

Minutes
Community Development Authority Meeting
October 25, 2016

Chair Stolper called the Community Development Authority (CDA) meeting to order at 6:30 pm.

Present: Chair Tom Stolper, Aldm. Doug Wood, Mr. Andrew Homburg, Mr. John Surdyk, Mr. Dave Lombardo, Ald. Mary O'Connor, Mr. Scott Kelly

Also Present: Scott Harrington of Vandewalle & Associates, City Planner & Economic Development Director Sonja Reichertz, City Administrator April Little, Mayor Bob Miller

MINUTES

A motion by Mr. Homburg, seconded by Alder Wood, to approve the minutes of the September 27, 2016 meeting was carried without corrections.

APPEARANCES

There were no appearances.

OLD BUSINESS

A. Update on Riverfront Development Project

Scott Harrington, Vandewalle & Associates, provided a brief update, stating that multiple productive meetings have been held with developers. A few continue to be interested in an affordable housing project. Another developer is interested in 278 market rate units with 30,000 sf of commercial, and would act as a master developer.

Mr. Surdyk arrived.

NEW BUSINESS

A. Convene in Closed Session

A motion was made by Alder O'Connor, seconded by Mr. Kelly, to convene in Closed Session Pursuant to Wisconsin Statute Section 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session (Riverfront Development).

On a roll call vote, the motion carried unanimously.

B. Reconvene in Open Session

A motion was made by Mr. Homburg, seconded by Mr. Kelly, to reconvene in Open Session under Wisconsin Statute section 19.85(2). The motion carried.

C. Review and Recommendation to Council on Recodification Regarding Land Use Legislation Sections of the Monona Municipal Code of Ordinances.

Reichertz said that the CDA requested review of these zoning code sections in order to ensure that they are not contrary to the CDA's efforts to promote remodeling and redevelopment in the City and to attract new families. Reichertz summarized the Plan Commission's recommendation for new ordinances that regulate the amount of grade change that can be allowed and the maximum amount of impervious surface. The draft impervious surface ordinance allows 65% impervious for a standard lot (10,000 sf and over), and 70% for a substandard lot (less than 10,000 sf). An additional 5% in either case may be allowed after review by Plan Commission. Reichertz also summarized data showing the average current impervious for single family lots in Monona is only 32% and there are 5 lots that are over 70%, 4 of which are substandard lots.

Mr. Homburg said he felt the grading regulations were acceptable, and not directly related to CDA efforts. Regarding impervious surface, he felt the proposed ordinance is acceptable as long as the 65% and 70% maximums are not reduced in the future so that property owners are allowed less impervious surface.

A motion was made by Mr. Homburg, seconded by Mr. Kelly, to recommend approval of the impervious surface ordinance as written and approved by the Plan Commission.

The motion carried.

The CDA discussed the draft historic conservation ordinance, which has been recommended for approval by both the Plan Commission and Landmarks Commission. Mr. Homburg noted that if a property in a redevelopment district or a TIF district is proposed to be designated as a landmark, the CDA should have an opportunity to review and provide an advisory recommendation to the Council.

A motion was made by Mr. Homburg, seconded by Mr. Surdyk, to recommend to Council that the following language be added to the historic conservation ordinance: "If a property located in a redevelopment district or tax increment financing district is nominated to be designated a landmark, the CDA shall review and provide an advisory recommendation to the Common Council."

The motion carried.

REPORTS OF STAFF AND CDA MEMBERS

A. Update on Existing and Proposed Developments

Reichertz updated the CDA on Plan Commission applications including the façade improvement grant award to the Cozy Home at 6328 Monona Drive, and Taco Bell architectural updates.

B. CDA Questions and Requests for Information Concerning Development Projects

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There were no questions.

UPCOMING CDA MEETINGS

The next scheduled CDA meeting is November 22, 2016.

ADJOURNMENT

A motion was made by Ald. Wood, seconded by Ald. O'Connor, to adjourn. The motion carried. (8:38 pm)

Respectfully submitted by:
Sonja Reichertz
City Planner & Economic Development Director