

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION

The Tuesday January 10, 2017 meeting of the Plan Commission was called to order at 7:00p.m. by Mark Sundquist. On call of the roll members present were: Karl Wellensiek, Jim Etmanczyk, Dave Benforado, Brauna Hartzell, Earl Munson and Debra Remington. Also present was Karl Frantz, Village Administrator and Karla Endres, Deputy Clerk

Called to order – 7:00 pm
Previous meeting minutes were deferred.

Informational presentation and discussion on redevelopment project involving property located at 2801 Marshall Court by Stone House Development

Rich Arneson and Randy Bruce.

Rich Arneson, Developer, gave a brief background on the previously proposed project. He explained they no longer had both the Erdman and Psychiatric services buildings under contract. They only have the Erdman Holdings property. The cost of construction, Flad's developments and softness in the market have altered Stone House's plans for development on Marshall Court. Mr. Arneson stated that in order to have the parking space at Forest Products Lab, they needed to purchase the Erdman building.

Randy Bruce, Architect, described the project would now only be the first phase of the previously proposed project. The road would be moved west by 10-15 feet. The building would be housing only and would include some affordable units. This would allow for the bike dedication and the extension of Catafalque Road. The Erdman property would also have the bike path dedication and would allow for connectivity in the future if Psychiatric Services decides to proceed. With removal of the commercial space, the height of the building has lowered to 46 feet high. The building would be a four-story building with 45 apartment units. This project would be a GDP SIP for the property. There would also be a Certified Survey Map (CSM) for the shopping mall parcel, Forest Products lab and Erdman property to get the correct property lines for the Catafalque Road and the bike path dedication. There is a small piece of land in the lower southeast corner of the Erdman property that would be given to Stone House Development from the Village.

Mr. Arneson stated there would be four three-bedroom townhouses of affordable.

Mr. Benforado asked what the parking would look like for this proposed building.

Randy Bruce stated there would be 40 stalls below grade and two stalls above grade Robert Steffen, 2820 Marshall Court Unit 3, stated his only concern is parking spaces. He explained the other apartment complexes are renting their extra spaces to hospital employees instead of residents on Marshall Court that could use the extra stall.

Mr. Arneson stated there is a separate charge in addition to the rent for an underground parking stall at this project.

Bill Thomas, 3230 Tally Ho Lane, asked if Mr. Arneson would be considering section 42 housing.

Mr. Arneson stated they would not be able to due to the tax credits that just fell out of the market as well as the financials just don't work out for it to be feasible.

Mr. Benforado asked if Mr. Bruce could explain the railroad bump out of the small section and asked Mr. Arneson when he would be presenting the SDP and GIP to the Plan Commission.

Mr. Frantz stated the railroad is willing to convey that small bump out to the Village but will require a fence be installed the length of the tracks to the north side of the tracks.

Mr. Arneson stated he would like to present the SDP and GIP to the Plan Commission next month. He explained he would like to start this project in May or June 2017 and have them available by May of 2018 for leasing.

Mr. Munson asked if Mr. Arneson explored the condominium market.

Mr. Arneson stated he is not interested in the condominium market and he did not think he would get financing for it.

Mr. Sundquist stated most of the conversations regarding mechanicals and such have been done in the past and therefore the approval process may not be as lengthy.

Approve previous meeting minutes

Mr. Benforado moved and Mr. Wellensiek seconded approval of the November 15, 2016 minutes with changes stated.

Voted: 7-0

Passed unanimously

Update on status of Shorewood School addition project

Mr. Frantz explained the south side elevator addition would stay the same and the north side elevator would be eliminated. Madison Metropolitan School District (MMSD) will also be installing an internal elevator, which will affect their classroom space. MMSD needs to get a building permit within a year. The village could also extend the conditional use permit for 90 days if they desire. Mr. Frantz decided that the scope of the project has minimized so he didn't see the need to make them apply for a new conditional use permit.

Mrs. Remington asked if the basketball court would still be affected by this project.

Mr. Frantz explained that the basketball courts would be affected and that is where the elevator would be installed.

The Plan Commission agrees with Mr. Frantz regarding the scope of the project and no need for MMSD to apply for a new conditional use permit.

Mr. Frantz explained the significant updates being fundraised for improvements to the walking paths around the school as well as the school grounds.

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

No new updates

Mr. Benforado stated that Mr. Wade had a nice summary that Mr. Frantz will give to the Plan Commission explaining the Village's achievements with the master plan and University Bay Fields.

Adjourn

The meeting was adjourned at 7:47 pm

Respectfully Submitted,

Karla Endres
Deputy Clerk