

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION

The Monday, January 26, 2015 meeting of the Plan Commission was called to order at 7:00 p.m. by Mark Sundquist. On call of the roll members present were: Brauna Hartzell, Dave Benforado, Earl Munson, Debra Remington, Jim Etmanczyk, Karl Wellensiek and Mark Sundquist. Also present was Karl Frantz, Village Administrator, Karla Endres, Deputy Clerk and Ben Zellers, Village Planning Consultant.

Status of Oak Park Place Pyare redevelopment project

Mr. Frantz informed the Plan Commission that Scott Frank stated that he has all his financing in order but does not currently own the property. It is the understanding that Flad Development has the first option to buy the property and Degen and Associates has the second option.

Review and possible recommendation on proposed rezoning of property located at 2701 and 2705 Marshall Court from C-3 to Planned Unit Development Plan and possible recommendation on Specific Development Plan

Randy Bruce, Architect, gave a brief description of the proposed plan which includes approximately 10,000 square feet of commercial space, 54 apartments, 16 parking stalls on the main level for commercial space and two underground levels of parking with 84 parking stalls total. The results from a shadow study were presented to the Plan Commission and there were no major concerns.

Paul Lenhart stated that his proposal was consistent with the Village's comprehensive plan as well as the Doctor's Park Neighborhood Plan. He is proposing a 20% affordable housing component if the Village is interested. The project requires developer financed T.I.F. assistance. Randy Bruce explained the different dedications of property as well as easement's that would be included with this proposal. The developer would dedicate approximately 7,613 square feet of property in return for acquiring 1,969 square feet from the Village.

Mr. Frantz clarified that Madison Gas and Electric would pay the costs to bury the power lines associated with this development.

Mr. Sundquist stated he would entertain a motion for rezoning of 700 University Bay Drive.

Mr. Benforado moved and Mr. Wellensiek seconded a recommendation to the Board of Trustees the rezoning at property 2701-2705 Marshall Court from C-3 to PUD and recommendation of the proposed general development plan and specific development plan, including the changes suggested in Ben Zellers' January 7, 2015, memo, specifically the negotiation of a Fire/EMS payment to the Village to keep it whole until the TID closes, reservation of the Village's right to install a future overpass over University Bay Drive for the east/west bike path, and a minimum of 9,300 square feet for affordable housing.

Voted: 6:1

Mr. Munson opposed.

Motion passed.

Review and possible recommendation on proposed rezoning of property located at 3310 University Avenue from C-1 (P) Planned Unit Development Plan and possible recommendation on Specific Development Plan

John Flad explained the updates made to his proposed project at AT&T Plaza. He explained that the building was pushed back so the stone entrance wall would not be moved with this project. He also explained that 40% of the Village property they were previously asking to acquire would remain village property.

Frank Merish, Architect for Flad Development, explained there would be thirteen feet between the stone entrance wall and the building and the corner at University Ave and Shorewood Blvd would be primarily green space.

John Flad stated the Vierbicher review of amendment #2 document had some points for discussion. Specifically point number 16- on the use of spandrel glass, 27- regarding deliveries only in the parking lot, 30- about making University Avenue sidewalk a dedicated area, and 31- that the easement should continue from University Avenue to Locust on the west side of the proposed building. Mr. Flad also stated they are following the Village's comprehensive plan from 2009 for this specific area. He reiterated that the comprehensive plan goals were to create mixed use and multifamily housing.

Joyce Bromley, 3535 Topping Road, liked that the traffic impact for this project was minimal but wanted to know more about what the looks of the north side of the building would be since that is the side the residents of the Village will see most. She also suggested that Mr. Flad consider making a business improvement district with this project.

Margaret Kaufman, 3006 Harvard Drive, asked about the cars that the apartments would generate and if there was a provision for them with concerns to parking.

John Flad stated there would be 58 stalls underground for the 47 apartments. There would also be surface stalls available.

Paul Kaufman, 3006 Harvard Drive, asked if the retail parks in the same space as the apartment tenants would.

Nancy Heiden, 3505 Blackhawk Drive, stated that the parcel should be developed only when the Village Hall parcel is ready to be developed at the same time.

Mr. Sundquist stated that this currently is not the right time for the Village to consider selling the Village Hall for redevelopment.

Bill Thomas, 3230 Tally Ho Lane, is concerned about the Village Hall parcel not being developed with the AT&T Plaza parcel.

Sue Denholm, 3429 Crestwood Drive, stated she was interested in seeing the results of a shadow study as well as an affordable housing component to this project.

Mr. Sundquist stated the shadow impact will be significant on the Village Hall.

John Flad stated that T.I.F. is the only tool that makes affordable housing work. He mentioned a blighted T.I.F. to make affordable housing easier to provide.

John Voegeli, 1004 Yale Road, would like to see the top floor of the proposed project cut back to have less of a shadow impact.

