

Minutes of the Downtown Okauchee Advisory Committee (DOAC)

Wednesday, May 23, 2018

Committee Members Present

All committee members were present, except Bill Groskopf, who had a scheduling conflict.

Contributing Staff Present

Ben Greenberg, Senior Land Use Specialist

Jacob Heermans, Land Use Specialist

5/11/18 Minutes

Ms. Barrows clarified the committee recommendations for sub-area 3 (Wisconsin Ave. – Southeast). Mixed-uses, allowing 1st floor commercial, is only recommended for the two most easterly properties.

Mr. Puestow requested clarification on the allowable uses in sub-area 4. There were no other comments regarding the minutes for the 5/11/2018 meeting.

Zoning/Use Priority Topic

There was a continuation of comments and recommendations regarding the downtown sub-areas. Specifically, the group discussed sub-areas 6 and 7.

Sub-area 6 (Lake Dr. - North)

The group made distinctions between the areas east and west of Lacy Lane.

East of Lacy Ln. and south of Lake St. discussion points

Commercial

- Commercial should be extended along north side of Lake Drive.
- Parking is an issue. However, there is ample parking available for commercial or mixed use development between Golden Mast and Lake Drive if a larger assemblage of parcels is considered for redevelopment.
- The group was in favor of mixed uses and indicated that multi-family, commercial, or a combination of such uses is desired.

Residential

- The group was generally opposed to a perpetuation of low intensity single family use and would like to see existing single family residences designated legal non-conforming to eventually be replaced with more intensive mixed use or commercial development.

Public – Institutional

- General consensus that this type of use should be an available Conditional Use option.

Committee Recommendations: Sub-area 6 (East of Lacy's Lane and south of Lake St.)

Use Type	Yes/No	Notes
Commercial	Y	
Multi-family residential	Y	Via CU process
<ul style="list-style-type: none"> Single-family residential (new use) Single-family residential (re-build) 	N Y*/N	*Limited to 3 properties currently zoned residential along Lake St. and Oak Ln.
Public & Institutional	Y	Via CU process
Mixed Use – 1 st floor Commercial	Y	

West of Lacy Ln. – east of bridge discussion points*Commercial*

- Limit to Lake Drive and existing Golden Mast operation, including the adjacent parcels to the west and existing parking lot currently zoned for business. Golden Mast property should remain commercial or mixed-use and not be converted to residential.

Residential

- More supportive of multi-family residential use than single-family. Allow the 4 single-family residential lots northeast of LeRendevous to remain and/or be re-built, but allow the option to convert to multi-family.

Public – Institutional

- General consensus that this type of use would be acceptable through the Conditional Use process, especially a public lake use (i.e. beach/pier)

Committee Recommendations: Sub-area 6 (West of Lacy's Lane-east of bridge)

Use Type	Yes/No	Notes
Commercial	Y*/N	*Only along Lake Dr., Golden Mast holdings (incl. parking lots & adjacent parcels west of Golden Mast zoned business), & LeRendevous
Multi-family residential	Y*	Via CU process. *Only allow on Golden Mast holdings as part of mixed-use.
<ul style="list-style-type: none"> Single-family residential (new use) Single-family residential (re-build) 	Y/? Y/?	Request clarification from the committee regarding areas where new and re-build of single-family is appropriate.
Public & Institutional	Y	Via CU process
Mixed Use – 1 st floor Commercial	Y*/N	*Only along Lake Dr., Golden Mast holdings (incl. parking lots & adjacent parcels west of Golden Mast zoned business), & LeRendevous

Foolery's property discussion points*Commercial*

- The business is important to the success of the downtown. If the business use is lost, it could negatively impact the downtown environment.
- People buy homes in the area because of the businesses that exist downtown.
- Different types of mixed uses may be appropriate, but business use element should be required.

Residential

- Residential should only be allowed if it is mixed with commercial use.

Committee Recommendations: Sub-area 6 (Foolery's property)

Use Type	Yes/No	Notes
Commercial	Y	
Multi-family residential	N	
<ul style="list-style-type: none"> • Single-family residential (new use) • Single-family residential (re-build) 	N N/A	
Public & Institutional	Y	Via CU process
Mixed Use – 1 st floor Commercial	Y	

Duplex property (across from Foolery's) discussion points*Commercial*

- The property was formerly used for commercial purposes; may have commercial potential.

Residential

- Multi-family should continue to remain. A single-family use is not ideal due to the location of Foolery's across the street and adjacent marina.

Committee Recommendations: Sub-area 6 (Duplex - across from Foolery's property)

Use Type	Yes/No	Notes
Commercial	Y	
Multi-family residential	Y	
<ul style="list-style-type: none"> • Single-family residential (new use) • Single-family residential (re-build) 	N N/A	
Public & Institutional	Y	Via CU process
Mixed Use – 1 st floor Commercial	Y	

Sub-area 7 (Wisconsin Ave – West End) discussion points*Commercial*

- This area has great visibility to the highway.
- This area should remain as flexible as possible.

Residential

- Good potential for multi-family on the old school property and if other sites are assembled.
- The properties along Shady Lane could offer an opportunity for a unique condominium or single-family development.

Public & Institutional

- At one point, the old school site was considered for Town Hall purposes.
- The fire department uses the well house on the Mission Lakes property for a water source and the property may have additional water capacity available.

Committee Recommendations: Sub-area 7 (Wisconsin Ave. – West End)

Use Type	Yes/No	Notes
Commercial	Y	
Multi-family residential	Y	
<ul style="list-style-type: none"> • Single-family residential (new use) • Single-family residential (re-build) 	Y*/N	*Limit to properties zoned residential along Shady Lane only
	Y*/N	*Limit to properties zoned residential along Shady Lane only
Public & Institutional	Y	Via CU process
Mixed Use – 1 st floor Commercial	Y	

Multi-family Density Discussion

Ms. Barrows described the County's existing multi-family ordinance provisions and briefly described the density provisions and regulatory process of several surrounding communities. A detailed multi-family summary document was provided to the committee.

Mr. Fruth explained the density ranges observed in various municipalities and projects. Mr. Fruth also passed around a document that included illustrations of multi-family projects from the Twin Cities, MN. Mr. Fruth explained that there is great variability in density allowances from one community to another. Ms. Barrows and Mr. Fruth described that density recommendations will be discussed following or as part of the height discussion.

After the overview discussion on density, the committee took a break and began a discussion on building height.

Height Priority Topic

Ms. Barrows provided a brief overview of the County's existing height provisions and recommended height options document. The committee expressed interest in considering higher building heights.

Committee members also felt that the Central Area could accommodate more bulk. County staff agreed to research typical wall and roof pitch heights for consideration at the following meeting. Mr. Siepman volunteered to provide input to staff.

There was some discussion regarding allowing additional height and stories in certain areas. The committee did not object to removing the 35' height limitation on narrow lots when in the commercial areas.

Next meeting topics:

Ms. Barrows let the committee know that the group will continue a discussion on height and multi-family density and then move on road setback, offset and parking. The next meeting will be on **June 13, 2018, at 9:00 a.m., at the Town Hall.**

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