

The Plan Commission met in special session with Mayor Neitzel presiding. The meeting was called to order at 7:00 p.m.

Members present: Mayor Steve Neitzel, Mark Sullivan, Mark Neitzel, Tom Tisdale, Dave Westmayer, Carl Fausett, John Flouro, Chester Ward, Tom Anfinson.

Members absent: Dave Magnussen.

Item three: Make recommendation as to Zoning Change Request from Horizon Development Group, Inc for the property at 124 and 218 Barstow Street – Change to PUD, Planned Unit Development District to Construct a 40 Unit Affordable Housing Development with 2,200 sq. ft. of Retail / Commercial Element.

Mayor Neitzel gave a brief over view of the events that have led to the Horizon Development requesting a zoning change to PUD Planned Unit Development, for the construction of a 40-unit affordable housing / commercial space at 218 – 124 Barstow Street.

Mayor Neitzel introduced Scott Kwiecinski of Horizon Development who showed a power point presentation on the project and outlined the required elements of the PUD request. (See attached copy of power point presentation.)

Items discussed: Project History March 2016 to March 2018.

Zoning request.

Lot size Requirements/ Density.

Parking Requirements.

Question on Affordable Housing.

Question- Resident/ income profile.

Questions on Market rate units.

Question from the committee: Mark Sullivan asked about the distance from the flood plain.

No part of the building will be in the 100-year flood plain. The furthest North deck will be 29.5 ft. from the river. This is outside the flood plain and the building is another 10 ft. further back.

Mayor Neitzel asked about parking assignments. The 40 units inside will be assigned to each apartment. Outside parking will not be assigned except 18 units will be designated for the commercial business.

Income ranges will be between \$16,530 and \$41,280 to be eligible for the affordable housing units.

Tom Tisdale asked about backside access to the building per Fire Dept. question at the Zoning Board meeting. Horizon is willing to work with the Fire Dept. on the purchase of a ladder (if needed for their comfort level) to provide access to the 3rd floor balconies if needed. The building will meet all fire codes, have a sprinkler system in place and stair wells will be designed to be a safe means of exit per code.

Tom also asked if a letter could be sent to members of the Zoning Board explaining the reason for going the route of the PUD zoning.

Mark Neitzel asked to understand the time frame of investor ownership and the properties time frame of being designated as affordable housing.

The investor ownerships are for the first 15 years of the project in return for the funding of the tax credits. In year 16 the ownership will in most cases be purchased by Horizon and they will continue to own and manage the property. It will continue to be designated affordable housing under the rules of the federal government for an additional 15 years.

Scott Harrington of Vandewalle & Assoc. spoke in relation to the staff report they prepared per PUD requirements. (See attached report)

The report covered the following items: project description, list of attachments, project timeline, consistency with City plans, plan unit development, requested zoning ordinance flexibility for physical development, City staff input, City planning consultant's findings and recommendations.

Specific topics highlighted were how this meets the City's Comprehensive Plan for this area as stated in Sec. 13-1-50 on type of land use: residential, commercial, or mixed use, as well as the professional opinion that this requires a ½ acre and does not fall under mixed use as it is designed for a large parcel that would be divided into smaller lots, verses this site being one lot with 90 percent residential and 10 % commercial space. If mixed use zoning were to be applied to a single lot it would make the zoning more restrictive than the normal C-2 or R-2 zoning. PUD zoning is designed to be a dense use of space and more flexible than standard zoning rules.

Jim Grigg was allowed to ask a question as a member of the general public and stated that the director of Dodge County Housing was also looking to apply for the same tax credit round of funding. They chose not to apply at this time but still felt there was a need for more units especially 3-bedroom ones.

The committee had no further question.

Motion by Steve Neitzel, second by Carl Fausett, to approve the GUP/PUD rezoning for Rock River Place Project based on a finding that the project meets all applicable standards under sections 13-1-52 and 13-1-58(c) of the zoning ordinance as described in the consultant's report dated March 1, 2018 subject to the conditions as encumbered in the City Engineer's memo dated December 7th, 2017.

Members voting Aye: Steve Neitzel, Mark Sullivan, Mark Neitzel, Dave Westimayer, John Flouro, Carl Fausett, Chester Ward Tom Anfinson.

Tom Tisdale abstained.

Motion carried.

Motion by Steve Neitzel, second by Dave Westimayer, to approve the SIP for Rock River Place Project based on the findings that the SIP plans and documents are consistent with the approved GDP and meet all applicable standards under sections 13-1-59 of the zoning ordinance as described in the consultant's report dated March 1 2018, subject to the conditions that the SIP be recorded with the County and that the developer enter into a developer agreement with the City prior to obtaining a building permit. Recommend to the City Council to approve the GUP/ PUD zoning request of Horizon Development for a 40-unit affordable housing project at 124-218 Barstow Street, Horicon.

Members voting Aye: Steve Neitzel, Mark Sullivan, Mark Neitzel, Dave Westimayer, John Flouro, Carl Fausett, Chester Ward Tom Anfinson.

Tom Tisdale abstained.

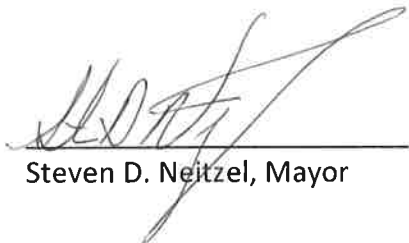
Motion carried.

Non- Action: Tom Tisdale stated he felt he did not have enough prep time from when he received his information to make a decision for or against the project.

Motion by Tom Anfinson, second by John Flouro to adjourn.

All voting Aye. The meeting ended at 8:50 p.m.

SN/ts



Steven D. Neitzel, Mayor