John Flad stated he pushed the 5th floor back so it would not look like five floors from University Avenue but for economic reasons, the 5th floor is needed to make the project happen.

Ms. Hartzell asked what John Flad's schedule looked like for the completion of this project.

John Flad stated that the AT&T Plaza is currently fully leased and he would have to come to agreements with all the tenants first. He also stated it was important to have the time reset on the T.I.F. to 20 years. He stated that negotiating with tenants and the T.I.F. alone could take six months to a year to complete.

Mrs. Remington spoke on behalf of the responses she received to an email she sent out to a few residents. The responses are attached to these minutes.

Mr. Wellensiek stated he was happy with the changes made at the corner to keep the stone entrance wall as it is.

John Flad stated he was committed to affordable housing with this project but thought that was a decision to be made with the Board of Trustees.

Annette Mahler, 3220 Tally Ho Lane, wants to know how many affordable housing units there will be. She is not comfortable that this is a good project with out knowing how many affordable housing units there will be.

Paul Kaufman, 3006 Harvard Drive, agrees with Annette Mahler that it is important to know how much or how little affordable housing there will be in this project. He also stated that the Village used to be an open residential area but with this project and Marshall Court is slowly becoming a canyon of concrete on University Avenue. The Village will lose its small town feel.

Mr. Sundquist stated that the Village needs time to decide on how many apartments are desired in the village and this project puts pressure on them. The Marshall Court project by Paul Lenhart gets the Village some land back as well as progress with the completion of the bike path. The AT&T project by John Flad doesn't enhance the land, doesn't give the Village much back, doesn't meet the height preferences and removes a piece of land that could be developed with the current project at a later time. This project does not give the Village enough time to determine how many apartments the Village wants.

Mr. Benforado shared the impacts The Lodge at Walnut Grove and Arbor Crossing had on Village services. He likes how 700 University Bay Drive compliments 800 University Bay Drive. He also likes how the 700 University Bay Drive project goes with the Comprehensive Plan and the Doctor's Park Neighborhood Plan. Mr. Benforado stated he supported Ben Zeller's suggestions on signage as well.

Mr. Lenhart stated he was also taking all of Ben Zeller's suggestions into consideration for change.

Mr. Benforado likes John Flad's proposed project overall. He wants to see the doors that face University Avenue to be kept unlocked. He wants to see a special Fire/EMS provision where the developer contributes to the cost yearly. Mr. Benforado stated that he was okay with both proposals presented tonight.

Mr. Munson stated he doesn't believe the statistics on impact to the Village services are trend worthy or reliable to base a decision off of. He wants to know why apartment goes desire to live in the Village. He wants to see the affordable housing agreement met with HUD in the next project instead of doing a few at a time which would likely take the Village a long time to complete as well as have a lot of apartment buildings in the Village. Mr. Munson stated he likes both developers and they produce high quality developments. He stated he believes the AT&T project is a better place to go due to the urbanization of University Avenue.

Mrs. Hartzell likes Paul Lenhart's project but is not convinced on John Flad's project.

Mr. Wellensiek stated he wants to think about the future and that nothing is forever. He likes Paul Lenhart's project better due to location.

Mr. Etmanczyk stated that the Village missed an opportunity with The Lodge to have affordable housing included. He is concerned with John Flad's project since there are not a set number of affordable housing units in the plans. He also stated he liked Paul Lenhart's project because the height is only four stories, and it includes affordable housing.

Mrs. Remington stated she liked Paul Lenhart's project because of the bike path and dedications of property. She stated she does not like the height of John Flad's project and it is too close to University Avenue.

Mr. Benforado stated there is a split on the Plan Commission.

Mr. Sundquist stated he found it difficult to support this particular project.

Mr. Benforado moved and Mr. Munson seconded a motion to recommend to the Board of Trustees rezoning of 3310 University Avenue and the specific development plan along with the January 20, 2015 Vierbicher memo items, the sidewalk on University Avenue be dedicated with Fire/EMS fee agreement and no less than 20% affordable housing based on square footage.

John Flad stated he was okay with all of Ben Zeller's comments.

Voted: 2:5

Mr. Benforado and Mr. Wellensiek voted yes.

Ms. Hartzell, Mr. Etmanczyk, Mr. Munson, Ms. Remington and Mr. Sundquist opposed.

Motion failed.

Consider certified survey map for 2701-2705 Marshall Court (700 University Bay Drive)

Mr. Benforado moved and Mr. Wellensiek seconded a motion to recommend to the Board of Trustees the approval of the certified survey map for 2701-2705 Marshall Court with Town and Countries memo.

Voted: 6:1

Mr. Munson opposed.

Motion passed.

Approve previous meeting minutes

Mr. Benforado moved and Mr. Etmanczyk seconded a motion to approve the January 13, 2015 meeting minutes with changes noted.

Voted: 7:0

Passed unanimously

The meeting was then adjourned at 10:03 pm.

Respectfully submitted,

Karla Endres, Deputy Clerk