

University Hill Farms Neighborhood Planning Study
Public Open House Number 2
February 6, 2014

Below are the comments received at the February 6, 2014 Open House or subsequent input provided shortly thereafter. The comments are divided into three sections based on the following questions:

1. What recommendations did you like the best?
2. What is missing?
3. Do you have any concerns?

The comments are further divided into the following categories: General, Land Use , Transportation & Safety, Housing, Economic Development, Natural and Agricultural Resources, Park and Open Space Historic and Cultural Resources, Community Facilities and Connections, Utilities and Sustainability.

1. What recommendations did you like the best?

General

- This is amazing – I had no idea that there was such a comprehensive planning process happening (yes, I've been silently uninvolved forever).
- Some very nice ideas.
- Clear descriptions.
- This is my first interaction (previously, a vague general awareness) with the plan and it's overwhelming. I appreciate the work that has gone into the presentation but it's too much for me to digest. This does inspire/motivate me to become better informed and get up to speed on this project(s).
- We came 30 years ago to get started. Looked at maybe 50 other houses all over – and out of town in that time – said no and remodeled! Loves us da farms, thanks!

Land Use

- Medium density, not large high-rise buildings (3-6 stories).
- Everything looks great for south of Sheboygan.
- Vernon/Price.
- The development by the Public Service Commission building has made sense.
- More access to the University Triangle would be an improvement.
- The proposed development at University Triangle including small retail.

Transportation & Safety

- Improving bus routes.
- Improving pedestrian safety near schools.
- Walker safety with better sidewalks.
- Traffic control and pedestrian/cyclist assistance at Whitney Way and South Hill Drive.
- Extension of bike path at Eau Claire and Old Middleton.
- Improving the crossings at Segoe and Sheboygan Avenue.
- Transportation planning.
- I strongly support the BRT system citywide.
- Better crossing for pedestrians

- Plans for improved pedestrian and bicycle travel within the neighborhood are excellent.
- Encouraging alternatives to car traffic will improve quality of life.
- The improved Whitney Way/South Hill crossing.
- Improvements to pedestrian crosswalks and bus stops, specifically at Sheboygan and Segoe.

Housing

- Otherwise, very few plan recommendation are liked, especially that which suggests more apartments in the area. Apartments are NOT what makes the Hill Farms desirable. The only reason we don't have more social problems/issues in the parks or single-family residence breaks is that the Asian tenants are so good. More apartment product means more tenants who aren't as quality as these foreign students. I hope we have a recession so that building and "progress" comes to a grinding halt.

Economic Development

- Local shops at University Triangle.

Natural and Agricultural Resources

Park and Open Space

- Developing Rennebohm Park.
- Trees
- Park.
- Garner Park ideas – wayfinding and outdoor classroom, food trucks, working more closely with Glenn Stephens Elementary.
- Suggested improvements to Garner Park, including educational/interpretive trails, prairie restoration, invasive removal, improvements to pedestrian crossing at South Hill and Whitney Way.
- Restaurant at Garner (coffee shop maybe?, partner with CUNA?)
- Food carts at Rennebohm Park, great idea!
- More walking paths, greenspace.
- Nature center and educational area.
- Kenosha Drive linear park.
- Restaurants in Garner and Rennebohm Parks.
- More programming at parks and expanded services at Rennebohm.
- Increased greenspace along boulevards like Sheboygan, Vernon.
- Park space on Vernon.
- Food carts in Rennebohm Park.
- Greenspace development (Rennebohm Park, Garner Park), water retention area(s).

Historic and Cultural Resources

Community Facilities and Connections

- Outdoor classroom at Van Hise/Hamilton.

Utilities

- Some of the stormwater recommendations.

Sustainability

- Rain gardens for sustainability (policy).
- Increase/monitor diversity of plants and trees, involve school in this.
- Work together to treat trees against Emerald Ash Borer.
- Emerald Ash Borer tree count and prevention.
- Urban canopy.
- Need for more diversity amongst street trees, even on individual streets.

2. What is missing?

General

- Not sure, there's too much for me to take in this evening. Will look forward to exploring in more depth on the web.
- I didn't see a plan to get more people involved. Or a plan to make sure there is diverse input to the plan.

