



City of Madison
Meeting Minutes
Royster Clark Neighborhood
Planning Team Meeting

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

Monday, December 17, 2007

6:30 PM

Pinney Branch Library m
204 Cottage Grove Road

1. Welcome and Introductions

Royster Clark Neighborhood Planning Team Members Present:

Neighborhood Representatives:

Sheila Guilfoyle, Chair RCNPT, Neighborhood Resident-at-large
John Martens, Vice Chair RCNPT, Neighborhood Resident-at-large
Kris Whitman, East Moreland Neighborhood Representative

Neighborhood Representative Alternates:

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

Others in Attendance:

Patrick Soukup, Neighborhood Resident
Tom Sather, Silverstone Partners
Brian Zeman, Silverstone Partners

City Planning Staff:

Michael Waidelich, Planning Division
Rebecca Cnare, Planning Division

2. Public Comment Period – no public comments received

3. Discussion of Market Analysis Consultant Selection Committee

Michael Waidelich, Matt Mikolajewski (City Office of Business Resources), Tom Stoebig and Jim Mohrbacher were on the RFP Selection Committee. John Stockham, of Stockham Consulting was chosen as the preferred consultant. Contract negotiations will begin during the first two weeks of the New Year.

4. Discussion of Timeline for Planning Process

The RCNPT discussed the handout prepared by staff that outlined a draft planning process. It was noted that once the market analysis consultant was on board, this process could become more finalized.

RCNPT members were given 'homework' to think about potential interview subjects for the market analysis consultant.

5. Developer Update

Tom Sather gave a brief update: The bids for demolition came in higher than expected. They are talking with Agrium about some re-negotiations over time issues and sharing of demolition costs. Agrium continues to worry about liability with the vacant buildings, and is interested in demolition sooner rather than later. The process continues with talks between Agrium, and Urban Solutions Inc./Silverstone Partners.

6. Neighborhood Planning Team Members Update

Sheila Guilfoyle has been getting telephone calls as a result of the Pat Schneider's Capital Time article. Neighbors have been giving her varied input. Input spans the spectrum, such as

"I hope it's a Best Buy" al the way to "I hope there are no big boxes." She will continue to try and let people know about the process, and how they can be involved.

John Martens has heard ongoing concerns from neighbors about increased traffic on Dempsey Road.

Patrick Soukup asked a question about the Curt Brink proposal on Milwaukee Street, near The Swiss Colony. There was also some discussion on the future of the Vogt Property. Patrick Soukup also mentioned that he thinks it is important to have several public meeting throughout this process.

7. Other Staff Updates

Michael Waidelich gave a quick briefing on some other planning efforts including the Zoning Code Rewrite and the Downtown Plan.

8. Next Meeting Agenda items

- Meeting with consultant to discuss interview and market analysis process
- Continued demolition discussions
- Continued process discussion

9. Next Meeting scheduling / Future Meeting Scheduling

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

Future meeting have been tentatively scheduled for:

- February 27th, 6:30 pm, Pinney Branch Library
- March 26th, 6:30 pm, Pinney Branch Library
- April 23rd, 6:30 pm, Pinney Branch Library

The RCNPT also agreed that a few additional meetings might also be necessary once the project gets into the concept-planning mode, and begins to consider the results of the market analysis.

10. Adjournment

The meeting adjourned at 8:00 pm.