



**Present:**

**Co-Chairs:** Eric Hamilton, Cailey Jamison

**Core Committee Members:** Ross Wuennenberg, Steve Ohlson, Mike Tarby

**Community:** Kate Brunner, Ryan Koglin, Davy Mayer, Lina Burnson, Rick Burnson, Doug Johnson, Linda Leonardts, Ray Cruz, Jason Joyce, Julie Ekin-Walder, Diane Turner, Connie Anderson, Del Lorensen

**Guests:** Jeff (Architect), Randy & Ethan (Hovde)

**Absent:**

**Core Committee Members:** Lynn Lee, Lindsay Lee, Briant Novinska-Lois, Jessica Wartenweiler, Mary Ann McBride

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1. Discussion of 2084 Helena Street Redevelopment

**Current state site**

- Proposed 61-unit multifamily development replacing the existing Schoep's Ice Cream warehouse
- Converting former industrial use to residential, mindfulness of the transition between single family
- and multi-family (attempt to harmonize); hope that this could be a guidepost for when the site across the street gets redeveloped
- Benefits to residents would be neighborhood integration, bike path proximity
- Site has a single family homes to the west and to a 40-ish unit apartment building to the east & abuts the bike path
- Switching to residential should alleviate some of the traffic from the warehouse/industrial use
- There are some environmental remediation issues to address; working with DNR to correct these issues

**Vision for the future**

- Non-negotiable – need to set the first part of the building back from the street to provide a better transition from single family home to a 3 story multi-family building/not have a huge change in massing immediately
- There will be a public through access to the bike path to the west to provide a buffer between the building & the SFH to the left
- As you work from west to east, the building transitions from townhome style units; as you get closer to velo, there is a more urban feel – lobby, fitness center, & parking garage; entry is in the same spot as the truck access today, underground parking under the building
- Building will be elevated to accommodate water table issues – easing this transition this with setbacks & landscaping
- 3 stories, 60-61 units; will range from studios & microunits to 3 bedrooms & some walk-up front porch/terrace (townhome-style) – attempt to address people at various life stages & price points
- Opportunity for public art/mural toward the commercial entry
- Setback would be behind the façade of the existing houses
- The ice cream facility is in the process of relocating at some point in the near-middle future
- Plan to underground power for potential street trees – couldn't have canopy trees
- Building is not parked 1:1 – good to have lower parking based on the transit & bike path nearby
- Amenities would include community room, fitness space, storage, bike parking, dog wash

**Zoning Challenges**

- Current zoning is TE, it needs to be zoned to TSS for this project

- Rear setback requirement for TSS would be 20 feet; would like to be ~12 feet – this would still be further away from the bike path than Velo building is now
- Group is not able to request a single variance for the setback alone based on city policy. The developer is ok to follow everything in TSS except that setback, but this is not allowed. They would like to request a PD zone to allow them to have only this single change.
- If they don't do the setback, would mass the building along Helena street which does not fit well with the neighborhood
- Developer is not attempting to add additional density that would not be allowed in the TSS zoning
- If stuck with TSS, they would still have bike path access, it would be the same amount of units, same footprint, still have the bike path access
  - This would not impact the viability of the project, it just compromises the look and feel for the massing in the neighborhood
- The ideal timeline is to go through the re-zoning process with the city to break ground in the spring. They are not attempting to rush the process.
- To fit parking, they need a minimum depth of the building so they aren't able to shrink the width of the building

#### Community Feedback

- Feels comfortable with a PD development due to neighborhood preference to follow TSS requirements other than the rear setback
- Front terraces could be helpful with raingarden, removing lots of impervious surfaces from the previous warehouse
- There is a contaminated building on the street & high water table –
  - Developer has done samples of the site to track where the water flows (northwest to northeast) – results have been submitted to DNR; there are some contaminants already based on previous use. In order to build the building, they must remediate in concert with DNR requirements.
- Will there be disruption to bike path and trees from moving the stormwater pipe – there is not fully ready construction drawing level yet to know what this looks like
- The bike path connector will be 6 feet wide
- Overall height of the building is about 42 feet
- Hoping to do a solar roof to support the common areas (decrease operating costs to pass through less to the rent)

**Cailey moves to support the developer pursuing PD zoning for this site so long as the PD mirrors TSS requirements except for a smaller rear setback. Motion seconded by Mike T.**

Motion passes 3 supportive votes, 2 abstentions, no votes opposed

SASY will discuss this project at their meeting on Thursday. They would potentially write a letter of support as well based on their discussion.