

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS  
PLAN COMMISSION

The Tuesday, March 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: Dave Benforado, Earl Munson, Debra Remington, Jim Etmanczyk, Karl Wellensiek and Mark Sundquist. Brauna Hartzell was excused from the meeting. Also present was Karl Frantz, Village Administrator and Karla Endres, Deputy Clerk.

**Public Hearing on conditional use permit for deck stairwell replacement project at 3226 Lake Mendota Drive**

Opened the public hearing at 7:03 pm

Mick Neilson, project manager with Christianson Construction, gave a brief explanation of the proposed project.

Michelle Arora, owner of 3226 Lake Mendota Drive, has already talked to the neighbors, Dempsey's and Weygandts, and they are both in favor of the project.

Mr. Benforado suggested making the approval of the Village Engineer and DNR if need be, a condition of approval by the Plan Commission.

**Close public hearing**

Closed the public hearing at 7:13 pm

**Plan Commission recommendation on conditional use permit for deck stairwell replacement project at 3226 Lake Mendota Drive**

Mr. Benforado moved and Mr. Etmanczyk seconded a recommendation to the Board of Trustees the approval of the conditional use permit for the stairwell replacement at 3226 Lake Mendota Drive with condition that the Village Engineer review and approve the structural plan, erosion plan, and the stormwater plan.

Voted: 6-0

Passed unanimously

**Plan Commission discussion and further consideration on Flad Development Project at 3310 University Avenue from C-1 (P) to Planned Unit Development (ATT Plaza redevelopment) including presentation and discussion of further possible amendments to the proposed plan and certified survey map (informational only)**

Mr. Sundquist explained that with the four different versions having been presented to the Plan Commission, it would be best practice to have the rezoning process begin again at the initial step. John Flad explained the proposed project and the changes that have been made in the fourth version. He stated they are within six inches in height of the TDS building directly to the west of the property. John stated he will be able to put in five affordable housing units and possibly six. Mr. Sundquist stated that Mrs. Hartzell contacted him prior to the meeting and stated she was more comfortable with amendment #4 and the changes that were proposed. He also stated that he would still like a shadow study completed but feels the lower height of the proposed building is an improvement.

Mr. Zellers stated the T.I.D. 3 project plan spending budget would need to be amended if the T.I.F. proposal was acceptable.

Mr. Munson asked if the Board of Trustees intended on setting a policy on apartment units and how many the Village would like.

John Voegeli, 1004 Yale Road, stated he would like the Plan Commission to look at the future on apartment projects and what they will be like in 20 years.

Mr. Sundquist suggested Mr. Frantz look to the University of Wisconsin for assistance and get residents together to discuss the amount of apartments, etc. desired in the village.

Mrs. Remington suggests blast emails and notifications to the public go out regarding Plan Commission Meetings relating to apartments and how many are desired by residents.

Mr. Wellensiek stated the Plan Commission should not be making public policy. That is the Board of Trustees purview.

Mr. Zellers stated the City of Madison is going through a similar study.

John Flad stated the Village seems confused whether they want apartments or office space.

Mr. Etmanczyk stated a moratorium could be considered on development for six months to get a sense of what the Village wants in a timely matter.

John Voegeli, 1004 Yale Road, stated this proposed project will be what is seen when anyone enters the Village and is a very large building.

Mr. Benforado likes the idea of a joint meeting between the Plan Commission and the Board of Trustees to discuss the direction on development and what residents would like to see in the future. He stated he does not support the idea of a moratorium on development because it stalls potential good projects. He would like to see Gary Becker, Vierbicher consultant, come in and discuss the Village's options. He would also like to discuss housing trends and be aware of the changes in the demand for housing alternatives. Mr. Benforado also stated he would like the term "multifamily" to be used instead of apartments.

Mrs. Remington would like to see more citizen input.

Mr. Munson stated he liked the project and would put the fifth floor back on the proposal.

Mr. Benforado thinks there should be a future plan for T.I.F. districts put together and the Village should get a joint meeting scheduled within a short period of time not exceeding three months.

Mr. Munson suggested delaying the decision on the proposal but holding a public hearing first to get the process started.

Mr. Wellensiek agrees with Mr. Munson that the proposed project needs to be presented to the residents with history of the Comprehensive Plan.

The project will come back to the Plan Commission on April 14, 2015 as a new submittal and a public hearing scheduled but no action will be taken until after the public input session.

There will be a joint meeting on April 28<sup>th</sup>, 2015 with the Board of Trustees and the Plan Commission to discuss development in the Village in the commercial areas.

### **Approve previous meeting minutes**

Mr. Benforado moved and Mr. Munson seconded approval of the February 10, 2015 minutes.

Voted: 6-0

Passed unanimously

The meeting was then adjourned at 8:45 pm.

Respectfully submitted,

Karla Endres, Deputy Clerk