



**City of Madison**  
**DRAFT Meeting Minutes**  
**Royster-Clark Neighborhood**  
**Planning Team Meeting**

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

Thursday, February 12, 2009

6:30 PM

Pinney Branch Library  
204 Cottage Grove Road

**1. Welcome and Introductions**

**Royster Clark Neighborhood Planning Team Members Present:**

*Neighborhood Representatives:*

Sheila Guilfoyle, Chair RCNPT, Member-at-large  
BJ Obermeyer, Lake Edge Neighborhood Alternate  
Jacky DaWalt, Lake Edge Neighborhood Representative  
Kris Whitman, Eastmorland Neighborhood Representative

*Business Representatives:*

*Elected Officials:*

*City Planning Staff:*

Michael Waidelich, Planning Division  
Heather Stouder, Planning Division  
Rebecca Cnare, Planning Division

*Members of the Public:*

Linda Karr  
Mike Carlson, Habitat for Humanity

**2. Approval of January 28, 2009 Minutes**

- Jacky DaWalt noted errors in the draft minutes where her statements were listed as statements by Kathy Soukup.
- A motion was made and seconded to approve the minutes from January 28, 2009 with this change, and they were unanimously approved.

**3. Public Comment Period**

- Mike Carlson of Habitat for Humanity introduced himself and stated that Habitat for Humanity has an interest in the Royster-Clark site for housing and possibly multiuse development, likely in partnership with other developers. Based on the market study, the income level seems like a good fit. Habitat is in the very early stages of researching the site, as well as the possibility of salvaging some of the materials from demolition on the site to reduce remediation and transportation costs.
- Sheila Guilfoyle asked how Habitat was initially interested in the site.
- Mike Carlson noted that Habitat is searching for another local project site, having nearly finished Twin Oaks and Northport Commons. Habitat would specifically like to provide opportunities for homeowners to be closer to urban amenities. Habitat has not yet initiated discussions with Agrium, and is just beginning to research the site characteristics, as well as potential funding sources for assistance with demolition and remediation. He asked how the RCNPT would relate to the future development of the site.
- Sheila Guilfoyle provided a brief history of the RCNPT, noting that the role of the RCNPT after the Special Area Plan is complete is still to be defined.
- Staff noted that all future development proposals would be compared with the Special Area Plan, once adopted. The Plan Commission and Common Council weigh proposals against adopted plans, taking into account public input and formal recommendations from boards, commissions, and city agency staff.
- Mike Carlson explained that Habitat is considering possible street alignments, and asked whether the Royster-Clark property had historically been platted with through streets.

- Staff explained that the site had not been platted, and that there are no predetermined through streets as per an official map. However, various street patterns were under consideration to maximize connectivity through the site while minimizing the likelihood that new streets will be used as “cut-through” streets. The adopted plan will show a recommended street layout, but future development proposals may incorporate slight changes. Approved development proposals will need to have met requirements of Traffic Engineering, City Engineering, and other city agencies, as well as be consistent with the adopted Special Area Plan.

#### 4. **Staff and Member Updates**

- Members asked whether staff had had any communication from Agrium regarding partial demolition of the buildings. Staff indicated that they had not, but that Agrium had until the end of March to agree to the conditions of approval for partial demolition and submit more detailed plans for review. Based on prior conversations with Agrium, staff thinks it unlikely that Agrium will decide to move forward.

#### 5. **Agenda and Format for February 19 Public Meeting**

- Staff distributed the draft redevelopment concepts and other displays for review by the RCNPT prior to the February 19 public meeting. Staff noted that displays would be primarily for the open house portion of the meeting, which would be followed by a staff presentation and time for questions and comments.
- Sheila Guilfoyle suggested that at the public meeting, a brief summary is provided to explain the origins of the goals and recommendations, noting the importance of linking them to previous public input. She suggested minimizing discussion about the demolition and focus on moving forward with the long-term recommendations in the Plan.
- Staff agreed, and added that a brief explanation of the city process for reviewing development proposals would also be included.
- Staff noted that a meeting with Traffic Engineering staff scheduled for February 16 should help to set clearer parameters for recommended new streets and improvements to existing streets.
- Kris Whitman suggested that the recommendations remain flexible enough to allow for uses such as youth recreational and entertainment facilities, especially in the northeastern portion of the site.
- Staff noted that it would be beneficial to incorporate a brief discussion on flexibility within plan implementation. It is important to make clear at the public meeting that development proposals for the site will not conform exactly to the redevelopment concepts displayed at the meeting, but rather should demonstrate innovative ways to achieve the goals and recommendations in the plan.
- Sheila Guilfoyle noted that the Plan would guide something so much better than what is currently on the site, and summarized that the focus of the public meeting should be to remind people of the planning process, briefly explain the city process for considering development proposals on private property, and present the essence of the plan.

#### **Next RCNPT Meeting Date** (*March 25, 2009, 6:30pm at Pinney Library*)

- BJ Obermeyer asked how the process would proceed after the Public Meeting. Staff suggested that a draft plan would be prepared for the RCNPT to review over the course of the next few meetings, and that the RCNPT would prepare a recommendation to the Plan Commission and Common Council regarding its approval as a supplement to the Comprehensive Plan.
- The RCNPT decided not to meet on February 25.

#### 6. **Adjournment**

*The meeting was adjourned at 8:30 PM*

#### **Third Public Meeting:**

February 19, 2009, 6:00 PM, Olbrich Gardens Atrium Room

#### **Next meeting scheduled for:**

March 25, 2009, 6:30 PM, Pinney Branch Library