



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Approved UNIVERSITY HILL FARMS AD HOC STEERING COMMITTEE

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Thursday, December 19, 2013

6:30 PM

Covenant Presbyterian Church  
326 South Segoe Road

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### CALL TO ORDER / ROLL CALL

**Present:** 8 -

Joseph R. Keyes; Jaclyn D. Lawton; Thomas R. Favour; Christopher P. Klein; Bradley Campbell; Brian W. Ohm; Thomas Mooney and David R. Ault

Governmental Staff/Consultants: Melissa Huggins, Urban Assets; Jule Stroick and Milena Bernardinello, Planning Division; Marla Eddy, Forestry, Parks Division.

Others Present: Jim Stopple, MPM and Twink McMahon, Sustainable Atwood.

The meeting was called to order at 6:35 PM. A quorum was present and the meeting was properly noticed.

### APPROVAL OF November 21, 2013 MINUTES

A motion was made by Lawton, seconded by Favour, to Approve the Minutes of November 21, 2013 with the following amendments: 1) Under Introduction of New Members change that Mr. Campbell is a property owner of a two-unit located to the east of Whitney Way rather than west of Whitney Way; 2) Under item 29906 change meeting date from April 25 to April 24; and Under 22905, Vernon-Price Area, Responses remove #2 with reference to stoplight. The motion passed by voice vote/other.

### PUBLIC COMMENT

Mr. Stopple, MPM, provided update information on the proposed development at 617 North Segoe Road. The proposal consists of a 12-story, multifamily building that will have a range of 1, 2, and 3 bedrooms. The density of the project is greater than Weston Place, the luxury condo project that was built in 2005. He indicated that two neighborhood meetings have occurred. Major objections to the project include height and the blocking of views.

Steering committee members raised some issues that have been heard: additional parking on neighborhood streets, especially if an extra fee is assessed to tenants to park in building. A suggestion was made to reward those with no cars by discounting the rent and have parking included in all units by default.

### DISCLOSURES AND RECUSALS

None

1. [32409](#) Reminder that all members of City of Madison committees, commissions, or boards must file a Statement of Interests form with the City Clerk's Office by January 7, 2014.

All City of Madison board, commission or committee member are required to complete Statement of Interests form with the City Clerk's office each year, in accordance with Section 3.35(9)(b) of the Madison General Ordinances. The filing deadline for this year is **January 7, 2014**. Steering Committee members were urged to submit their Statement of Interests forms electronically at the following link: [www.cityofmadison.com/statementofinterests](http://www.cityofmadison.com/statementofinterests) by the deadline.

2. [29906](#) Updates

The contract between the consultant and the State Historical Society and the City of Madison will be signed shortly. Tim Heggland, Historic Preservation Consultant, has been selected to prepare the historic nomination for the neighborhood.

Melissa Huggins met with Karl Frantz, Administrator, Village of Shorewood Hills. Two current projects, The Lodge at Walnut Grove(100 unit luxury apartments) and 120-assisted housing planned at the Pyare building. At this time, the McDonalds restaurant is staying at its current location.

Melissa Huggins met with Randy Diehl, owner of Karen Arms. Mr. Diehl indicated that Karen Arms was featured in a NY Times article (July 1991): the author noted that the complex was a NORC (naturally occurring retirement community). The population of Karen Arms has shifted from seniors to graduate students, primarily international students (Asian). At one time, the owner planned to convert the complex to condominiums. One and one-half buildings were converted to condominiums; however, the owner is buying back the condo units in one building that is only half converted and converting it back to apartments.

Meetings with Sheboygan Property-Owners, School Principals and PTOs, and Nonprofit Organizations will occur in early January.

3. [29905](#) Plan Development

**Emerald Ash Borer and Strategy**

Marla Eddy, City Forester and Twink McMahon, Director, Sustainable Atwood presented information about EAB (Emerald Ash Borer) and neighborhood response to preserve and maintain the urban forest. The City Forester indicated that the first official confirmation of EAB occurred in November on the north side of Madison. EAB has no known predators. Infected ash trees die within 2-4 years.

The City of Madison has adopted an EAB Strategy Plan (September 2013). In addition, the city has conducted an inventory of street trees (public property only). In University Hill Farms area, there is a concentration of Ash trees on Segoe Road, Rennebohm Park (a majority of the tree species within the park), and Garner Park. The City Forestry Department has removed 26 Ash trees along Segoe as a preemptive measure.

