



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes TRUMAN OLSON SELECTION COMMITTEE

Wednesday, March 6, 2019

6:00 PM

Room #215 (formerly Room #260)
Madison Municipal Building
215 Martin Luther King, Jr. Blvd

CALL TO ORDER / ROLL CALL

Present – Arntsen, Carter, Wachter, Bachmann, Stroick

Absent –

Staff – Otto, Rolfs, Mikolajewski

Meeting was called to order at 6:01 by Alder Carter

Present: 5 - Allen A. Arntsen; Sheri Carter; Jule Stroick; Matt Wachter and Christy Bachmann

APPROVAL OF MINUTES

Motion by Arntsen, second by Wachter to approve the minutes of the January 15, 2019 meeting. Motion carried.

PUBLIC COMMENT

Helen Kitchel – She said her greatest concern was retaining a grocery store on South Park St. She said if the RFP was re-issued, it could take 2 years to build a new grocery, which would leave the community without a grocery store on South Park St. She said that Cedar St was entirely within the City's purview and the City would build an access road to serve the new grocery store.

John Beeman – He indicated that his major concern was retaining a grocery store. He said if a store was not present for two years, it would be a considerable problem, as he did the majority of his grocery shopping there.

Barbara Gilligan – She was concerned with the smaller size of the grocery store, from 40,000 to 30,000 SF, as it did not currently serve her needs. She said she did not want to see SSM tear down the existing grocery store until a new store was approved and moving ahead. She was concerned about the smaller size of the parking associated with the grocery store.

Dave Davies – He supported the comments to ensure that a grocery store was present on a continuous basis. He said he supported the construction of a North / South street through the site and to the area south of Truman Olson. He referenced the Wingra BUILD Plan, and a desire to see the plan implemented on this site.

Valarie Quintamilla - She said that the grocery store was very important for the neighborhood. She said that Park St was a main corridor to and from

downtown and that a grocer could possibly use this as a way to attract additional customers.

Jenny Hayes – She said that she was concerned about the grocery store, traffic issues. She would like to see the LIHTC housing above the grocery store and possibly underground parking in the new development.

Barbara Bailey – She indicated that the whole area was going to be redeveloping in the future and that the new developments would provide customers for the grocery store.

DISCLOSURES AND RECUSALS

None.

NEW BUSINESS

51275

Truman Olson Redevelopment Proposals

Attachments:

[11385 - 2019 2-11 Welton Revised Proposal.pdf](#)

[11385 - 2019 1-15 Welton Revised Truman Olson Response.pdf](#)

[11385 - 2019 1-15 Welton Revised Response to Truman Commons PPT.pdf](#)

[Hovde and SSM Proposal\(1\).pdf](#)

[Welton Proposal.pdf](#)

[Truman Commons.Revisedv2. March 2019 PPT.pdf](#)

a. Presentation by Welton – Paul Molinaro provided a presentation regarding the revised proposal from Welton Enterprises, dated February 11, 2019. He acknowledged the concern about the down time between when the existing grocery store was demolished and when a new store was opened. He said that the grocery store they were working with was Maurer's Markets, an IGA branded store. Molinaro provided responses to the City's Staff report. He said that their development team included teammates that have extensive experience in LIHTC housing projects. He said that the grocery store would have a two story height, but have a one story physical space. He said they were in discussion with the builder and operator to include a second story component to the store that would satisfy the UDD #7 requirements. He said that they were amenable to changing the orientation of the LIHTC building to address City Staff concerns. Kevin Burrow of Knothe and Bruce Architects discussed the conceptual stormwater elements of the proposal. Burrow said they would work with the City and the adjacent SSM project to find a way to address this matter, but it would require having additional input.

51466

Staff Report on Truman Olson Proposals

Attachments:

[11385 Truman Olson RFP - Staff Review - 2019 2-11 Welton Revised v2.pdf](#)

[11385 Truman Olson RFP - Staff Review - 2019 2-11 Welton Revised.pdf](#)

[11385 Truman Olson RFP - Staff Review.pdf](#)

DISCUSSION AND ACTION ON TRUMAN OLSON PROPOSAL

Rolfs provided an overview of the revised Staff Report. Alder Carter expressed concern with the size of the grocery store. She felt that her District deserved

better than a grocery store that was larger to better serve the neighborhood. Stroick said that this area was designated as a higher density area in the City's plan and she would like to see a higher density project. Arntsen said he was move favorable to the project because he wanted to minimize the time where there was no grocery store there. He said that, while he would like a larger store, if the market would not support that, he said he understood that and would push to make the grocery store as strong as possible. He understood the desire for more density, but that economics came into play. He said his concern about the level of subsidy echoed what Staff reported. He proposed setting a tight time frame of approximately one (1) month to see if City Staff could work out the subsidy / TIF issue with Welton and resolve and move forward, and if not, to re-issue the RFP. Bachmann said the concerns with the sanitary and storm and roadway could cause significant costs to the project. She was also concerned about the costs to develop the site could be substantial and that it could impact the feasibility of the project. Carter asked if a temporary road was feasible. Bachmann said a temporary road could be installed to serve the grocery store. Bachmann noted that the Cedar St extension was in the CIP for construction in 2020. Carter asked Molinaro about the grocery store sizing. Molinaro said the grocers had researched the site and that it was challenging because of the size that they felt it could support, the number of households that was constrained because of the lakes, and the fact that some grocers felt that it was a transit corridor. Molinaro noted that their team had a staff that had worked on many, many LIHTC housing projects throughout the State of WI. Carter wanted to have Staff request more information from the Welton team to see if their concerns can be addressed. Specific concerns to be addressed:

Including a North / South route connection;
UDD #7 compliance;
TIF request.

Motion by Arnsten, second by Stroick to have Staff work with Welton to address the North / South route connection, UDD #7 compliance, and the TIF request within a one month time frame. Motion carried.

ADJOURNMENT

Motion by Arntsen, second by Wachter to adjourn. Motion carried at 7:16 PM.