

**Special HLU Minutes  
October 13, 2021**

In attendance:

Art Punyko (acting chair) Ross Gregerson, Drew Nelson, Nora Ptacek, Regina Purins, Zak Yudishthu, Jack Fei, Meg Arnosti (secretary), Colin Fesser, Dave Pasiuk, Zuza Pakula, Heather Huffman, Art Punyko, Evan Hall, Catherine Plessner, Dawn Huffman, Cindy Radtke, Kensey Lipstreuer, Alexa Golemo (staff).

**1329-1331 Lincoln Avenue**

Gary and Cathy Ballman bought the duplex at 1329/1331 Lincoln in 2017. It was built in 1923. There is a rental unit in the basement, which had been rented by the previous owner. Gary would like to rent the unit and would like it rezoned from RT1 to RM1. It will be affordable housing because it will rent for less than the average rent. Two stalls in the 4-car garage are available. They have installed a new stove, refrigerator and plumbing. Has talked with neighbors on both sides and they are supportive. There are other rental properties nearby.

The square footage of the lot itself is the only thing that does not meet current zoning requirements.

Cathy Plessner (Landlord rep on district council): Looked at it, believes it's a great example. Egress windows not seen. Can it be approved without egress windows? Thinks it's a great project.

Cindy Radtke: Thinks it is a good idea.

Gary: is working with Mike Richards. He is going to contact him to find out about egress windows.

Nora Ptacek (Renter rep): Thinks it is great that is more affordable.

Jack Fei: Supports the request.

Drew Nelson: PED is considering a plan similar to Minneapolis, which would mean no need for this conversation in the future if it passes.

Regina Purins: Happy to see small landlords making adjustments to their properties rather than new development.

Zak Yudhishtu: Happy to see more options for the neighborhood.

Drew Nelson moves to approve. Seconded by Jack Fei. Motion passes 15-0.