



SPECIAL HOUSING AND LAND USE COMMITTEE MEETING
Wednesday, March 29th, 2023 | 6:30pm

Committee Members: Art Punyko, Catherine Plessner, Mike Moore (Chair), Colin Fesser, Colleen Crenshaw, Dave Pasiuk, Dawn Huffman, Gary Huffman, Heather Huffman, Jack Fei, Kathryn McGuire, Kensey Lipstreuer, Marc Manderscheid, Patty Hartmann, Regina Purins, Tom Dietsche, Zuza Pakula, Meg Grove.

Community Members: Adam Schwalbe, Amy McDonough, Ginny Housum, Jane McClure, Julie Kaupa, Nick Boetticher, Deb Burns

Staff: Alexa Golemo

MINUTES

- I. Welcome & HLU Introduction, *Mike Moore, Chair*
- II. Agenda additions/deletions
- III. **MRCCA Zoning Amendments, Revised Recommendations from HLU Working Group**
 - Comments (Tom D) were shared that this resolution would require the city to appeal to the DNR zoning designations which seems unlikely
 - Kathy McGuire presented a revised motion from the working group. She also described a discussion with the DNR that the city could apply stricter zoning than the DNR.
 - Colin F. feels that the RTC property designation is outside the expertise of the MGCC.
 - Amy M. Thinks that the RTC designation is outside the discussion of the proposed arena. She mentioned that she supported the 3rd bullet of the draft resolution. UST seems themselves as environment stewards. The new proposed building project would be built on parking lots and existing buildings. The UST microgrid will power the Schoeneker Center and the proposed arena. She appreciates that this is an opportunity to rezone the building heights.
 - Jack Fei withdraws the motion from last week.
 - Heather H: Amend the motion from the working group
 - o 3rd Bullet: (Heather/Regina) For any trees that are cut down, UST shall replace them elsewhere on the property at a greater than 2:1 ratio.
 - Kathy M: suggested that we add a 4th bullet. Heather accepted as friendly. In recognition of the 2040 plan, we encourage the preservation of the natural vegetation within the MRCCA, especially with regard to trees and the replanting of trees of 2:1.
 - o Amendment passes 14-3-1.
 - Tom D: Motion to drop bullet points 1 and 2. (Tom/Colin second)
 - o Tom wanted to modify the title of the RTC title. Simplify the definition of the River Towns and Crossings property designation to focus on historic downtowns and actual river crossings, to include the institutional properties.
 - o Motion revised (see below)
 - Regina: Concerned about building heights and impact of birds.
 - o **Motion to approve points 1, 3, 4 and 5 of the amended updated MRCCA Resolution from the working group (Tom D., Colin F.) Approved 10-8**



IV. **Phase 2 of the 1-4 Housing Study, Develop Recommendation for Planning Commission**

Resources:

- Review [overview slides](#) and [Planning Commission's questions for the community about the amendments](#)
 - Visit the [1-4 Unit Housing Study website](#), including an [interactive zoning map](#), for more information.
- Regina P:
 - Housing shortage is a fabrication in her opinion.
 - Marc M
 - Generational wealth is created by home ownership. Land is very expensive and cheaper in other cities. There is an incentive for investors to come in the city. The practical effect of the 2040 is to drive out home owners. It doesn't make sense to turn in rezone
 - Colin F: We need to build housing that people can actually afford.
 - **Tom D: Moved approval (Dave Pasiuk 2nd) of the 1-4 housing study.**
 - **Motion fails 8-9.**
 - Regina P
 - Move approval of the 1-4 housing plan with the changes
 - Encourage City to make only homestead owners eligible to take advantage of the 1-4 regulations.
 - Encourage new buildings or additions must be built in the same style and character as the original property.
 - **Vote is 9-8, motion passes (Mike M. breaking the tie)**

V. Updates/Announcements

VI. Adjourn