REDEVELOPMENT AUTHORITY MEETING MINUTES
Thursday, November 4, 2021 6:00 p.m.
Remote GoToMeeting

Present: Dale Reeves, Ozzie Doom, Denise Duranczyk (left at 6:31 pm), Roger Springman, Regina Hirsch, Pete Manley

Absent and excused: Lukas Trow

Others present: Finance Director Friedl, Gary Becker, Mayor Swadley, Planning Director Scheel, Attorney Dregne, Curt Brink, Matt Brink, John Thousand, and Doug Hursh

Call to order: Reeves called the meeting to order at 6:00 p.m.

Communications:

None.

Public Comments:

None.

Approval of minutes from October 13, 2021:

Motion by Duranczyk to approve the October 13th minutes, second by Doom. Motion carried 6-0.

Chair Report

None.

New Business

a. Discussion and possible action regarding the approval of the Stoughton Riverfront Development General Development Plan (GDP)

Director Scheel spoke about the proposed timeline that the GDP approval is on and summarized why a special RDA meeting was necessary to stay within the constraints of that timeline.

Doug Hursh summarized the overall concept of the entire planned development. He noted that the setbacks have been decreased to a) increase density and b) represent how buildings were historically built in the downtown area.

Another big change to the last version of the design is that the basements of the first two buildings have been connected, which will increase parking stalls and is more economical to build. This will also limit it to one entry and exit point.

Following the presentation by Doug Hursh, John Thousand summarized the CSM and some potential changes that will need to be made prior to finalizing. He also touched on the pathway and how it will interact with the storm water ponds in terms of elevation and grading. He finally touched on the slope of the sidewalks in the development in terms of ADA requirements.

At this point Reeves stopped for comments. Duranczyk noted she still has concerns with the amount of parking that will be available in this development. She also noted that anything planned above and beyond the City's current building codes should be highlighted in the final application.

At this point Curt Brink's team began working through the GDP that was submitted to the RDA. One initial clarification the RDA requested was the mix of 3, 2 and 1 bedroom units in Phase 1. Doug Hursh provided the following breakdown:

- 17-3 bedrooms
- 28-2 bedrooms
- 33-1 bedrooms

Attorney Dregne requested that the final proposed mix of unit sizes be codified in the GDP in some fashion, and Hirsch concurred. Curt Brink noted that the Phase 1 mix is pretty well set, but the mix in future phases will depend on the overall demand. Matt Brink said a potential range could be provided, but they do want to leave some flexibility if the demand is not there for 3 bedroom units. Following further conversation, the RDA agreed they are comfortable with the Phase 1 mix as proposed and future phases will depend on the market response. The Brink team will revise the GDP to include the Phase 1 unit mix with the ability to deviate from the proposed mix by 10%. No requirements will be set for future phases at this point.

The RDA then moved on to discuss parking in more detail. One major item discussed related to electric vehicle (EV) charging stations. Hirsch noted she would like to see a minimum percentage of parking spots dedicated to this in the GDP. It was ultimately decided that the GDP should include 2% minimum EV installed and 10% EV ready (i.e. the Madison Standard). Brink's team agreed to this.

Hirsch requested the GDP clarify that all buildings be built as solar ready, with infrastructure installed within ten years. Attorney Dregne requested that Brink's team draft the proposed language for this section and send to the City for final review/comment.

Brink is requesting some landscaping exemptions due to the area available to meet the current requirements. Brink's team will draft the aspirational language as it relates to the requested exemptions and send to the City for final review/comment.

Attorney Dregne will send his notes to the RDA and Brink team to begin revising the GDP for redistribution and review in hopes that this can go to City Council on November 9th.

Brink's team will make every effort to incorporate the proposed changes into the GDP and send to City staff and the RDA members for review and incorporation into the

November 9th Council packet. If any delays occur, the Council might have to consider a special meeting to stay within the constraints of the timeline.

Motion by Hirsch to approve the GDP subject to the GDP being revised to reflect the requested changes by the RDA and subject to Hirsch and Doom being satisfied with those changes prior to moving to City Council for approval, second by Manley. Motion carried 5-0.

Old Business

a. Discussion and possible action regarding the East Main Street Property Owner Survey

   This item will be discussed at the November 10th meeting.

b. Discussion and possible action regarding updates to the RDA website.

   This item will be discussed at the November 10th meeting.

Future Agenda Items:

- 175th Anniversary Commemorations
- Future Riverfront Phase I approvals

Adjourn:

Motion by Springman to adjourn the meeting, second by Doom. Meeting adjourned at 8:53 p.m.