

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION

The Tuesday, August 11, 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: Earl Munson, Karl Wellensiek, Jim Etmanczyk, Dave Benforado, Debra Remington and Brauna Hartzell. Also present was Karl Frantz, Village Administrator and Dan Lindstrom from Vierbicher.

Consider approval of change to specific development plan at 700 University Bay Drive as a minor revision converting one three bedroom market rate unit to a one bedroom and efficiency increasing the number of units by one to fifty-five.

Paul Lenhart explained the need for the proposed change from a three bedroom to a one bedroom and efficiency.

Mr. Benforado mentioned to Randy Bruce at the last meeting that the Village would like to encourage families to move into the village and a three bedroom would be beneficial.

Mr. Wellensiek stated and Mr. Sundquist agreed that this is a minor revision.

Mr. Sundquist suggested that Paul Lenhart wait another month to allow time for each party to check with legal counsel on leasing rights.

Public Hearing on rezoning of property located at 4610 University Avenue (Pyare Square) from C-2 (P) to Planned Unit Development (PUD) for a 94 unit apartment project

Opened the public hearing at 7:08 pm

Michael Stiennon, 2814 Marshall Court, asked the Plan Commission how many affordable housing units there would with this project.

John Flad gave a brief presentation of the project. Demolition would take three months due to asbestos abatement and the difficulty with the site. City of Madison passed an ordinance detaching a strip of land from the city and gives the Village sixty days to attach it to the village. John Flad has an easement agreement with Jun Lee. There would be 42 surface parking stalls. 90% of the roof water is infiltrated. Public component with picnic tables, benches, swing sets for public use has been designated. There would be a rest area on the bike path with a repair center designated as a public easement area. 67% of the back area of the site is pervious surface area which creates a great green space. Only 33% of the back parking lot area will be asphalted. John wants this proposed project to look integrated with The Lodge at Walnut Grove. The lighting and architecture as well as the outdoor patio furniture, roof top garden, fire pit, barbeques and water features will all be integrated with what is at The Lodge at Walnut Grove. John Flad is receiving 35-40 inquires per week currently. 20% of the tenants in The Lodge are Epic employees, 20% are 55 year olds and older, 10-15% is young professionals and 45% is related to the University. The biggest challenges are the costs for demolition and eight affordable units. There is also looping of the water system, rock excavation, retaining walls are atypical and resetting the T.I.F. clock to a 27 year blight T.I.F. would be necessary. John stated there are razor thin margins on this project.

Closed public hearing at 7:31 pm

Consider action on Plan Commission Resolution recommending rezoning of property located at 4610 University Avenue to Planned Unit Development and approval of General and Specific Development Plans

Mr. Munson inquired about the families in The Lodge.

John Flad stated there are no three bedroom apartments at The Lodge but there are two medical students teaming up to share a two bedroom apartment. He believes it would be the same thing for the three bedroom apartments.

Mr. Wellensiek asked about the T.I.F. request and Mr. Flad stated it would be a developer financed T.I.F.

Mrs. Remington shared her concern regarding the costs for the fire and police costs that may increase due to the new development.

Mrs. Hartzell inquired about the blight study and if McDonalds could be included.

Dan Lindstrom stated the Village would need to do a blight study and McDonalds could be included. This could also be considered a rehab and conservation T.I.F. There would be a T.I.F. 5 created if this area was considered blighted.

Mr. Benforado inquired if John Flad had called McDonalds. He is positively disposed to Mr. Flad's proposal and would like to see John Flad contact McDonalds. Mr. Benforado likes the looks of the project and believes it is responsive to the comprehensive plan. He would like to see the transportation improved for the bike path. He suggested improvements to the bike path configuration, sidewalk connections and he would like to see the six parking stalls located along the bike path at the end of Maple Terrace terminated and turned into green space.

John Flad shared with Dan Lindstrom that in 2000 the Village and Jun Lee provided exclusive rights to the six spots and perpetual egress to Locust Drive. John stated he is all about safety and believes the Village's concerns with the six stalls can be agreed to. John also agreed that it would be good to have east-west pedestrian access continue from the project site thru the Village easement and have the sidewalk connect all the way to the intersection of Locust and Rose Place.

Steve Hoff spoke regarding the water infiltration.

John Flad stated that there should be 1.4-1.5 parking stalls per unit. 94-96 parking stalls is suitable parking for the new phase.

Mr. Wellensiek asked about the green space behind the Pyare Square building.

John Flad stated 67% is green or pervious which includes the playground area.

Mrs. Remington asked how John Flad would prevent a University employee from parking in those six stalls along the path and biking to the hospital or the University.

John Flad stated it happens daily and they would install signage to prohibit that and then have the village police ticket as requested.

Mr. Benforado stated they would need to consider the parking permit situation so the village doesn't end up with another situation like the one that occurred on Marshall Court with Arbor Crossing.

Mrs. Hartzell inquired about the mix of the affordable housing and how many of each there would be.

John Flad stated there would be three 2-bedrooms, two 3-bedrooms and three 1-bedrooms.

Mr. Benforado asked about the shadow of the building and making sure the village clears a portion of the bike path/sidewalk. He also stated the village needs to be mindful of the 60 day window from the City of Madison for the detachment.

Mr. Sundquist stated they will have it on the agenda for later this month.

Consider recommendation on certified survey map for property located at 4610 University Avenue

Deferred topic until September

Staff Presentation and discussion on tax increment finance districts and projects in the Village

Dan Lindstrom suggested the Plan Commission pay close attention to TID 3 has about \$500,000 of expenditures left to use. Dan's recommendation would be to amend the TID 3 spending plan and the creation of a new TID over Arbor Crossing Two followed by the creation of another TID for Pyare and McDonalds. This would have to go to the Joint Review Board for approval. He also said they will do a full analysis for next month's meeting and look at the possibility of TID 3 and TID 4 closing early.

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

Mr. Sundquist gave a brief summary of the Executive Board set up concerning the fields.

Mr. Frantz stated there were two open house meetings in the near future.

No further discussion.

Approve previous meeting minutes

Mr. Wellensiek moved and Mrs. Hartzell seconded a motion to approve the July 14, 2015 minutes with changes noted.

Voted: 6-0

Passed unanimously

The meeting was then adjourned at 9: pm.

Respectfully submitted,

Karla Endres, Deputy Clerk