



# City of Madison

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

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Thursday, April 3, 2014

7:00 PM

THE GARDENS  
602 North Segoe Road

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### CALL TO ORDER / ROLL CALL

**Present:** 7 -

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

**Excused:** 1 -

Thomas Mooney

**Governmental Staff/Consultants:** Melissa Huggins, Urban Assets; Emma Schumann, Urban Assets; Milena Bernardinello, Planning Division; Jule Stroick, Planning Division

**Others Present:** Sean Roberts, member of the public; Herman Felstehausen, member of the public

The meeting was called to order by Joseph Keyes at 7:03 pm.

### APPROVAL OF February 27, 2014 MINUTES

Jaclyn L. indicated two corrections:

- Page 2: The Historic Preservation Grant public meeting was on March 13, 2014.
- Page 4: Remove sentence describing the trolley system as "Shorewood's trolley system," (last sentence of the last paragraph).

**A motion was made by Ault, seconded by Favour, to Approve the February 27, 2014 Minutes. The motion passed by voice vote/other.**

### PUBLIC COMMENT

Member of the public, Herman Felstenhausen, spoke to the Committee regarding plan organization and language. Herman F. discussed three key terms/concepts:

1. Integrate "nodes" and "hubs." For example, the University Triangle area is a node and interactive space, as it connects University Avenue with Whitney Way, the DOT office building, and Red Cross.
2. Integrate "corridor." For example, pedestrian crossings or sidewalk access issues can be referenced as "corridors." Additionally, describe corridors as "green corridors" in order to emphasize the need for shaded, vegetative pedestrian corridors.
3. Integrate "green space." For example, include green space in plans and include requirements with the percentage of space devoted to green space.

Herman F. discussed the proposed below grade pedestrian/bike crossing. He explained the Shorewood Village Administrator and the Shorewood Village President support the crossing.

Member of the public, Sean Roberts of Summit Smith Development, spoke to the Committee regarding the Summit Smith Development team, which will be responding to the DOT RFP. Sean explained his team recognizes the importance of integrating neighborhood residents and community members into the eventual DOT redevelopment plans. He explained the team is attempting to understand how the redevelopment will impact traffic and the neighborhood, but also how it can create a mixed-use community. Jaclyn L. emphasized the importance of the community gardens.

## DISCLOSURES AND RECUSALS

None.

### 1. [29906](#)

#### Updates

Jule Stroick and Jaclyn L. discussed the Public Informational Meeting on the National Register Historic District nomination. Jule S. explained there were two citizens at the meeting, excluding staff and committee members. Jaclyn L. explained the consultant indicated he hopes to complete the inspection between “snow melt and green on the leaves.”

Jacklyn L. discussed Midvale Blvd. 2015 construction plans. She explained there are plans for left turn lanes, left turn arrows, and several grade changes to improve visibility. Christopher Klein indicated it will be difficult to create left turn lanes “without taking real estate.”

Jule S. discussed initial conversations with the Wisconsin DNR. She explained that Joe K., Jaclyn L., Melissa Huggins, and Marla Eddy, City Forester, and she will be meeting with DNR to discuss grant opportunities to fund the inventory the private urban canopy with regard to Ash trees.

Jule S. discussed her conversations with Sam Dennis, an instructor of landscape architecture at UW-Madison. Jule S. indicated it is possible that Sam could potentially integrate the Hill Farms plan into his curriculum (e.g. studying pedestrian paths) and that a student may want to use it for their senior thesis.

Thomas F. questioned whether the Crestwood School sight lines had been studied and documented. He indicated there is potential for three or four stories without disrupting the sight line. Melissa H. explained the sight line was studied as part of the University Crossing development by Potter Lawson.

### 2. [29905](#)

#### Plan Development

Melissa H. discussed what was covered at the last committee meeting. Tonight, she explained, the committee will be discussing transportation, the Hoyt Park Plan, and brainstorming for the DOT site.

