

MINUTES
SPECIAL PARKS, ARTS & RECREATION COMMISSION MEETING
MAY 3, 2022 – 7:30 A.M.
BRIDGE ROOM

Members Present: Lynn Anderson, Julie Jelen, Janine Kopff, Adam Leiferman, Nancy McCaffrey,
Sam Murdoff, Brian Stoll, Mercedes Turner

Staff Present: Tom Pawelk, Angela Schumann

1. **Call to Order.**

Brian Stoll called the meeting to order at 8:02 a.m.

2. **Consideration to review for recommendation park dedication requirements for proposed Block 52 First Addition Subdivision.**

Angela Schumann explained that the PARC is asked to consider a formal recommendation related to park dedication requirements for Block 52 First Addition Plat.

The mixed-use project is proposed by Mark Buchholz/Buchholz Development. The proposal for the building includes 87 residential units above approximately 30,000 square feet of first-floor commercial development. As part of the redevelopment, the developer proposes to reconstruct the public parking area in the northwest portion of the block, add additional surface parking interior to the site, and add underground parking for residents of the project.

Block 52 First Addition is a subdivision plat including residential land development. The residential portion of the development covers the full building footprint. Monticello's current park dedication standards require dedication for residential subdivision. As such, the Parks & Recreation Commission is asked to review the plat and make a recommendation to the City Council on dedication requirements.

The total proposed plat area is approximately 2.08 acres. The plat currently shows a single lot and block to be platted for the mixed-use redevelopment project. The land to be platted is currently owned by the City and EDA. Three existing parcels on the block are not proposed for platting as part of the Block 52 First Addition.

Given the location of the development project directly adjacent to West Bridge Park and within the ½ mile service area radius of the MCC, staff believes a cash-in-lieu dedication is appropriate. As the City and developer continue to work through the lot configuration, an exact acreage is not available yet for purposes of calculating an approximate cash amount.

Although staff recommends the 11% equivalent cash dedication given the density, size and location of the project, pedestrian connections to this site will be critical. There is an existing sidewalk along Broadway which is proposed to be retained and enhanced with corner plaza improvements. The developer is also proposing a sidewalk surrounding the building, including a promenade feature that will address the grade change that occurs from Broadway to River Street. The promenade will keep a street-level sidewalk as well as a storefront-level sidewalk to allow users both connection and use options for the east side of the site.

The City will also be evaluating the completion of public improvements directly adjacent to the block. These include the reconnection of Walnut Street to River Street (including streetscape and pedestrian enhancements to the corridor), installation of a new sidewalk along the south side of River Street, completion of the missing segment of connecting sidewalk from River Street into West Bridge Park, and additional streetscape improvements with utility relocation and turning radius work at the intersection of Pine and Broadway.

Staff will further evaluate the proposed PUD project for its landscaping and internal site design and connectivity components for consistency with the Downtown Small Area Plan and CCD goals.

Councilman Murdoff asked about West Bridge Park being in the shoreland district and whether we have to worry about large tower play structures there, if a new play structure is installed with future park improvements. Yes, there are height requirements that have to be met. Wild & scenic is 35' and Shoreland is 25'. Pawelk said that anything planned in the future will need to take into consideration reaching out to other agencies such as the DNR before we continue on with a final park redevelopment plans. Other considerations are the flood plain. For instance, at Ellison Park, we cannot have enclosed picnic shelters as it's in the flood plain so FEMA requires the structures must have a flow through area so if the waters come up that it is able to flow through the building. This will all be worked through in the planning of the future improvements.

Councilman Murdoff asked about the dedication from this project and if we can we earmark the money that comes in from this to go towards West Bridge Park improvements. Pawelk said that we can make a motion to use the funds specifically for the park improvements.

Councilman Murdoff asked about how the amount of money is calculated for the cash in lieu. Is that on the base value of the land currently or the difference of the base land minus the final project? Schuman explained the statute is on the value of the raw land at the time of final plat. It is what the value of the land is today without the current building or the proposed building. That is a conservative interpretation. Schuman said that she will reach out to the city attorney just to clarify that her interpretation coincides with how he interprets it.

Lynn Anderson about the cash in lieu funds and if there should be money set aside for landscaping around Block 52. Schuman said the landscaping within the development is the developer's responsibility. The City requires a landscape security and that is held to make sure everything survives the first winter and then we do a follow-up inspection. After that, follow-up inspections are done periodically to ensure that everything remains in compliance.

BRIAN STOLL MOVED TO RECOMMEND CASH IN LIEU PARK DEDICATION FOR THE PROPOSED BLOCK 52 FIRST ADDITION PLAT CONSISTENT WITH THE SUBDIVISION ORDINANCE AND STATE STATUTE. MOTION SECONDED BY ADAM LEIFERMAN.

BRIAN STOLL MOVED TO EARMARK THE CASH IN LIEU FUNDS FOR WEST BRIDGE PARK REDEVELOPMENT. MOTION SECONDED BY JANINE KOPFF. MOTION CARRIED, 7-0.

3. **Adjourn.**

Meeting adjourned at 7:50 a.m.

RECORDED BY: Beth Green

DATE APPROVED: 7/28/2022

ATTEST: *Thomas W. Sawell*