



# City of Madison

City of Madison  
Madison, WI 53703  
[www.cityofmadison.com](http://www.cityofmadison.com)

## Meeting Minutes TRUMAN OLSON SELECTION COMMITTEE

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Thursday, May 3, 2018

12:00 PM

30 W. Mifflin St.  
Room 1000 B (10th Floor Conf. Room)

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### 1 CALL TO ORDER / ROLL CALL

Alder Eskrich called the meeting to order at 12:08 PM.

Present – Eskrich, Wachter, Bachmann, Stroick,

Absent – Carter

Present: 4 - Sara Eskrich; Jule Stroick; Matt Wachter and Christy Bachmann

Absent: 1 - Sheri Carter

### 2 APPROVAL OF MINUTES

Motion by Wachter, second by Stroick to approve the minutes. Motion carried.

Jim Winkle – Neighborhood – He noted that he wanted the minutes to reflect that there was a strong desire among the neighborhood to not have Cedar St go through the Truman Olson site to Fish Hatchery Road to minimize cut through traffic.

Stanley Jackson – Neighborhood – He noted that one point about the SSM proposal that was a strong point was that the proposed parking could potentially be shared in the neighborhood.

Helen Kitchel – Neighborhood – She felt that the development of the Truman Olson site has ramifications beyond the site itself. Construction of Cedar St should be looked at a wider scale.

### 3 PUBLIC COMMENT

a. Alex Elias – She asked that the plans for Truman Olson include the relocation of the 60 units at 1202 South Park St to 1402 South Park St.

[51510](#)

Truman Olson Selection Committee - Public Comment

Attachments: [2018 5-2 - Bay Creek NA - 1202 and 1402 Park St Survey Comments.pdf](#)  
[2018 5-3 - Shutvet - Truman-Olson RFP Proposal Comments - May 2 2018.p](#)

### 4 DISCLOSURES AND RECUSALS

None

### 5 NEW BUSINESS

**6 REPORTS**

Rolfs provided an overview of the written staff report on the proposals that were received in response to the Truman Olson RFP. Tim Parks noted that the general rule along Park St was that projects should be 4-6 stories. Parks discussed the conceptual plans for redevelopment of their adjacent property holdings that both development teams have discussed with City Staff. Rolfs noted that the HPSSM proposal did not break out the specific costs and rents to allow Staff to have an understanding of what was creating the financial drag on the project. Parks said that Transit Oriented Development would encourage higher densities to support the potential for future BRT service. Eric Halvorson noted that Traffic Engineering would like to see a north / south route through the site. Lauren Striegl (Stormwater Engineering) noted that any final design for stormwater facilities would need to be developed by the development team.

- a) [51466](#) Staff Report on Truman Olson Proposals

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

**7 DISCUSSION WITH STAFF AND DEVELOPMENT TEAMS**

Molinaro (Welton) discussed how the Welton proposal would interface with Park and an extended Cedar St. Guenther (HPSSM) echoed Molinaro's comments, noting that the grocer would drive some of the interaction with Park and Cedar St. Kurt Welton (Welton) noted that their proposal included multiple townhomes with entrances right off of an extended Cedar St. Guenther said that they had provided a breakout of parking costs. He also said that they were considering installing an underground stormwater storage option. Melissa Huggins (HPSSM) noted that SSM Health was treating this as part of their overall campus along Park St and Fish Hatchery Rd. Eskrich noted that there are things that the City wants to accomplish between both proposals, including a grocery store, employment uses, housing (both market rate and workforce). Stroick noted that the Comp Plan and Wingra BUILD plan allowed up to 12 stories. Molinaro and Guenther both noted that the construction costs for higher buildings along with the parking costs made it cost prohibitive, which would lead to higher requests for City financial assistance. They also noted that the rents in the area did not support higher buildings.

**8 ADJOURNMENT**

Motion by Wachter, second by Stroick to adjourn. Motion carried at 1:27 PM.