



# City of Madison

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

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Thursday, April 26, 2018

6:30 PM

Goodman Maintenance Facility  
1402 Wingra Creek Pkwy.

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**Present:** 5 - Sara Eskrich; Sheri Carter; Jule Stroick; Matt Wachter and Christy Bachmann

**1 WELCOME**

Rolfs called the meeting to order at 6:38 PM.

**2 INTRODUCTIONS OF TRUMAN OLSON SELECTION COMMITTEE MEMBERS AND STAFF**

Staff and Committee Members introduced themselves.

**3 ELECTION OF CHAIR AND VICE-CHAIR**

Alder Carter nominated Alder Eskrich as Chair. Alder Eskrich was elected unanimously.

Alder Eskrich nominated Alder Carter as Vice-Chair. Alder Carter was elected unanimously.

**4 PUBLIC COMMENT**

Alex Elias – Bay Creek Neighborhood Planning and Economic Development Com Chair – She noted that the Bay Creek P&ED group will be meeting soon to continue these discussions.

Gene Anne Lavichek (Neighborhood) – She noted that there were multiple low-income shelters, housing, Section 8 housing, within very close proximity to the site at 1402 South Park St. She felt that additional low to moderate income housing should be spread throughout the City.

Laurel Kenosian (Neighborhood) – She was not against development at the Truman Olson site. She spoke against Cedar St being extended through from Park St to Fish Hatchery Road. She felt that the street could not handle the amount of traffic. She noted that the homes on Cedar St were very modest and if Cedar St was extended, that their home values would increase and price people out of their homes.

Eric Kerle (Neighborhood) – Mr. Kerle noted he had worked on a view shed protection plan for the lakeshore and Arboretum with Alder Eskrich. He asked that anything built respect the view shed from the lakeshore and Arboretum. He asked for higher density without resorting to higher buildings.

5 DISCLOSURES AND RECUSALS

None.

6 REVIEW AND PRESENTATIONS

6a [51394](#) Overview of Wingra BUILD Plan, Resolution 01363.

**Attachments:** [RESO ID 01363.pdf](#)  
[Final Wingra Build Plan 03-07-06.pdf](#)

**Jule Stroick provided an overview of the South Madison Neighborhood Plan and the Wingra BUILD Plan.**

6b [51276](#) Review Resolution ID 49158 and Selection Committee Charge

**Attachments:** [FILE ID 49158.pdf](#)

**Rolfs provided an overview of the Committee's charge, per the adopted Council resolution.**

6c [51274](#) Review of Selection Process and Meeting Schedule

**Attachments:** [Truman Olson Process 4-26-2018.pdf](#)

**Rolfs provided an overview of the proposed process and meeting schedule.**

6d [51275](#) Presentations of Redevelopment Proposals

**Attachments:** [Hovde and SSM Proposal\(1\).pdf](#)  
[Welton Proposal.pdf](#)

**Presentation by Hovde Properties / SSM (HPSSM)**

**Randy Guenther of Hovde Properties (HP) provided an overview of the HPSSM proposal. Guenther noted that they had a letter of support from the Willy St Coop. He said they had a full construction estimate from Findorff for their project. He said they estimated it would create approximately 300 FTE jobs. He said they would build everything in one phase of construction. Brandon King from SSM provided an overview of their conceptual growth plans on the site and in the adjacent area owned by SSM. He said that SSM would like to replace the existing Dean Clinic in the Wingra triangle, and that they own 14 acres in this area, excluding the Truman Olson site. He said that they needed additional growth space to accommodate their long-term needs to continue to provide coordinated health care. Guenther provided an overview of the uses being proposed in their project. Guenther said that they had not yet identified what kind of housing they would propose on their site. Brad Beyer of Findorff provided an overview of the site and construction considerations for their design. John Schapmann of HGA provided an overview of the conceptual design from HPSSM. Guenther estimated that the project would cost approximately \$45 million in total. Guenther also provided an overview of their projected timeline. King noted that the proposed clinic over the grocery**

store would most likely be a primary care clinic in the SSM network  
Discussion took place around the design, layout, street network, the grocery space, parking layout and design, retail spaces, and other aspects of the HPSSM project.

**Presentation by Welton**

Kurt Welton and Paul Molinaro provided an overview of the Welton Enterprises proposal. Welton noted that their proposal included a Willy St Coop location, and food production facility in their concept. Molinaro noted that they were committed to working with the neighborhood. Kevin Burle of Knothe Bruce Architects provided an overview of the Welton design and different uses in their proposal. Molinaro noted that they were very interested in doing a second phase of the development on the current Copps / Pick N' Save site. Discussion took place around the size of the grocery store, parking for each of the uses and options presented by Welton, the location of the Cedar St extension, the amount of density, the phasing on the adjacent Copps / Pick N' Save site, the different types of housing (both market rate and workforce and rental versus owner occupied),

**General questions / comments**

There were concerns from the neighborhood about the impact of existing health care uses and how it impacted the neighborhood's ability to see redevelopment and development. There were concerns about having a grocery store that was too small. Concerns were expressed about extending Cedar St through from South Park St to Fish Hatchery Road. Concerns from residents of Shenandoah apartments about the impact of the Cedar St extension on their residence. A proposal was made to extend Cedar St through the site, but to not allow cross traffic on Park St from the existing Cedar St. Higher density development and affordable / workforce housing was encouraged on this site. Surface parking was discouraged to encourage higher density. There was also a push to provide more greenspace and larger areas for trees. The presence, or lack thereof, of a north / south street through the project site.

**Committee Feedback:**

There was a desire to think about the entire area in a more holistic fashion, and possible partnerships between both respondents.

**7 ADJOURNMENT**

Motion by Wachter, second by Carter to adjourn. Motion carried at 9 PM.