##### Transportation

Jule S. led the discussion on transportation improvements. She began the discussion with the public’s request to add more bus access to the West Transfer Point as well as expanding the area’s bus lines. She explained there are many opportunities to improve the area’s bus system and indicated route 55 improvements would need to be cost shared with Verona. She discussed potentially adding a new bus shelter south of The Gardens, which is currently a high use area. Currently, there is no bus shelter or boarding pad. She explained the City Parks Department and Madison Metro are in favor of potentially adding a shelter (or at least a boarding pad and proper sidewalk access). Members of the committee expressed support for including a bus shelter or boarding pad in this location.

Jaclyn L. indicated a member of the public had requested considering adding a signalized light on Dekalb. Joseph K. affirmed it would be a good location for a light, as the redeveloped DOT and expansion of Hilldale would increase traffic volumes.

Jule S. led the discussion on the plans for a potential roundabout at the Sheboygan Ave./Segoe Rd. intersection. She presented the most current design iteration. Chris K. indicated the roundabout might be the ideal deterrent for preventing cars from driving down Segoe Rd. However, he questioned how a roundabout will work at this location with the left turn lane off Frey St. Jule S. explained the plan can recommend a roundabout and suggest further study with regard to the redeveloped DOT site and a potential traffic study. Jaclyn L. explained Segoe Rd. needs to be looked at holistically in order to make a decision. Bradley Campbell expressed support for the roundabout concept. Brian O. summarized the Committee’s conversation and indicated the plans for the end of Frey St. should be considered before adding a roundabout.

Jule S. led the discussion on the potential University Avenue overpass concept. She explained Traffic Engineering indicated a bike overpass at the western edge of the neighborhood could land at the north side of University Ave. where there is currently a bike path that leads to the west Beltline and down to Junction Rd. Members of the committee discussed how an overpass would tie into the future DOT redevelopment.

Jule S. led the discussion on the public comments regarding cutting through on LaCrosse Ln. and down to South Hill Dr. She explained public commenters requested that vehicle speed be limited and that traffic calming mechanisms and/or small pedestrian islands be implemented. Jule S. explained Traffic Engineering does not consider this a problem area and recommended including a four way stop at the Regent St./Eau Claire Ave intersection. Jule S. explained public commenters indicated children crossing Regent St. to Rennebohm Park or the pool are unsafe due to speeding and that a four way stop would at least force drivers to stop. Tom F. expressed disfavor for a four way stop. Joe K. indicated drivers may run the stop in winter months and that if buses stop at the intersection, there will be a lot of momentum due to the hill, making it difficult for them to stop. Additionally, there will be more pollution due to the buses' muffler exhaust due to stopping and starting. Members of the committee suggested recommending a traffic study, flashers on Regent St., reducing speed limit below 25 mph, and requesting that the Madison Police Department regulate the area and include a sign. Each issue was disputed and the committee did not come to a consensus.

Jule S. led the discussion on public comments regarding the frequency of u-turns on northbound Segoe Rd. She explained Traffic Engineering is studying a new left turn lane at Richland Ln./Segoe Rd. Tom F. suggested moving the crosswalk 200 feet north so that pedestrians cross away from the left turn lane. Bradley C. indicated pedestrians will not typically walk an extra 200 feet to cross. Jule S. indicated the final plan could recommend studying the u-turn location and look for ways to deter u-turns without prompting mid-block crossings.

Jule S. led the discussion on the Rennebohm Park stormwater drainage. She discussed Jeff Durban's concept and the Park Department's considerations. The Parks Department indicated the conduit needs to be replaced and suggested potentially creating a water feature and include a stormwater detention pond. A second solution would be to bury the entire pipe. According to the Parks Department, Jeff Durban's concept is costly and controlling the meander is easier with a detention pond. Jule S. explained a "wild idea" would be to bury the pipe, fill the ditch, and gain several acres of park land. This would be approximately a half million dollars. Bradley C. indicated burying the pipe could potentially be a "lost opportunity." Jaclyn L. indicated standing water could become a breeding ground for mosquitos. Jule S. explained a retention pond could become a neighborhood asset. She will send the committee examples of other retention ponds in Madison that have become stopping grounds for migrating birds.

