

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION

The Tuesday, April 12, 2016 meeting of the Plan Commission was called to order at 7:01 p.m. by Mark Sundquist. On call of the roll members present were: David Benforado, Earl Munson, Karl Wellensiek, Jim Etmanczyk, Debra Remington and Brauna Hartzell. Also present was Karl Frantz, Village Administrator and Karla Endres, Deputy Clerk.

Consider action on resolution rezoning property located at 2801-2725 Marshall Court to Planned Unit Development General Development Plan

Michael Stiennon, 2814 Marshall Court, stated his concerns with the financial analysis of the proposed project by Stone House Development.

Rich Arneson gave a brief background on the financial analysis.

Scott Harrington, Vandewalle consultant, explained the expenses with Arbor Crossing II. He stated that a three story building is not economically feasible.

Michael Stiennon stated he would like the village to have more data to do the financial analysis in greater depth.

Mr. Harrington indicated that the data submitted was what was needed to complete an analysis. They check the information provided against industry standards and benchmarks.

Mrs. Remington read an email from village residents Hannah and Tad Pinkerton, 1212 Shorewood Blvd. See attached email.

Mr. Sundquist stated that the village will complete its own financial analysis as well. He believes the Stone House buildings are energy efficient and provide a good mixture throughout the village of affordable housing.

Mr. Benforado moved and Mr. Etmanczyk seconded a resolution recommending changing the zoning of 2801-2725 Marshall Court to Planned Unit Development General Development Plan.

Mr. Benforado is recommending this project because he believes it is responsive to the Comprehensive Plan and the Doctors Park Neighborhood Plan. He also likes that the developer made due diligence efforts to reduce the height of the buildings.

Mr. Munson has concern with the height and if the project is desirable in his opinion. He feels that this site can wait as it is a desirable location to develop at some point.

Mr. Etmanczyk stated the first Arbor Crossing project has been a refreshing one. He likes seeing the families living in the apartments walking their children to school.

Mr. Wellensiek stated he is troubled by the height of the project. He would like to see the height stay at the 46 feet limit.

Mrs. Hartzell stated she is in favor of the project. She likes that the parking is reclaimed and that the bike path can be completed. She did ask if the first building could be tapered down to three stories and the second building at four stories.

Rich Arneson stated it becomes economically inefficient to construct if they were to lower the height.

Mrs. Remington stated that the building is responsive to the neighborhood plan and the bike path needs to be completed and this gives the village that opportunity.

Mr. Benforado referred to a few key points made in the March 6th letter from Vandewalle. He stated a few key points the village has concern with is shadowing and the potential to require dedication of an easement for the completion of the bike path in Phase I and II. There is also the issue of off street delivery space and loading/unloading space.

Mr. Frantz stated that Erdman Holdings owns a strip of parking spaces in between University Station and the project site.

Maureen Rickman, partner at Psychiatric Services, stated they have been working with Stone House on the parking space needed and they have a need for approximately 15 surface stalls. Mr. Benforado stated that the village needs to make it clear to Stone House that it would not be allowed to rent underground parking stalls out to hospital employees and non-rental occupants. Nancy Emmert, 2820 Marshall Court #1, stated the parking in front of Shackelton Square is constantly fully occupied and there is no parking for Shackelton residents on Marshall Court. Voted: 6-1 (Mr. Munson opposed)
Passed.

Consider action to recommend approval of Specific Development Plan for Ronald McDonald House expansion 2712-2716 Marshall Court

Roger Rhodes, Architect with Flad Architects, gave a brief background on changes that have been made. They have moved the trash and recycle dumpsters to the lower level parking garage and removed the enclosure that was meant for the garbage. They are proposing a louvered door to screen the mechanicals as well as moving the mechanicals further west and adding a sound wall to the west. Roger stated they are willing to make all changes suggested in the Vierbicher letter. Roger also stated they will be adding another ADA stall for parking to make a total of two ADA stalls.

Dan Linstrom, Vierbicher, stated they are fine with all changes made and the proposal meets all of the code.

Mr. Benforado stated that B-Cycle is not interested in the location because of the close proximity to other B-Cycle locations.

Roger Rhodes stated they are planning on reducing lighting as suggested to the standard 15 foot height.

Mrs. Remington asked if First Unitarian Society is being included in the conversation.

Mr. Sundquist brought up the entry to the parking garage and how difficult that will be in the winter with snow and ice.

Roger stated the driveway entrance will have heated coils with a trench drain at the bottom.

Mr. Sundquist also stated that the lighting should be reduced to a 2700 light in the parking lot.

Mr. Benforado stated he was happy with the communication between Ronald McDonald House and First Unitarian Society about working on a possible walking path to connect the two properties.

No action was taken. The SDP will be considered again at the next meeting.

Approve previous meeting minutes

Mr. Benforado moved and Mrs. Hartzell seconded a motion to approve minutes from February 9, February 23 and March 15 with the changes noted.

Voted: 7-0

Passed unanimously

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

Future meetings were mentioned but there was nothing new to report.

The meeting was then adjourned at 9:07 pm.

Respectfully submitted,

Karla Endres
Deputy Clerk