



City of Madison
Meeting Minutes
Royster Clark Neighborhood
Planning Team Meeting

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

Wednesday, March 26, 2007

6:30 PM

Pinney Branch Library m
204 Cottage Grove Road

1. Welcome, Introductions and Approval of Minutes

Royster Clark Neighborhood Planning Team Members Present:

Neighborhood Representatives:

Sheila Guilfoyle, Chair RCNPT, Neighborhood Resident-at-large
Kris Whitman, Eastmorland Neighborhood Representative
Jacky Da Walt, Lake Edge Neighborhood Representative
BJ Obermeyer, Lake Edge Neighborhood Alternate

Business Representatives:

Jim Mohrbacher, MG&E Representative
Ken Bowers, Bower Family Chiropractic

Elected Officials

Larry Palm, City Alderperson
Tom Stoebig, County Board Supervisor

City Planning Staff:

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

Additional Attendees

John Stockham, Stockham Associates
Ed Woolsey
Dave Porterfield

On a motion by Jim Mohrbacher, seconded by Tom Stoebig, the meeting minutes from the February 26th, meeting were approved by unanimous consent.

2. Public Comment Period

- Dave Porterfield was available to discuss the market study findings as they relate to affordable housing with John Stockham. The RCNPT noted that his comments would be discussed during agenda item #3.
- Ed Woolsey was available to present preliminary results of the neighborhood survey. The RCNPT noted that his information would be discussed during agenda item #5.
- Bob Narf sent a public comment in an e-mail to City Staff, which was distributed to members at the beginning of the meeting.
- Ruth Ellickson sent a public comment in an e-mail to the Mayor and City Staff which was also distributed to members at the beginning of the meeting.

3. Market Study Update, Presentation/discussion with John Stockham

- John Stockham gave a presentation on the market study in progress to RCNPT members. The presentation will be available for viewing and download on Royster Clark Special Area Plan web page: <http://www.ci.madison.wi.us/planning/royster.html>
Preliminary observations included:
 - Site size: The 26 acre Royster-Clark plant site is a lot of space
 - MGE: MGE may be willing to consider the use/swap of some of the northern portion of its property, but the substation will remain in its current location at the southern end of the property (the total MGE property is approximately 4 acres).
 - Zoning: The current M1 Limited Manufacturing zoning is an "island" surrounded on three sides by residential uses and some small-scale commercial uses.

- Market Area: Lake Monona physically takes away one-quarter to one-third of the primary market area that the site otherwise could draw from.
- Traffic comparisons with other commercial streets were discussed.
- Interviews: Preliminary results from about 10 interviews conducted so far indicate that unless a niche user shows interest in the property, only two uses seem to be viable in the near-term:
 1. Light industrial/flex space
 2. Affordable single-family residential units; designed for families, with price point at or below \$200,000.
 - Tom Stoebig mentioned that there might be an issue with basements in this area due to shallow depth to groundwater.
 - Dave Porterfield discussed his experience building affordable housing developments.
- John Stockham asked the group for some direction about which of the two more-promising potential reuse alternatives to pursue further. The RCNPT discussed their interest in further exploration of residential uses on the site. The RCNPT also agreed that further market study related to clean types of light industrial uses would be helpful. The RCNPC were concerned about the nature/design/impact of many types of light industrial/flex space uses, and would prefer higher-quality employment uses.. It was also noted that the large site might accommodate more than one use, and it was good to explore several options, at least for now.

4. **Continued Discussion of Information from November Public Meeting**

City Staff prepared a “factored” list of responses from the public neighborhood meeting which combined similar responses and indicated how many times that response was given. There will be further discussion of this information a future meeting.

5. **Neighborhood Survey Update**

- Ed Woolsey gave a detailed presentation on the preliminary findings from the Neighborhood Survey. The RCNPT noted special thanks to both Ed Woolsey and Kris Whitman for their efforts in putting together the survey results. Kris Whitman asked the group if anyone was interested in either forming a survey sub-group, or in e-mailing suggestions for potentially useful cross-correlations from the survey results.

6. **Site Issues**

- City Planning staff is currently meeting and coordinating with City Engineering staff to help work through various site-specific issues, including water and sewer connections, storm water management, and further investigation of site contamination and remediation issues. Updates will be provided and discussed at future meetings.
- Discussion with the developers formerly interested in the site revealed that the estimated \$1,000,000 in demolition costs seemed to be the deal-breaker.
- At this time, it does not appear that Agrium has current plans to do additional remediation work on the site, and staff is still not certain what additional remediation requirements Agrium might face. (In any case, Agrium might also decide to carry out additional remediation work in order to make it easier to sell the property; but this is unknown to staff at this time).
- The existing ponds on site appear to be clay lined and were used for washing railroad cars.
- The recent newspaper articles about benzene contamination on the site were really old news, and the newspapers didn’t reveal anything that was not already public knowledge. There are existing monitoring wells on the site, but these are not the wells that supply drinking water, despite confusion created by the articles.
- It appears that both Phase I and Phase II Environmental assessments have been completed, but this needs to be confirmed with the DNR. Presumably, DNR and

DATCP should be aware of the most current information regarding site conditions. Staff will try to obtain more information from the DNR and provide additional details at the next RCNPT meeting.

- The RCNPT requested that City staff send them the website links to all of the newspaper articles about the Royster-Clark site published over the last month.

7. Next Steps in Process and Staff Updates: Time did not permit additional discussion.

8. Neighborhood Planning Team Members Updates

- Tom Stoebig suggested that we should have a table set up to discuss environmental issues at any future public meetings.

9. Next Meeting Agenda Items

- Continued discussion of Market Study results
- Continued discussion of public meeting comments and Neighborhood Survey results
- Continued site analysis discussion
- RCNPT scheduling of future meetings

10. Next Meeting Scheduling / Future Meeting Scheduling

The next meeting of the RCNPT will be Wednesday, April 23, 6:30 pm at the Pinney Branch Library Meeting Room.

Future meeting have been tentatively scheduled for:

May 28, 6:30 pm, Pinney Branch Library
June 25, 6:30 pm, Pinney Branch Library
July 23, 6:30 pm, Pinney Branch Library

11. Adjournment

The meeting adjourned at 9:00 pm.