Twink McMahon, Director, Sustainable Atwood provided background on how this neighborhood-based group formed and their emphasis on protecting the urban forest. She described the steps taken by Sustainable Atwood, in particular how they prepared a grant application and was awarded funding from the Wisconsin Department of Natural Resources to inventory trees on private property. The private property inventory will assist them in the long-term management of the urban forest. Roughly 15% of the city's trees are located on public property and 80% are on private property. Sustainable Atwood sent out notifications to all households in the neighborhood, which requested permission for the private landscaping firm to conduct the tree inventory on their private property on a specific date. If property owners did not want to grant permission they were requested to contact Sustainable Atwood to opt out. All but three properties were included in the neighborhood-wide inventory. Ms. McMahon indicated that her contact at the WDNR was interested in working with University Hill Farms to replicate this project.

Possible plan recommendations to consider: 1) Conduct a private property inventory of trees species throughout the entire neighborhood and 2) Establish an "Adopt a Tree Program" for trees in city parks (individuals/organizations would contribute to treatment costs). Chemical applications occur every other year with a cost of \$10 per diameter inch. Establishing Friends of the Park or an organization such as Sustainable Atwood would be beneficial.

Marla Eddy and Twink McMahon volunteered to speak at a neighborhood wide meeting or to a core group focused on taking action of preserving/maintaining the urban forest.

#### Open Space Connections/Improvements

Jay Wendt, Planning Division, showed the steering committee the coverage of parks and open space. Overall, the majority of neighborhood residents are within a 5-minute walk (1/4 mile) to public open spaces.

Robin Parkway: This parkway is located off of Mineral Point Road in the southeastern portion of the neighborhood. Storm water is directed through the parkway. The majority of the parkway would not be desirable for recreational use with the exception to the northern edge which fronts of Gregg Road. A small open space currently exists. At the community wide open house, several residents indicated that a picnic area or other improvements for neighborhood use would be desired.

Kenosha Greenway: This linear drainage way runs from South Hill Drive to Glen Oak Hills Park. A low impact, soft path would provide residents a way to walk through the area rather than on the street. Removal of invasive shrubs and trees would make it more desirable.

Garner Park: This large park has many recreational opportunities but is not frequented as often by the University Hill Farms residents. An opportunity analysis map was distributed (handout). The perimeter of the park is heavily wooded with limited access and visibility into the park. Improving the access, visibility, and installing wayfinding signage would be a way to make the park more inviting. Other proposed recommendations include: 1) program shelter use throughout the seasons; 2) continue prairie restoration; 3) establish new walking path to access retention pond; 4) remove invasive shrub and tree species in the retention pond area; 5) relocate playground area so it is more accessible; 6) create an outdoor classroom and interpretative trail; 7) regrade soccer fields; and 8) construct a driveway to access the shelter.

Steering committee members suggested other improvements to include for Garner: 1) improve pedestrian access by installing sidewalks on the south side of South Hill Drive to connect with the existing path system; 2) improve pedestrian crossing of Whitney Way at South Hill Drive; and 3) maintain buffer and vegetative screening in the event a municipal well is constructed.

#### Revised Vision, Goals, and Focus Area Concepts

Melissa Huggins met with Red Cross to discuss potential redevelopment on their site and its connectivity to the WDOT site. The future land use concept for the Red Cross site shows their building situated in its current location with possible expansion to the north. Two residential buildings are located on Sheboygan, with a day care facility located in one of the buildings. Structured parking is shown to serve all of the uses. A street connection to the WDOT site is suggested (in roughly the same location as the 2009 approved redevelopment plan).

A comment was made that in our land use/design recommendations that we should emphasize that a variety of building heights is desired.

Other land use concepts were reviewed with the new additions recommended by steering committee members illustrated in the revised concepts.

#### 4. [31231](#)

#### Public Open House

The second Open House is scheduled for February 6, 2014 @ Covenant Presbyterian Church, starting at 6:30 pm.

**5. 2014 Meeting Schedule**

Meeting locations will be announced shortly. All meetings will start at 6:30 pm.

January 23, 2014  
February 6 OPEN HOUSE  
February 27, 2014  
March 27, 2014  
April 24, 2014  
May 22, 2014

**ADJOURNMENT**

**A motion was made by Lawton, seconded by Ault, to Adjourn at 9:30 p.m. The motion passed by voice vote/other.**