Jule S. led the discussion on the Garner Park pond. She explained the Parks Department suggested opening up the area surrounding the pond by removing the Ash trees and Buckthorn. A six foot wide, a low impact path could be included, opening up access from Whitney Way. Tom F. questioned whether the path would prompt pedestrians to cross mid-block. He questioned whether a new sidewalk on the northside of the park has been considered. Jaclyn L. explained residents of Kenosha Dr. planted trees in this area. Jule S. indicated all property owners within 200 feet of the plan's recommendations will need to be engaged.

Jule S. led the discussion on plans for Robin Parkway. She explained there is significant erosion surrounding the stormwater pipe located in the southwest corner of the parkway, and that the pipe could be covered, allowing for a new path leading easterly into Robin Parkway. Another recommendation is to develop a picnic area and bird sanctuary on the north side of the Parkway. Jaclyn L. and Joe K. indicated the neighboring residents would likely be in favor of making the area more visible.

Discussion transitioned to planting for new trees. Discussion on planting fruit and nut trees included whether or not trees would attract animals. Jule S. indicated Wingra Park and Lucia Crest Park will have newly planted fruit and nut trees later this spring.

Melissa H. led the discussion on planning for increased building height. She resumed the discussion from the last committee meeting regarding Vernon Price. She explained the Hoyt Park Plan recommends no more than 3-6 stories for the area. Tom F. suggested recommending a three story maximum along Midvale Blvd. and Regent St. Jaclyn L. suggested allowing the market to determine the building heights. Brian O. suggested creating a step down in heights. Melissa H. suggested recommending 2-4 stories on the east side of Midvale Blvd. and explained it will be more financially feasible to redevelop if greater heights are permitted. Members of the committee suggested recommending six stories for blocks A and B of the Vernon Price area.

Discussion transitioned to the Church of Latter Day Saints building. Jule S. suggested including the site in the final plan. Tom F. indicated the area was originally planning for single family homes and there might be existing deed restrictions. Jule S. indicated developing single family homes would not be economically feasible. Melissa H. suggested planning for 3-4 story townhomes, but ultimately recommended that Andrew Dresdner study the site to develop height recommendations.

Melissa H. led the discussion on planning for the redeveloped DOT site. The following is the list of ideas and concerns developed by the Committee:

- GDP → SIP
- Home for community gardens
- Home for Westside Farmers Market (even though Hilldale Market exists) (expressed as one of the most important considerations).
- Stormwater/drainage every which way
  - Maintain water onsite
- Transportation improvements from former Phase I plan
  - B-street/University Ave. intersection/outlet
- Traffic management plan
- Segoe Rd./Sheboygan Ave. intersection
- Flowering trees on Sheboygan (no fruit)
- Ped/bike connection from Spring Harbor to Hilldale
  - Green/stormwater management
- Building set backs on Sheboygan to allow greenspace
- Refer to 2007 letter
- Crestwood viewshed from Old Sauk
- Variety of heights but no higher than 12
- Consider higher building with outstanding architecture and other amenities
- Consider wind effect
- Parking structure wrapped in building
- Include plug in car parking
- Green building - LEED standards
- Mixed-use (with limited residential)

#### Review of Plan Timeline

Jule S. explained a draft copy of the Plan will be available before the next committee meeting. There will be a final public meeting in May, closing out the planning process in June. Brian O. and Joe K. requested at least one week to review the draft plan.

### 3. 2014 Meeting Schedule

The meeting schedule for 2014 is below. Note that the meetings will be at various locations. April 24, May, 22, and June 26 (Reserved June date in the event that need it) Mount Olive Lutheran Church 110 N Whitney Way 6:30 pm

## ADJOURNMENT

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