

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION

The Tuesday, April 14, 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, Brauna Hartzell and Mark Sundquist. Also present was Karl Frantz, Village Administrator, Gary Becker from Vierbicher Associates and Karla Endres, Deputy Clerk.

**Public Hearing on conditional use permit request for deck/patio repairs and expansion
3626 Lake Mendota Drive**

Opened the public hearing at 7:01 pm

Andy Braymonic, Architectural Building Arts, explained the proposed project. The proposed project would replace the current deck with a lower and larger deck.

Leonora Neville, owner of 3626 Lake Mendota Drive, stated she spoke with the neighbors and they are all in favor of the project.

Closed the public hearing at 7:08 pm.

Review and possible recommendation on conditional user permit request for deck/patio repairs and expansion 3626 Lake Mendota Drive

Mr. Munson stated that the deck extends further than the existing deck adding to the lake front creep.

There was significant discussion about the exact location of the lakefront set back line and projects that extend into it.

Mr. Benforado suggested a copy of the lake view setback ordinance be circulated to the Plan Commission at the next meeting to be reviewed.

Mr. Benforado moved and Mr. Etmanczyk seconded approval of the conditional use permit for.

Voted: 6:0:1

Mr. Munson abstained

Passed

Public Hearing on rezoning of property located at 3310 University Avenue from C-1(P) to Planned Unit Development (ATT Plaza redevelopment)

Opened the public hearing at 7:39 pm

John Flad gave a brief background description on 3310 University Avenue. He explained that there is not an existing neighborhood plan for this specific location. His proposed project would have 41 apartments (5 affordable, 36 market rate), 58 surface parking stalls and 48 underground parking stalls. The proposed project has been taken down to four stories tall.

Sue Denholm, 3429 Crestwood Drive, likes the green space along University Avenue and would like to see the Village slow down with development projects to think about them first.

Bob Corbett, 1001 Edgehill Drive, inquired on light rail and the changes that have taken place politically to determine that light rail will probably not happen. He believes that light rail was mentioned frequently in the master plan and now that it is unlikely the main plan should be revisited.

Anne Helsley-Marchbanks, 817 Maple Terrace, complimented John Flad on the new rendering. She supports the smaller proposed building.

Steve Hoff, Flad Development states they have spoken with the City of Madison Fire Department and they have already approved of the plans with regards to safety measures. He also explained that Flad Development would use the same high efficiency and high quality appliances to help minimize the effects on the environment.

Closed the public hearing at 8:24 pm

Review and possible discussion on proposed rezoning of property located at 3310 University Avenue from C-1(P) Planned Unit Development (no action will be taken)

Mr. Wellensiek asked how the value of the out lot is determined on this project that the Village currently owns. He also asked how much of the land on the corner lot stays with Village ownership.

Mr. Frantz stated we have a previous appraisal that was done for parking lots which might need to be updated.

John Flad confirmed that 40% of the land on the corner stays Village owned.

Mr. Wellensiek wants to make sure that the Village maximizes its return on this particular property sale.

Mr. Benforado inquired as to why a restaurant is not being proposed for the east end of the building anymore.

John Flad stated that AT&T is the controlling tenant due to a long term lease agreement, and they want that corner.

Mr. Benforado asked about the continuous flooding problem on University Avenue at the corner of Shorewood Blvd.

John Flad stated they have planned to change the grade of the property so it is higher to avoid the flooding problem.

Mr. Benforado asked if there will be a community room available to the tenants of the proposed apartment building.

John Flad stated that was one of the amenities that had to be cut out to make the height component possible.

Mr. Benforado likes the way John Flad worked to keep the entrance wall as is as well as the landscaping of the property.

John Flad stated there would be deliveries made through the parking lot entrance and not on University Avenue. He also stated, although not ideal for tenants, there would be entrance doors on both sides of the building for customers

Mr. Frantz stated it was imperative that all units have the same furnishings.

Steve Hoff indicated that the walls will be double insulated with alternating studs. There will be no common walls shared between units.

Mr. Sundquist stated there would be a fee calculated for the difference in cost to the Village for fire and EMS services contracted by The City of Madison Fire Department.

Mr. Etmanczyk inquired if all the items on the letter from Vierbicher Associates had been addressed in the changes by Flad Development.

John Flad stated all of Gary Becker's suggestions had been addressed in the new renderings. He also stated there would be more green space than there currently is on the property.

No further action was taken.

Initial presentation and discussion on proposed apartment project at Pyare Square by Flad Development

John Flad explained that it will take three months to demolish the existing Pyare Square building. The proposed project would have 94 apartment units with nine being affordable units. There would be 95 underground parking stalls between the two separate underground parking structures. He would request developer funded TIF for \$2.4 million between the demolition and affordable units. John Flad stated they would have to have the current TIF amended so they would have the full twenty seven year time frame.

Mr. Benforado asked that the east to west passage behind the building be kept for future vehicular passage.

No further action was taken.

Discussion and possible recommendations on UW Master Plan project and Village participation in upcoming meetings

The University of Wisconsin has developed an executive committee for the master plan project and The Village has a seat on that committee.

Approve previous meeting minutes

Mr. Etmaczyk moved and Mr. Wellensiek seconded approval of the March 10, 2015 minutes with changes noted.

Voted: 5-1

Mrs. Hartzell abstained and Mr. Benforado was not present for the vote.

Passed

The meeting was then adjourned at 9:41 pm.

Respectfully submitted,

Karla Endres, Deputy Clerk