Land Use

- North of Sheboygan - sensible planning.
- What about State Office Building? That is a big, important property that will affect the character of the neighborhood.
- Everything I see being added does not support any increase in single-family homes that can support a vibrant elementary school.
- Information about State Office building.
- Where is the Post Office?
- Sawyer/Segoe and Hilldale, where is the Post Office? We love it where it is.
- A reasonable method/plan for ensuring traffic and development (commercial) does not box in Hill Farms. We are an oasis, not yet an over-run oasis!
- What is missing is any coherence about the north end! It is a bamboozlement to not have presented honestly about the north end, i.e. 617 N Segoe and DOT. What is presented here would not look so pretty as a neighborhood plan if those plans (that are already set in motion) were being honestly presented.
- Another thing is missing – the pursuance of population density and the inevitable canyon quality. Loss of light is unacceptable and are losses to all the things that human beings need and want in their living space. The voices of those human needs are not being heard.

Transportation & Safety

- Sidewalk on both sides of street from Post Office to Target (what's wrong with the stairway? I like it.) The wide sidewalk is not safe or necessary.
- Bus shelter on west side of Segoe Road south of the gardens.
- Traffic congestion at University/Segoe not addressed.
- West entrance to Hilldale Mall needs improvement.
- Overpass over University Avenue – is it still under consideration?
- Slowing down the traffic on S Eau Claire, especially from Regent Street to Juneau. Is it possible to investigate traffic calming devices? Other strategies? Also deter cut-through traffic on this street segment.
- Light rail along University Avenue (University Triangle). Outside scope of this group, but DOT redevelopment seems vital, especially parking lot.

- I would recommend improved crosswalk safety on LaCrosse crossing from the west side of LaCrosse to Waukesha and back. Perhaps extend the school zone around the corner, install speed bumps, or install better crosswalk signage.
- Slow down traffic/improve pedestrian crossing/yield on and near Waukesha Street. Traffic from South Hill to LaCrosse Lane @ Waukesha Street is dangerous, especially during school times.
- Improved snow/ice removal from sidewalks, so strollers are usable in winter.
- Extend bus 55 to Sheboygan Avenue.
- More bus access to west transfer point.
- Intersection of Segoe and Sheboygan apartment buildings also increases density and rentals in this already over-developed, crowded space.
- Pedestrian safety issues (youth) on Waupaca Court. On-street parking during school hours reduces visibility. A pedestrian path (from Bayfield Terrace to Waupaca Court) is used by children but the conflict with vehicles (turning in and out) is unsafe.
- Northbound Midvale Boulevard at Mineral Point left-turn signal.
- Westbound Mineral Point at Midvale left-turn signal.
- Transportation: add light or stop sign at west entrance to Hilldale Mall. Space for community garden.
- Slow down the traffic speed on Regent Street between Segoe and Whitney, especially near Rennebohm Park. Is it possible to reduce the speed limit from 30 to 25 mph. In addition, a traffic calming device at several locations along this street would calm traffic too.
- Van Hise Elementary School has recently requested parents to drop off child(ren) to the eastern end of the school, near Richland Lane where the crossing guard is located. This switch in policy has caused some congestion on the eastern end of the school (no children are allowed to enter the school through the main entrance). Parents are dropping off the children on both sides of the street. The parents are escorting/children aren't walking to the crossing guard, causing children to dash in and out in front of vehicles.
- Increase in traffic and speeding on South Ea Claire Avenue, especially in the morning when parents bring children to school and in the evening when people return to work. Is it possible to reduce speed limit to 20 mph? Add a speed circle at the intersection of La Crosse and Eau Claire?
- Traffic on Segoe in front of the school and how cars (north bound) can make a u-turn there. It is so dangerous that parents will not cross their children at that spot.
- Encourage a "Walking School Bus" for the east of Segoe.
- Speeding vehicles on LaCrosse onto Waukesha, and on Segoe Road, with cars not stopping for pedestrians at intersection or crosswalks. Crosswalks are not visible enough, and cars do not slow down.
- Speeding vehicles on Segoe Road. Crosswalks are not visible enough, and cars do not slow down.
- More visible crossing markings at: intersection at South Hill and LaCrosse, Intersection at LaCrosse and Waukesha, Crosswalk at Waukesha and Waupaca Ct, Crosswalk at Segoe and Richland, Crosswalk at Segoe and Oconto Ct, Crosswalk on Segoe at pedestrian pathway, and Intersection at Segoe and Waukesha.
- Bike path on Segoe is used by cars to pass on right, creating dangerous situations for pedestrians trying to cross
- Crosswalk on Segoe at Richland very dangerous because cars do U turns in front of the school driveway
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Housing

