



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

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

Wednesday, March 25, 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
John Martens, Member-at-large
BJ Obermeyer, Lake Edge Neighborhood Alternate
Jacky DaWalt, Lake Edge Neighborhood Representative
Kris Whitman, Eastmorland Neighborhood Representative

Business Representatives:

Elected Officials:

Larry Palm, District 15 Alder
Tom Stoebig, County Board Supervisor

City Planning Staff:

Michael Waidelich, Planning Division
Heather Stouder, Planning Division

Members of the Public:

Suzanne Forsberg
Philip Forsberg

2. Approval of February 12, 2009 Minutes

- Motion to approve minutes wade made by Kris Whitman and seconded by BJ Obermeyer. Minutes from February 12, 2009 were unanimously approved.

3. Public Comment Period

- Sheila Guilfoyle noted the March 21, 2009 article in the Wisconsin State Journal about the site, and the group briefly discussed it. Some noted that as of late March, more siding was coming loose on the main building on the site

4. Staff and Member Updates

- Staff noted that an Agrium representative had called City Building Inspection after reading the March 21 article indicating surprise regarding the remaining orders to secure the buildings and the potential fines involved. The 60-day period following the 1/26/09 Plan Commission approval of Agrium's partial demolition request is coming to an end, and staff has not received any communication from Agrium indicating that they will be moving forward.
- Staff reported recent inquiries about the site and planning process from staff of the Wisconsin & Southern Railroad, as well as an individual interested in knowing whether salt storage was being considered.

5. Discuss February 19 Public Meeting

- Staff distributed and briefly reviewed a list of questions and issues discussed at the Public Meeting.
- Group provided generally positive feedback on the format and content of the meeting. Sheila Guilfoyle noted that the tone of input from attendees was very positive, even when they didn't completely agree with draft recommendations. BJ Obermeyer noted that some attendees who had been to multiple meetings had evolved in their thinking about the site.

- Staff noted that the issue regarding the connection(s) to Royster Avenue did not come up at the public meeting.

6. Review Draft Plan Components

- Staff showed a working draft of the Royster-Clark Special Area Plan, summarizing the general organization of the document.
- RCNPT members suggested incorporating photographs from Research Park, Frostwoods Commons (Monona), and Middleton Hills where appropriate.
- Sheila asked for clarification to make sure that the overarching goal for an “integrated” development still allowed for multiple developers. Staff noted that nothing in the draft plan would preclude multiple developers for the site. While it is likely that multiple developers will be involved in the future, each portion of the site should be part of an integrated whole.
- The group discussed how best to encourage an emphasis on sustainable development, noting that it is often difficult to mandate specific architecture and design techniques. Passive solar was noted as an important concept to encourage through proper site design. A suggestion was made to incorporate text boxes in the plan with creative ideas and photos pertaining to sustainable development.
- The group discussed how the redevelopment of the site could impact area schools, suggesting that a brief mention of this issue be included in the plan narrative. It was mentioned that Schenk Elementary School would likely easily accommodate the additional households, and that this amount of development would probably have less effect on schools than would the presence of the Nuestro Mundo School at Allis Elementary to the south, which might attract students that would otherwise attend Schenk Elementary.
- Staff distributed for review a table of draft plan recommendations that had been worked on since the February 19 public meeting. The group discussed the draft recommendations and had several comments about emphasis and levels of flexibility within specific recommendations. Suggestions are summarized below:
 - The “gateway” building proposed at the northwest corner of Cottage Grove Road and Dempsey Road be two or more stories, rather than limited to a four-story maximum. They noted that the relationship between the building height and setback, as well as the design of parking would be very important.
 - The plan should recommend buildings with a minimum of 2 stories for the northeastern portion of the site along Dempsey Road and the railroad.
 - Allow flexibility within the medium-density residential area for buildings up to 4 stories if designed with sensitivity to adjacent properties.
 - Within the mixed-use area along Cottage Grove Road, Alder Palm suggested including a specific recommendation for a library or similar civic use.
 - The recommendation to add sidewalks, curb, and gutter on Drexel, Maher, and Dempsey Roads one half block south of Cottage Grove Road should be changed to more broadly include all streets in the planning area. (Members noted that many residents in the Lake Edge Neighborhood wish for their streets to remain without sidewalks, curbs and gutters. While upgrades to Cottage Grove Road and the properties along it might necessitate adding these within a short distance of Cottage Grove Road, members noted that it might not be supported.)
- Staff noted comments and suggestions for continued work on Royster-Clark Special Area Plan

7. Next RCNPT Meeting Date *(April 22, 2009, 6:30pm at Pinney Library)*

8. Adjournment *The meeting was adjourned at 8:30 PM*

Next meeting scheduled for:
April 22, 2009, 6:30 PM, Pinney Branch Library