



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved UNIVERSITY HILL FARMS AD HOC STEERING COMMITTEE

Thursday, May 23, 2013

7:00 PM

Covenant Presbyterian Church
326 South Segoe Road

CALL TO ORDER / ROLL CALL

Present: 7 -

Joseph R. Keys; Jaclyn D. Lawton; Thomas R. Favour; Christopher P. Klein; Jonathan W. Hoffman; Brian W. Ohm and Thomas Mooney

Excused: 1 -

Kristina E. Gislason

Governmental Officials/Staff Present: Amy Scanlon, Planning Division and Jule Stroick, Planning Division.

Others Present: Melissa Hugging, Urban Assets, and Herman Felstehausen, Spring Harbor Neighborhood.

A meeting of the **University Hill Farms Ad Hoc Steering Committee** was held on Thursday, May 23, 2013 at Covenant Presbyterian Church at 326 South Segoe Road. The meeting was called to order at 7:00 PM. A quorum was present and the meeting was properly noticed.

APPROVAL OF April 25, 2013 MINUTES

This item was referred to the next meeting.

PUBLIC COMMENT

Members of the public are allowed up to three minutes to speak on any agenda item. Herman Felstehausen, Spring Harbor Neighborhood requested to receive future announcements.

DISCLOSURES AND RECUSALS

None.

1. [29905](#) Plan Development

Joe Keyes announced that he and another member of the University Hill Farms Neighborhood Association met with the property managers of Hilldale Shopping Center. WS Development will propose improvements to the shopping center later this Summer/Fall.

Committee members generated a list of meeting ground rules:

1. Start and end on time.
2. Listen to others: committee, public.
3. Seek consensus.
4. Be respectful of differing opinions.
5. Follow agenda timeframes.
6. Come prepared for meeting.
7. Be decisive.

Melissa Huggins, Urban Assets, LLC was introduced as the consultant for the planning process.

2. [30270](#)

Historic Preservation Grant

Amy Scanlon, City of Madison Historic Preservationist, provided information on the Certified Local Government (CLG) grant received by Wisconsin Historic Society. The grant will be used to conduct an architectural inventory of the existing housing stock. The outcome of the inventory is a report identifying potentially eligible properties or architecturally significant areas. The inventory and report will be similar to the recently completed study in the Hoyt Park Area. <http://www.cityofmadison.com/planning/HoytParkPlan/background/studies.cfm>

Ms. Scanlon explained that the contract with the State will be completed in the next couple of months. The consultant will conduct an inventory in late Summer/Fall. During this time, the consultant will be in the neighborhood (taking photographs of properties) and requesting property-owners to provide historic information on their respective properties (e.g. architect, builder, building plans).

The neighborhood planning process should cite important features of the neighborhood which to preserve/retain. For example: placement and orientation of structures to the street. Inclusion of this information in the plan will be helpful if a national and/or local historic district is established.

Owners of single-family houses that are listed in the National Register of Historic Places or that are determined by the State Historical Society to be individually eligible for the State Register of Historic Places or that contribute to the historic character of a National Register historic district, are eligible for a 25% state income tax credit on the costs of rehabilitation. Eligible activities include: exterior rehabilitation, structural work, heating and air conditioning, electrical and plumbing work. Homeowners must submit a rehabilitation plan and receive approval prior to commence of any work. The National Historic District does not provide strong protection.

A Local Historic District is a zoning overlay district: an ordinance is prepared, with input from property-owners and the neighborhood, which identifies design standards. Five local historic districts have been established with varying degree of standards. The Local Historic District provides the greatest protection in retaining the integrity of a structure.

Since the University Hill Farms Neighborhood has an "Architectural Review Board", does this provide protection on exterior improvements? Ms. Scanlon explained that the review board has limited enforcement capability: in the best case scenario they could file a complaint with the Circuit Court of Appeals.

A discussion about the pro and cons of the two types of districts, level of neighborhood support or lack of support for regulation, and the need to be clear that the planning process is separate from the establishment of a historic district should be clear to the public. It was suggested that Daina Penkiunas, neighborhood historic expert, be invited to a future meeting.

3. [30271](#)

General Demographic Overview

Milena Bernardinello, City of Madison Planning Intern, presented a Power Point Presentation on general population statistics and trends in the neighborhood. Highlights of the presentation:

- Total Population: 5,776
- Total Households: 3,125 (41% families and 59% non-families)
- Total Occupied Housing Units: 3,123 (34.4% owner-occupied and 65.6% renter-occupied)
- Total Population in Occupied Housing Units: 39.2% (2,148 persons) in owner-occupied and 60.8% (3,327 persons) in renter-occupied units.
- Largest population groups: 25-29 years and over 75 years. Smaller population of children than the city of the whole.

- Median Household Income was higher than the City: Planning District \$52,170, UHF Neighborhood \$71,007 and City \$57,125.
- 55% of the persons living in owner-occupied units have moved into the neighborhood since 2000. Persons living in renter-occupied housing have a more frequent turnover, with 71% of persons moving in the neighborhood in 2005 or later.
- Discussion of the difference in values of Baby Boom and X/Y Generations, especially their preference in living situations.

A steering member commented that with 25% of the population Asian and 60% of the total population are renters we should make sure our planning process solicits input/involvement since the steering committee doesn't have or has low representation of the cited groups.

4. [30272](#) Neighborhood Issues

A motion was made by Lawton, seconded by Klein, to Refer to the UNIVERSITY HILL FARMS AD HOC STEERING COMMITTEE June 27 meeting. The motion passed by voice vote/other.

5. [30273](#) Public/Stakeholder Participation Input/Strategy

The city-consultant team will review a public participation strategy at the June 27 meeting. Committee members listed upcoming events: Capital City Band, Make Music Madison, 4th of July Parade, and Mid-August Bike Ride. Flyers could be posted at Park Shelter, Swimming Pool, Tennis Courts, West Senior Center, and Hilldale.

6. Next Agenda

- Identification of Neighborhood Issues
- Outreach Strategies

ADJOURNMENT

A motion was made by Lawton, seconded by Mooney, to Adjourn at 9:15 p.m.. The motion passed by voice vote/other.