- The plan should reflect the wishes of the neighborhood. The least favorite housing choice is rental housing. Yet that seems to be the preferred development on the northern part of the neighborhood.
- Too many apartments. Do not add more apartments near those on Sheboygan.
- More detailed plan for the additional housing. Who, what, when?
- A great reason why young professionals should move into the area which consists of older ranch homes.
- Karen Arms Apartments.
- Accessory dwelling units poorly defined; rationale for “increasing density” and advanced age by allowing single-family dwelling to contain another dwelling, in essence, creates a multi-family property in each location. Not a good idea! NO!
- Overall views of east Karen Arms, never change the Karen Arms. They are the best apartments in Madison. Garner Park is so close. That’s a lot of park space already.

Economic Development

- Tie in and young professional development with research park

Natural and Agricultural Resources

- This community needs to find a new location for the Sheboygan Community Garden. 100 families – 16 ethnic groups, your neighbors.
- Community gardens, especially with threat at DOT, farmer’s market site? Still at Hilldale?
- The mature landscaping in the neighborhood is very important. Homeowners will seek sunny spots for gardening away from their shady spots.
- What provisions can be made for homeowners who raise chickens? What is the difference between an elaborate chicken coop and an out building? In some it’s hard to tell the difference.

Park and Open Space

- Ensure the public space on east side of Whitney Way north of Mineral Point Road remains undeveloped and is maintained.
- Allow dogs in Garner and Rennebohm Parks. There is no dog park near the neighborhood.
- Is there any idea for trees and other plantings (flowers and shrubs, etc.) on Segoe Road from Mineral Point to Regent Street?
- Restoration of areas in Garner Park to improve health of Burr Oaks, especially on east and southeast sides.
- Changing the channelized drainage in Rennebohm Park to a stream restoration project and/or water feature.
- Add more benches along the paths in Rennebohm Park. These benches should face the park and have bark underneath to prevent mud.
- Add trash receptacle near the Segoe park path. People walk from Sentry eating food and often dispose of food in the brush upon entering the path-there is no trash disposal on that side of the park.
- More seating for parents watching their children on the Rennebohm playground as well as the tennis courts. There are no benches for any spectators at the tennis courts.

- Change out two existing benches that face the streets and traffic to face the park and put bark underneath at Rennebohm Park.

Historic and Cultural Resources

Community Facilities and Connections

- Population future estimates that include the high demand for young families to move to the Van Hise Elementary, Hamilton Middle School Districts.
- Intern programs with schools/park.

Utilities

- Fixing flooding issues on Kenosha.

Sustainability

- I'd like to see more attention paid to greenspace and environmental concerns.

3. Do you have any concerns?

General

Land Use

- Ignoring density in smaller areas. Understand planning but does growth hold for the City, I'm not sure.
- It seems like the proposed building at N 617 North Segoe directly opposes the vision statement of the association and will significantly limit greenspace, privacy space, a sense of space in general. Too close to 625 N Segoe, giving a canyon effect. Way too much traffic already and N 617 will have significantly more capacity than would be comfortable. Loss of light is understated, for surrounding buildings. It's like UHF neighborhood association all about beauty, space, breathing room, safety, paths, transportation, etc. except for north of Sheboygan and east of Segoe. Nice. We all get that the DOT and other spaces will be built out, but use some sense. This is not NYC, and your vision statement points to something more livable. Please don't ignore the northern limits of this neighborhood or it will continue to slowly overtake everything else.
- Concern about proposal at 617 N Segoe Road for very tall apartment building squeezed onto very small lot – not a positive addition to neighborhood – much too large!
- The neighborhood desire for additional housing put rental housing at the bottom and yet that's the recommendation. Not only that, the new residential buildings and mixed-use buildings are recommended in the northern portion of the planning areas. This is the area not included in the Hill Farms Neighborhood Association and therefore the citizens living there have no vote on these projects.
- Having new buildings come right up to the sidewalk, bad...look at the urbanity of Chicago, it drives the unfriendliness.
- Very concerned about "infill" development along Segoe Road – we strenuously oppose the construction of an apartment building near the intersection of Segoe and Sheboygan for multiple reasons.
- The incongruence between what I see here at this presentation and the possible proposed developments at 617 Segoe and the DOT site is quite startling to me. If a 9-12 story building(s) goes up at 617 Segoe and on the DOT property this will violate all the principles I see being presented as the future of this neighborhood. No one will find "the twin towers" of Madison

attractive. The loss of privacy, the canyon quality, the obstruction of light, greenspace (both actual and visual) are not attributes that human beings respond positively to. If the north end of this neighborhood is not carefully and sensitively managed, designed well and contained it will be an unsightly blight on the skyline and an unpleasant growth to live within. The area deserves better and our concerns deserve to be heard and sensitively responded to. It is possible to develop attractive density that doesn't also destroy all of the things human beings desire and need to be happy.

