

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS PLAN COMMISSION

The Tuesday, December 12, 2017 meeting of the Plan Commission was called to order at 7:01 pm by Chair Dave Benforado. Members present were: Mr. Benforado, Deb Remington, Jim Etmanczyk, Earl Munson and Brauna Hartzell. Karl Wellensiek and John Imes was excused. Also present was Karl Frantz, Village Administrator and David Sykes, Administrative Services Manager/Deputy Clerk. Two visitors were in the audience.

Mr. Frantz confirmed the meeting had been properly posted and noticed.

Status of bike path and Marshall Court projects

Mr. Benforado reported a stakeholders meeting was held on November 16, at which they discussed the completion of the missing link of the bike path along the railroad tracks. In Mr. Benforado's opinion, the Village is ready to proceed and the project would be TIF eligible. The trigger to getting it completed may be the development of the former Forest Products property. Psychiatric Services, S.C. at 2727 Marshall Court has indicated that it has no desire to move or to be incorporated into a development project, but is willing to work with the Village on completion of the bike path. Psychiatric Services owns the parking lot where a section of the proposed bike path would be located. They may consider a possible in-kind trade to help redesign that parking lot such that they do not lose many on-site parking stalls.

The Village plans to complete the Marshall Court streetscape north and west of the University Station strip mall which would include replacing the underground utilities and possibly the addition of on-street parallel parking.

Mr. Frantz added that at the November 16 meeting they discussed the land swap deal between the owners of University Station and the former Forest Products property to ensure it was still tenable. That land exchange would allow for the bike path to be built along the south edge of the existing University Station parking lot.

Mr. Frantz and the Village Engineer (Brian Berquist) met with DOT and Wisconsin Southern Railroad last week to acquire a small piece of property owned by DOT. DOT is amenable to the sale of the property (probably for \$1) provided the Village install a fence along the north side of the railroad tracks from University Bay Drive to the west end of Marshall Court as a safety measure.

Peter Gray (5042 Marathon Drive) spoke as a bicycling advocate. He commutes through Marshall Court daily. He stated Shorewood Hills has been a great provider of infrastructure for bikers, but as Marshall Court has been developed, it has become more difficult for bikers and pedestrians. Bike enthusiasts manage Marshall Court just fine but kids/families biking or walking find it difficult to pass through the area. Marshall Court acts like a wall separating east from west. He hopes the Village expedites completion of the missing link of the bike path. He discussed the "flashing red light to cross" signal at Highland Avenue east of the Village which many find to be confusing. He suggested consistency for the crossing at University Bay Drive. Mr. Frantz could contact UW Transportation Services to discuss the crossings.

Michael Stienon (2814 Marshall Court) mentioned that Marshall Court is a narrow street and is dangerous for cars and bikes to pass one another. Crossing traffic at Highland Ave is also dangerous. Parking on Marshall Court continues to be problematic. 2-hour parking restrictions

on the weekend were proposed earlier this year but never enacted. He suggested an on-line process for temporary parking permits.

Mr. Benforado asked if Shackleton Square representatives would consider a meeting with the Village to discuss a resolution to the parking stalls difference of opinion.

Mr. Benforado discussed the timing of the bike path completion. It could be before, concurrent or after the Forest Products property redevelopment, maybe in 2018. Completion of the Marshall Court streetscape is more flexible. Mr. Berquist recommended waiting until the redevelopment project is complete before working on the streetscape.

Mr. Stiennon mentioned the sign at 800 UBD blocking views of traffic at the Marshall Court/ University Bay Drive intersection. Mr. Benforado indicated that Mr. Lenhart who owns 800 UBD agrees the sign is too big and could be modified to not obstruct the views.

Mr. Etmanczyk asked about the proposed bridge bike overpass above University Bay Drive. The bike bridge is a part of the reconstruction of University Avenue (Shorewood Blvd to Campus Drive) project. There are questions about the visibility of the railroad crossing with respect to the height of the bike bridge. The RFP for design plans is due any day now. The Village has a financial interest in the project and will be involved in selection of a design company.

Mr. Munson asked about the cost of the entire project. Mr. Frantz indicated it would be expensive but would be mostly funded by the federal government.

Mr. Frantz reported on his and Mr. Berquist's meeting with Psychiatric Services earlier today. There are 13 stalls in the back parking lot that would be "lost" due to construction of the bike path. Mr. Berquist will investigate ways to change landscaping, lot layout to mitigate the loss of those stalls.

Ms. Hartzell asked about the connection point of the new path with the existing path behind the pool. The entrance to the University Station parking lot would be moved north to allow the bike path to be further north of University Ave and the railroad tracks.

Mr. Benforado reported on other Marshall Court properties: Krupp Construction has an option on the Garment Center property (2710 Marshall Court); Ronald McDonald House is close to its fundraising goal to build its addition (2712 Marshall Court); and Mr. Arneson owns the property east of Psychiatric Services (2725 Marshall Court) and currently has no plans for it.

Approve previous meeting minutes

Mr. Munson move and Ms. Hartzell second a motion to approve the previous meeting minutes with no changes.

Voted: 5-0-0

Passed.

Consider possible changes to fence regulations resulting from Board discussion regarding property maintenance issues

This item was referred to the Plan Commission resulting from complaints of neighbors regarding the condition of a property. The Board was concerned about revising or clarifying the Public Nuisance ordinance could have unintended consequences in other areas of the Village. The Board declined to revise the Public Nuisance ordinance but suggested adjusting the Fence ordinance may allow neighbors to create screening from conditions they prefer not to view. Mr. Frantz said the Village's Fence ordinance is more strict than ordinances in most other communities. A typical fence regulation allows a 6 foot fence that can be solid where the Village's regulation is 4 foot and 40% open space (unless allowed by neighbors for screening).

The Commission members were concerned about “legislating for one” and the unforeseen circumstances that may result.

Mr. Benforado will report to the Board of Trustees that the Plan Commission may consider the Fence ordinance further but took no action at this time.

Note: Mr. Benforado mentioned the State Legislature passed a law that may restrict local control of conditional use ordinances. Local regulation may not be more strict than State law. This could affect the Village’s conditional use permit and special exception permit regulations.

Consider policies regarding public notifications involving home construction/additions

Mr. Frantz provided revised Fact Sheet/FAQs document (attached to these minutes) and new Required Signage Notification document.

The Commission liked the idea of a pre-construction meeting with neighbors to inform them of particulars of a new home or significant addition project.

The Commission discussed what type of on-site signage might be required, if any.

Mr. Benforado suggested removing the signage requirement.

Ms. Hartzell thought it is important to delineate between who should be called in different circumstances (contractor vs. Village).

Mr. Frantz talked about a pre-construction meeting similar to meetings held before commercial redevelopment projects.

University Bay Fields status

Nothing to report.

Adjourn

The meeting was adjourned at 8:48 pm.

Respectfully submitted,

David Sykes

Administrative Services Manager/Deputy Clerk

Attached: Residential Construction FAQs