into construction we will start to call those leads and find out who is serious and who is not. Three months out from opening the building we are allowed to start taking applications.

Mayor Jaeckels addressed the issue brought up earlier that the community room is on the front side of the building (Main Street) for Uptown Commons Phase II and on the back side of the building (river side) for Uptown Commons Phase I. Will this be a concern or make any difference? Kwiecinski said it is different in terms of what your view will be. What we like to do with our community space because there is quite a bit of topography on this site and also on the other site, but we like to have the community room close to where the main entrance is. We like to have some at grade space for an outdoor enjoyment area. This particular building is configured as a rectangle running perpendicular to the street. Efficiency wise it lays out best to have two units as an end cap to the building and that is what the plan shows.

Sattler asked if people are allowed to move over from building one to building two? Kwiecinski said he does not know the policy on this yet. There are certain aspects of building one that people like and there are going to be certain aspects of building two that people will like. There is going to have to be a balance there.

Uptown Commons Phase II project will be financed in part through the affordable housing tax credit program administered by the Wisconsin Housing and Economic Development Authority (WHEDA).

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The same County maximums will be at play in terms of ceiling that exists when we look at what we can charge for rent. Rent charges should be similar. Mayor Jaeckels said it was previously mentioned that rent charges may be slightly higher at the new building to try and keep people from moving from building one to building two. Kwiecinski said there will be fees for underground parking spaces at building two and this in itself could be a deterrent for people to not want to move to the new building.

Thiel asked if all at-grade exits are on the north side of the building. Kwiecinski said the main entrance is on the northwest side of the building and there is an emergency exit on the south end of the building on the west side that will be an exit only. This is done on purpose because we want people to come in at certain locations. Another point of entry to the building is the underground parking area that comes in off Waters Edge Lane.

Sattler asked about soil samples and what type of challenges may occur? Kwiecinski said he talked to the geotechnical consultant today and there was some discussion about the soils. He said there is 8 or 10 feet of fill on this site and below that there is nice structural soil including some clay. We will have to remove some of the fill and my hope is that the garage finished floor elevation matches up with where the fill line is so there is a limited amount of undercutting.

Sattler asked Kwiecinski if he was aware of a storm sewer easement that goes through the property. Kwiecinski said he was aware of it and fortunately the building design does not conflict with this; however the sidewalk and some of the parking area does. DPW Schwarz said there is a Developer's Agreement that was created and this issue is addressed within the Agreement. The easement is a 15 foot storm sewer easement.

Jeremy Wagner of Excel Engineering said they are pretty much done with the design but may need to coordinate some utilities. We are to the stage that they can start building. Kwiecinski said from an architect standpoint we are not there yet. We need to get full construction documents from the architect. We are also beginning to work through the early stages of our due diligence with the financing team, including the investor and the lender. They haven't been selected yet technically but we are in active discussion with a few. We need to work through the detail of getting all required closing documents.

Garton asked of the 24 units, how many are for low income? Kwiecinski said 20% are at 30% CMI.

Mayor Jaeckels said given that this project is smaller than the last one and they do not have all of the amenities do the people that are in building two have free rein to go over to the other building? Kwiecinski said he needs to work with the management team to develop a policy for this issue. He mentioned that the leasing office will intentionally be left at building one. There is no need for two leasing offices. The beauty salon is currently utilized at building one and will be shared with building two.

DPW Schwarz asked if management would be the same for both buildings? Kwiecinski said management will be exactly the same.

Thiel asked if there was any physical connection between Uptown Commons Phase I and Uptown Commons Phase II? Is there any underground connection? Kwiecinski said the only connection

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between the two buildings is the sidewalk. There is no physical connection. It is not cost effective or feasible financially to consider this for an affordable housing type project.

Kwiecinski referred to the site plan and said that they are sharing a property line in terms of parking and need to have an access easement through the first phase and coordinate the construction activity and design with both adjacent property owners.

Sattler asked if the property owner to the east was notified of the construction. DPW Schwarz said the property owner was notified and given a 60 day notice of termination of a lease that the City had with them.

DPW Schwarz said after reviewing the plan he noticed the storm sewer and saw on the west side a drain coming out but Wagner explained it was a drain tile to get the water out from behind the retaining wall. There will not be a lot of water coming out here. DPW Schwarz was concerned that a lot of water would be coming out and going on the next property. The way the property line is set it shows the property line going all the way over to the building; but it was mentioned earlier that there will be an area of greenspace that will be maintained.

Kwiecinski said the S-shaped driveway that was originally on the plan has now been straightened out and should work better. He also said the 10 foot utility easement that shows up on the plan on the south end of the site has been removed.

Thiel asked if a resident would have a choice as to whether or not to pay for the underground parking space? Kwiecinski said they would have a choice. If they choose not to pay for a parking space, another resident may opt to pay for that space.

DPW Schwarz said with the Uptown Commons Phase I project, the RDA made the decision on the color brick to be used for the exterior of the building because they are in charge of aesthetics. Sattler said he needs to know that the color will be complimentary to building one. Members agreed that you do not want to try and match colors. Kwiecinski shared brick samples. Sattler said he is more concerned with the design than the actual color of the brick. There are two different concrete brick samples that were shown:

1. Smooth, Flat Concrete Brick (viewed as institutional)
2. Tumbled Look Concrete Brick (rougher appearance viewed as adding depth and character)

Kwiecinski said the Tumbled Look Concrete Brick provides variation and it is in line with what the architect recommended.

Redevelopment Authority

Moved by Wieting seconded by Garton to recommend to the council to approve the Horizon Uptown Commons Phase II site plan and Tumbled Look Concrete Brick sample color Savanna Stone. Motion carried.

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Plan Commission

Moved by Mueller seconded by Flemming to recommend to the council to approve the Horizon Uptown Commons Phase II site plan. Motion carried

Moved by Schmitzer, seconded by Mathes to adjourn the Redevelopment Authority meeting at 7:05 p.m. Motion carried.

Motion to Set Up a Public Hearing for the Creation of Tax Incremental District #6 and Tax Incremental District #7

Moved by Thornber seconded by Thiel to set the public hearing for August 9, 2017 at 6:30 p.m. for the approval of the creation of Tax Incremental District #6 and Tax Incremental District #7. Motion carried.

Moved by Flemming, seconded by Mueller to adjourn the Plan Commission meeting at 7:10 p.m. Motion carried.

For the Committees,

Rick Jaeckels
Mayor