

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION

The Tuesday, May 12, 2015 meeting of the Plan Commission was called to order at 7:00 p.m. by Dave Benforado. On call of the roll members present were: Earl Munson, Debra Remington, Jim Etmanczyk, Karl Wellensiek and Brauna Hartzell. Mark Sundquist was excused. Also present was Karl Frantz, Village Administrator and Karla Endres, Deputy Clerk.

Discussion and possible actions regarding public information meeting on development issues in the Village that was held on April 28.

Mr. Benforado gave a brief background on the April 28th meeting. He suggested the Plan Commission should establish a target based on population. He thinks the village can accommodate a return to the 1960's population of approximately 2300. He would like to focus on village attributes, diversity of housing, quality public spaces, and a timeline to refresh the comprehensive plan.

Mr. Munson suggested the idea of building condominiums.

Mrs. Hartzell suggested refreshing the comprehensive plan to look at community buildings areas and diversity of housing.

Mr. Etmanczyk suggested attracting senior housing and stated there are still a lot of options for development in the village.

Mrs. Remington is interested in the public spaces in the village and seeing what Tom Degen is interested in developing in Garden Homes. She would also like John Voegli's email dated 3/12/2015 included in the minutes.

Mr. Munson suggested the idea of the village using T.I.F. money to get developers to put more affordable housing in sooner rather than later.

No further discussion was taken.

Discussion and consider possible action on a proposed resolution recommending rezoning of property located at 3310 University Avenue from C-1 (P) to Planned Unit Development and approval of General and Specific Development Plan.

John Flad stated that the economic reality on diversity is that condominiums and town houses are not financially feasible. The building has now been pulled back 41 feet from the stone wall. They dropped the height of the building to the same height as the other office next to them with 42 units with five of them being affordable units. \$1,135,000 of T.I.F. is being requested with \$650,000 of that to take care of the affordable housing component. The remaining \$485,000 is to take care of the current tenants and relocation fees.

Mr. Munson moved and Mr. Etmanczyk seconded a motion to recommend rezoning of property 3310 University Avenue.

Mr. Benforado went through the Vierbicher memo dated May 6, 2015 (Memo included in these minutes). The Plan Commission stated it was important for the proposed building to be pedestrian friendly from University Avenue. The Plan Commission stated they were comfortable with the second item on the memo regarding spandrel glass to be up to 25%. The Village is responsible for reorienting the entrance of the dumpster at Village Hall to face west.

Mr. Munson stated he is torn as to if the rezoning should pass or not.

Mrs. Remington does not like how close to University Avenue the proposed project is as well as the aesthetics overall.

Mr. Wellensiek stated he would vote no because it's too close to University Avenue and he doesn't like the location at the entrance of the Village for this project. He tends to agree to the Pyare Square project that Flad Development is interested in doing.

Mr. Etmanczyk tends to agree with the location of the Pyare Square project because of its location and how it would fit in with the existing apartments. He feels the AT&T plaza is just not the right location.

Mrs. Hartzell stated the importance of considering the AT&T Plaza parcel with the Village Hall parcel in the future.

Mr. Benforado stated this project is responsive to the village's comprehensive plan. The developer has been responsive to suggestions given by the plan commission over the planning process. He stated it would increase the tax base for the village and the developer would be taking the risk on the T.I.F. requests. He likes the close proximity to the avenue as well as the H.U.D. due diligence. He would support the project.

John Flad believes the great majority of the residents of the Village of Shorewood Hills are comfortable with this project since they have made all the changes requested and no one is present at this meeting to object or state any different. Mr. Flad would rather defer the motion instead of having a "no" vote at tonight's meeting.

Mr. Benforado suggested tabling the motion until the July Plan Commission meeting.

Mr. Wellensiek moved and Mr. Monson seconded a motion to table agenda items 5 and 6 until June 9, 2015.

Voted: 6-0

Passed unanimously

Report on meeting held with representatives of Ronald McDonald House and status of Prest building include possible request to convert it to parking and implications

Mr. Frantz gave a brief background on the idea of demolishing the building and creating a parking lot. Currently, that is not allowed by village ordinance under C-3 zoning. The options are to 1.) leave the building and lease the current parking spaces as is, 2.) Amend the P.O.D. and ask for it to be a surface parking lot or 3.) create a P.O.D or P.U.D. to rezone the property to allow for a surface parking lot.

Steve Hoff state they are down to \$8.50 gross revenue for rent after starting at \$14.00.

Mr. Benforado suggested that Steve Hoff talk to Tim Rikkens regarding possible tenants for this property.

No recommendation was made and no further action.

Discussion and possible actions/recommendations on UW-Madison Master Plan project and Village meeting held on May 1 with UW-Madison (there is interplay between agenda item 7-8)

Mr. Benforado gave a brief description on the meeting held at the Warf building. He explained that Gary Brown wants to meet with a small group to talk over U Bay Fields matter for the village on the Master Plan.

Discussion and any recommendations concerning UW-Madison recreational sports master plan and U Bay fields.

No update to be discussed.

Approve previous meeting minutes

Mr. Munson moved and Mrs. Hartzell seconded a motion to approve the April 14, 2015 minutes.

Voted: 6-0

Passed unanimously

The meeting was then adjourned at 9:53 pm.

Respectfully submitted,

Karla Endres, Deputy Clerk