- Do not like the open air mall idea for Hilldale Mall.
- With future land use scenarios, the lack of greenspace and buildings one on top of the another . New buildings should have greenspace in front, similar to the Carolinas and Monticello apartment complexes.
- Lack of affordable housing.

Transportation & Safety

- Traffic at Frey and Segoe very difficult to negotiate. No yield sign and green lights for turning left onto Segoe, same as light on Segoe north intersection of Segoe and Sheboygan.
- Crossing Segoe is very difficult.
- Increasingly commuters park in neighborhood streets, blocking lanes and impeding snow removal and street cleaning. One response would be 2-hour parking, another would be residential parking permits. Other than those what can be done about day parkers?
- Not having overpass over University Avenue
- Transportation planning.
- The phrase "relocate" to Segoe Road parent drop-off should be "add" to Segoe Road.
- I do not think open stairways make any sense for Wisconsin. The stairs that already exist do not get shoveled.
- Wide stairway – dangerous and a waste of space.
- Concerns with a proposed park and ride in or near Rennebohm Park and the safety concerns (eg muggings) that might result in this location.

Housing

- Do not need additional student housing built near existing senior housing.
- No ancillary housing.
- New buildings close to residential areas, e.g. along Segoe Road, should not be any taller than existing Weston Place. Weston Place is already too tall.
- Answer the question – why would young first home professionals want to move into the neighborhood? It seems like there is a great void of "draw" for this necessary requirement to keep the neighborhood youthful, vibrant and progressing. I know it's a balance to accommodate both young and old, but like the schools...invest in the future.
- You would be better off to tear down the high-rise Garden Assisted Living. It is an outdated facility that does not meet the current needs of the elderly.
- You should not remove the Karen Arms Apartments. People love living in those units and they are well maintained.
- Karen Arms too precious to sacrifice, too many tall buildings, does Madison need this already?
- "Accessory Dwelling Units" not well defined in presentational material.
- Never change the Karen Arms. They are the best apartments in Madison.

Economic Development

Natural and Agricultural Resources

- Community garden needs to be planned and included in the master plan.
- I'm concerned about the possibility of losing the Sheboygan Community Garden. It's a great community builder and a chance for people living in apartments to spend time outside. I hope the DOT can incorporate an improved garden site into their plans.
- I have been a gardener in the community gardens on DOT property for 15 years or longer. It is the center of my life, providing organic vegetables, social contacts, a "center" of my neighborhood. I urge the planners and developers to give consideration to preserving space (with optimum solar access) within the rental neighborhood of Sheboygan Avenue. Doing so would help to fulfill the goals, especially #2, 3 and 5.

Park and Open Space

- I don't like the idea of restaurant and retail space at Rennebohm and Garner Parks. Let's keep them as parks. There is enough retail/restaurant space nearby. Food carts during special events like concerts would be fine.
- Keep alcohol out of the food carts in the park.
- No extra seats in the park, they'll get trashed.
- No park add-ons. Anything man made turns ugly in 3-5 years and creates a bad ambience.
- Do not want to have a dog park.

Historic and Cultural Resources

Community Facilities and Connections

- Elder safety and involvement.
- My primary concern relates to the Van Hise School. I am convinced that MMSD is incorrect in their assessment about enrollment at Van Hise declining in the coming years. Van Hise is over capacity and will continue to grow.
- I am quite concerned about new housing units being added to the neighborhood before the overcrowding at the school is first addressed. Higher density housing is fine but only if infrastructure is able to handle increased population.
- Population at schools is greater population for Hill Farms Districts.
- The school population at Van Hise is at capacity already, so more dense housing will exacerbate the crowding issues. (I am not against more apartments, especially for low income families. I am just against more dense high-rise housing in our neighborhood.)
- If the demographics show this is mostly senior occupied housing, how will the addition of more apartments add to sustaining a vibrant school?
- In the past there was strong investment of homeowners in the neighborhood. If more and more housing is renters, who is investing in the neighborhood?

Utilities

- Stormwater runoff vs. increased monsoon type rains.