

**Midvale Heights Community Association
Board of Directors Meeting
May 24, 2011**

Minutes

Present: C. Kreimendahl, G. Poulson, J. Sweet, M. Silbernagel, D. Lamb (presiding), P. Haskew, C. Bunge, T. Jarvis, R. Rotter, F. Stautz, J. Gary, K. Reuter-Krohn

Also present: Cathy Rotter, Matt Phair, Greg Fischer, Wes Meixelsperger, Jim Batt, Dorothy Batt, Mike Scott, Julie Furset, Patrick Doran, Larry Mosely, Leo Goebel, Pauline Goebel, Shana Feuling Weber, John Walsh, Timothy Kritter, John McCormick.

1. Call to order and introductions: D. Lamb opened the meeting, and Board members present introduced themselves.

2. 677 S. Segoe Rd. parcel: D. Lamb briefly recapped a meeting held between the development group and neighborhood residents May 16, in which the developers reported that they had changed the development plans to include three stories, 60 apartments, and 100 bedrooms, as well as other changes to respond to comments from Board members and others at the MHCA Board meeting of April 26.

D. Lamb invited comments from those attending the meeting, after which she invited Board members to express their views. Points made by speakers with concerns about the proposed development included the following: 1) The number of units and bedrooms proposed far exceeds the guidelines in the neighborhood plan and would bring too much density to the parcel. 2) This would result in too much added traffic at intersections that are already problematic. 3) The proposed building would be too large and would not fit in with other buildings and the general character of the neighborhood. 4) For the neighborhood association to approve a development with density so far beyond that outlined in the neighborhood plan would set a bad precedent and would weaken the usefulness of the plan to guide development in other parts of the neighborhood. 5) The developers have not provided enough detailed information, especially accurate visual representations and renderings, for neighbors to make informed decisions.

Points made by Board members and Alder Matt Phair in support of the proposed development included the following: 1) The proposed development has features that would make it an asset to the neighborhood as a whole, especially when compared to other possible uses of the parcel. 2) A traffic study could provide City officials with information that could help them address traffic problems in the area, including those associated with the proposed development. 3) Odana Rd. and Segoe Rd. are both arterial streets, making the density and increased traffic permissible, especially in view of the fact that the density guidelines in the neighborhood plan might be too conservative, given current economic conditions.

In response to questions, representatives of the developers said that they felt that they had made a good faith effort to respond to concerns raised at the Board meeting of April 26. They confirmed their commitment to reducing the height of the project from four to three stories, reducing the number of units to from 68 to 60, reducing the number of bedrooms from 108 to 100, funding a traffic study, and using building materials and architectural features that would make the project an attractive “gateway” building for the neighborhood.

A motion was made and seconded: That the Board of Directors of the Midvale Heights Community Association supports the proposed development of 677 S. Segoe Rd., as presented by the development group at this meeting and the May 16 neighborhood meeting. An amendment was moved and seconded to add the phrase, “with serious reservations regarding the number of units and bedrooms proposed. The motion to amend passed. The motion, as amended, passed on a voice vote.

2. Minutes: The minutes of the April 26, 2011 meetings were approved as distributed.

3. Treasurer’s report: R. Rotter reported that he had been out of town and had not been able to prepare a treasurer’s report.

4. Membership drive: P. Haskew and Greg Fischer reported that some 20 businesses had signed up to participate in the member discount card. R. Rotter reported that completed membership cards were coming in and asked who should get the forms and who should deposit checks. P. Haskew and R. Rotter agreed to meet and work out details of these matters and others.

5. Annual picnic: D. Lamb announced that Christine Sveom had indicated that a postcard invitation to the picnic would be mailed soon. The Association will provide the main course. There will be some information booths and entertainment.

6. Garage sale: D. Lamb reported that Jill Carlson would coordinate the annual neighborhood garage sale and that she had recruited another volunteer to help.

7. Alder report: Matt Phair made a brief report about City matters. The Mayor anticipates a large budget deficit for next year and intends to gain the participation of city residents in addressing the problem.

8. Alder redistricting: Matt Phair, D. Lamb, and G. Poulson reported that the proposed redistricting maps that have the most potential for being adopted would split the Midvale Heights neighborhood between two districts. Alder Phair would no longer represent the neighborhood.

9. Green Team: J. Gary reported some difficulties with getting the Bison Prairie Gateway area mowed and clipped. She said that she would continue working on the matter.

10. Announcements: In response to a question, D. Lamb indicated that the neighborhood watch

committee was inactive and that, to her knowledge, no meetings or activities were planned. G. Poulson announced that he would appear before the Madison Public Library Board to request that Sunday hours at the Sequoia Branch Library be extended to include September and May. The friends group would pay the costs.

11. Adjournment: Motion was made, seconded, and passed that the meeting adjourn.

Charles Bunge, Secretary