



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

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

Wednesday, August 27, 2008

6:30 PM

Pinney Branch Library
204 Cottage Grove Road

1. Welcome and Introductions

Royster Clark Neighborhood Planning Team Members Present:

Neighborhood Representatives:

Jacky Da Walt, Lake Edge Neighborhood Representative
BJ Obermeyer, Lake Edge Neighborhood Alternate
Kathy Soukup, Eastmorland Neighborhood Representative

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
Heather Stouder, Planning Division

Members of the Public:

Linda Karr

2. Approval of July 2, 2008 Minutes

- Motion to approve by Tom Stoebig, seconded by Kathy Soukup.
- There was a concern regarding the perception conveyed in the 7/2/08 minutes that the developer of a grocery store was *only* seriously considering the Royster-Clark site.
- Minutes were unanimously approved.

3. Public Comment Period

- Linda Karr noted that she thought the site would be good for demonstrating renewable energy production (wind and/or solar), as well as a bicycle store near the bike path. She asked if there might be federal assistance for green building and renewable energy production. She also suggested that redevelopment plans for the site should ensure that some green space can be seen from the street (similar to what exists today).

4. Staff and RCNPT Member Updates

- Staff reported that in September, Agrium plans to submit an application to the Plan Commission for a permit to demolish the upper portions of the main buildings on the site, with the understanding that the building foundations, railroad spurs, and surface parking lots would remain until an additional demolition permit is approved. The second permit would be reviewed against the usual standards, including intended re-use of the site and/or other assurance that re-use of the site would be consistent with adopted City plans.
- In their letter of intent, Agrium noted the safety hazards posed by the buildings, as well as the difficulty in marketing the site due to the blighting appearance of the old plant and the unknown costs of demolition. In earlier discussions with City staff, Agrium had noted that

there were several advantages in removing the foundations later, in conjunction with possible remediation or site grading activities related to future redevelopment.

- Staff noted that in recent conversations with Agrium representatives, Agrium said that they were currently working with a promising potential developer for the site, but were not ready to disclose more information at that time.

5. Review and Discussion about the July 23rd 2008 Public Meeting

- Staff reviewed the draft meeting summaries, which included lists of comments and tabulated results from the feedback provided at the meeting.
- RCNPT members shared their thoughts about the meeting and suggested improvements for future meetings:
 - The overview of the planning process provided at meeting was good. A lot of information was conveyed to people who may not have heard it before the meeting.
 - Concern that participants at each “small group” table at the meeting may have been given slightly different instructions during the design exercise.
 - When doing land use and design exercises in small groups, it is important to make sure each group has a common understanding of the exercise (same instructions). Color legends on the maps used in the exercise would be useful.
 - There was a wide range of preferences among groups regarding what should and should not happen during redevelopment of the site. Future meetings might include time for groups to report back to the whole at the end of the design exercises, or at least provide information about how and when people can get a summary of the meeting results.
 - Some of the people attending this public meeting seemed to have different perspectives than those attending the November 2007 public meeting. This produced additional information regarding preferences for the mix of uses, redevelopment design characteristics, etc.
 - Pleased with attendance level from Lake Edge Neighborhood
 - It would be useful to provide opportunities for interactive site design. If possible, allow participants to move buildings and land uses around on maps, for example.
- Alder Palm requested that staff put together a comparison of the feedback from the November 2007 public meeting, the neighborhood survey, and the July 2008 meeting

6. Draft Market Feasibility Report-

- After a motion from Jim Mohrbacher and a second by Tom Stoebig, RCNPT members accepted the Royster-Clark Area Market Feasibility Report prepared by John Stockham. [This was a formality since the RCNPT had reviewed and discussed the final Report at previous meetings.]

7. Adjournment

The meeting was adjourned at 8:10

Next meeting scheduled for:
September 24th, 2008, 6:30 pm, Pinney Branch Library