



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

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

Monday, October 27, 2008

6:00 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  
Jacky DaWalt, Lake Edge Neighborhood  
BJ Obermeyer, Lake Edge Neighborhood Alternate  
Kathy Soukup, Eastmorland Neighborhood

*Business Representatives:*

*Elected Officials*

Larry Palm, City Alderperson  
Tom Stoebig, County Board Supervisor

*City Planning Staff:*

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

*Members of the Public:*

Linda Karr  
Dave Porterfield  
Pat Schneider, Capital Times  
Mike Slavish, President, Hovde Realty

**2. Approval of September 24, 2008 Minutes**

- Motion to approve by Tom Stoebig, seconded by BJ Obermeyer. Minutes from September 24, 2008 were unanimously approved

**3. Public Comment Period**

- Mike Slavish, President of Hovde Realty introduced himself and discussed Hovde's potential interest in redeveloping the site, noting that while they have discussed with Agrium the potential to purchase the site, they are not currently under contract with Agrium. Mr. Slavish mentioned that Hovde would be generally supportive of mixed-use redevelopment of the site, and saw the potential for residential, commercial, and flex-space development. Also sees site as having strong potential for design with a sustainability focus, with some greenspace, linkage to the bike path, tree preservation, and innovative stormwater management.
- Alder Palm asked Mr. Slavish to share his experience with other redevelopment sites, and Hovde's vision for the corner of Cottage Grove Rd. and Dempsey Rd. Slavish explained that Hove is a local real estate firm with three generations of history in Madison. As the new president, he brings experience from Hendricks Development Group, based in Beloit, WI, which did many complicated redevelopment projects, including some brownfields and mixed-use developments. Hovde has not developed a detailed vision for the site, but would view the corner as a focal point, setting the stage for the balance of the development. Would be interested in developing a 2-3 story structure.

- Sheila Guilfoyle asked whether Hovde would be the single developer for the site. Slavish explained that they would likely be the master developer in order to maintain a consistent theme for site, but may be interested in selling off parts to other developers.
- Alder Palm asked for a developer's perspective on the timeline associated with demolition, completion of the special area plan, approval of site plans, and construction. Slavish explained that if Hovde were to purchase the site in its current condition, it would be in their best interest to move as quickly as possible to develop it in a way consistent with City plans. Redevelopment would likely occur in phases, typically starting on the corner of Dempsey Rd. and Cottage Grove Rd. Six months would seem like a reasonable time to work on getting approval for a site plan and demolition permit. The demolition and remediation plan may vary based on the specific development approved for the site. Slavish noted that Hovde would not request that purchase of the property be contingent on City approval of a redevelopment plan. When they were actively discussing the possibility of a purchase with Agrium, discussions included the possibility of an escrow fund that Agrium may set up to support remediation costs.
- Tom Stoebig asked what role the RCNPT might have after the completion of the Special Area Plan.

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

- None

#### **5. Discuss Agrium Demolition Permit Application**

- Sheila Guilfoyle and BJ Obermeyer requested that staff send her an electronic copy of the Public Hearing notice regarding the Agrium demolition request to be heard at the November 3, 2008 Plan Commission meeting, so that she could distribute it to the Eastmorland Neighborhood and Lake Edge Neighborhood list serves.
- Staff reviewed the Plan Commission process for consideration of demolition requests, and also summarized the draft report to the Plan Commission regarding Agrium's request.
- Dave Porterfield suggested that a requirement to light the site might make it safer. He also suggested that waiting until Spring 2009 to demolish the buildings might make sense for several reasons. First, the Special Area Plan would likely be complete. Also, this would decrease concerns about the effects of snow and cold weather delays during demolition. He asked whether these ideas could be reflected in the staff report to the Plan Commission. Staff said that most likely they would not be included in the report, but encouraged anyone to submit written comments to the Plan Commission or attend the November 3 meeting.
- Alder Palm indicated that his draft letter to the Plan Commission requests referral of their decision beyond the November 3, 2008 meeting. Sheila Guilfoyle asked what happens when a case is referred. Staff indicated that it depends on the expectations stated by the Plan Commission upon a decision to refer. Expectations could include more information from the applicant, requests that the applicant consider a counterproposal, and others.
- Tom Stoebig noted a concern that Agrium might demolish buildings, removing the safety hazard, but then choose to let the site sit in a partially demolished, unremediated condition.
- Sheila Guilfoyle expressed reservations about the apparent choice between taking buildings down and protecting the area under the buildings from increased soil and groundwater contamination. Linda Karr agreed, noting that while the group of buildings is an eyesore, they are temporary, whereas groundwater contamination is long lasting. She added that exposing foundations and floors to winter weather probably worsens the

possibility for contamination. Tom Stoebig added that any increased contamination would also be more expensive to remediate in the long term.

- Sheila asked whether concerns expressed in the joint letter from the neighborhood associations were consistent with City staff recommendations in the draft staff report. Tom Stoebig noted that they seem to be consistent.
- Kathy Soukup noted that the neighborhoods seem to be at a disadvantage due to so many unknowns regarding the site. Staff noted that their recommendations to the Plan Commission ensure that if the Plan Commission approves the demolition, a more detailed demolition plan would have to be submitted for review and approval by staff from State and City agencies before the demolition permit would actually be issued. Alder Palm encouraged people to submit comments for the Plan Commission to consider.
- Mike Slavish suggested that the most cost effective way to redevelop the site is probably to demolish buildings in conjunction with a full remediation plan, which would be accomplished with a specific redevelopment in mind. Absent that procedure, rezoning the property to Agriculture may be a way to make site more appealing to a wider array of developers. The big question, from the perspective of a developer, is still the environmental issues. Dave Porterfield suggested that it makes sense to suggest to Agrium a complete demolition and rezoning of the property to Agriculture.

#### 6. **Next Meeting (11/19) Agenda Items**

- Discussion about public meeting: The group discussed and agreed that the next public meeting for the Special Area Plan should be held in early January rather than November, due to the need to deal with the demolition decision. Members requested that staff find possible meeting locations for early January and report back at the next RCNPT meeting.
- Continued discussion about Agrium's demolition request as necessary.

#### 7. **Adjournment**

*The meeting was adjourned at 8:00*

**Next meeting scheduled for:**  
November 19, 6:30 pm, Pinney Branch Library