

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION

The Tuesday, February 10, 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 and Karla Endres, Deputy Clerk.

Approve previous meeting minutes

Mr. Benforado moved and Mr. Etmanczyk seconded a motion to approve the January 26, 2015 meeting minutes with changes noted.

Voted: 7:0

Passed unanimously

Consider recommendation on certified survey map for property located at 3306 Topping Road

Mr. Frantz gave a brief explanation of the subdivision being requested. He explained that they conform to the required lot size to divide the property into two parcels. He stated that Village staff would prefer to see the lot lines be straight with no abnormal angles and have easements granted if necessary for the driveways.

Ken Cavalluzzo, owner of 3306 Topping road, explained that Birrenkott Surveying suggested the abnormal lot lines on the certified survey map because of safety for the owners to enter the lot with the natural grade as well as clarity on responsibility of upkeep and liability.

Mr. Benforado moved and Mr. Munson seconded a recommendation to the Board of Trustees to approve the certified survey map as proposed for 3306 Topping Road.

Voted: 7:0

Passed unanimously

Discussion and any recommendations concerning University of Wisconsin recreational sports master plan and U Bay fields

Mr. Frantz stated there was no new information on the topic and the University of Wisconsin did not respond to the resolution passed by the Village Board.

No further discussion on this agenda item.

Status of pending redevelopment projects

Mr. Sundquist stated that the 700 University Bay Drive project is proceeding to the Village Board on Monday February 16, 2015.

John Flad gave a brief update on his project at 3310 University Avenue. He handed out amendment #3 which showed a few significant changes including the 5th floor being removed from the project entirely. He explained that with the 5th floor being removed from the project the building would be the same height as the current neighboring office building. He would like to have a discussion with the Plan Commission on the changes to his project at the scheduled March 10, 2015 Plan Commission meeting.

John Flad updated the Plan Commission on the status of his contract to purchase the Pyare building. He stated that McDonalds is not able to move forward with Flad Development due to some internal structural changes with the company and there would be no future development for McDonalds in the next year or two. So without the McDonalds portion, John Flad stated he would not be able to complete his mixed use project but would like to present his phase two of The Lodge at Walnut Grove. He stated it would contain 94 apartments in two buildings similar

to the current Lodge buildings and would contain affordable housing and developer financed T.I.F. He is hoping to bring that to the Plan Commission in a couple months time.

Mr. Sunquist asked if John Flad could do condominiums at this location instead of apartments. John Flad stated he is not prepared to develop condominiums at this point but there is potential for his apartment complex's to become condominiums in the future if desired.

Mr. Benforado explained to John Flad that he would like to see Scott Frank's care facility project up at the Pyare location and asked if John Flad would sell the property to Scott Frank.

John Flad explained that he had spoken with Scott Frank several times about the property and paid \$50,000 for easement agreements and at this point it is not a possibility.

Michael Stienon, 2814 Marshall Court, was in attendance and wanted clarification on the parking permit situation at Shackelton Square.

Mr. Benforado suggested he respond to Mr. Frantz's previous emails inviting Mr. Stienon to meet with Mr. Sundquist, Mr. Dregne and Mr. Frantz to discuss this matter and offer some possible dates.

No further discussion.

The meeting was then adjourned at 7:51 pm.

Respectfully submitted,

Karla Endres, Deputy Clerk