



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 15, 2014

6:30 PM

Mount Olive Lutheran Church
110 North Whitney Way

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 Thomas Mooney

Excused: 1 -

David R. Ault

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

General Public: Steven Siehr.

The meeting was called to order by Joseph Keyes at 6:30 p.m.

APPROVAL OF April 3, 2014 MINUTES

Jaclyn Lawton discussed a necessary change to the last paragraph on page three of the minutes. She requested that the language is changed to indicate that she did not suggest planting of fruit and nut trees, but that she was neutral on the topic. She requested that the following sentence be added: "Discussion on planting fruit and nut trees included whether or not trees would attract animals."

A motion was made by Lawton, seconded by Ohm, to Approve the April 3, 2014 Minutes. The motion passed by voice vote/other.

PUBLIC COMMENT

There were no public comments.

DISCLOSURES AND RECUSALS

There were no disclosures or recusals.

1. [29906](#) Updates

Wisconsin DNR Meeting

Jaclyn discussed the meeting with the Wisconsin DNR, Urban Forestry Program. She explained that she, Jule, Melissa and Joe (through conference call) met with Marla Eddy, City Forester, and two representatives from the Wisconsin DNR Urban Forestry Program to discuss proactive initiatives to inventory and maintain a healthy urban canopy within the neighborhood. She indicated that in addition to the threat of Emerald Ash Borer, some of the trees are endangered due to their maturity levels.

Jaclyn discussed a grant opportunity targeted at inventorying trees on private properties. The

grant money could be used to identify, size, and rate the condition of existing trees. The grant would need to be matched, but could be up to \$25,000. Jaclyn indicated she will be publicizing the grant opportunity to the neighborhood in hopes of attracting a “neighborhood champion” to lead this project. Melissa Huggins indicated this opportunity can also be publicized at the upcoming public meeting.

Jule indicated this grant could be a kickstarter for other urban forestry fundraising opportunities and would likely be a multi-year project. She explained the DNR is interested in Hill Farms due to the fact that it is the first neighborhood association that has applied for a grant, which is something the State would like to see perpetuated.

Jule indicated that the City of Madison Building Inspection drove through the neighborhood to assess current conditions. The Building Inspector’s assessment of the neighborhood was that it was in good condition, with only one violation that was issued. Jaclyn and Thomas Favour suggested that there are “many cases” of violations. Jule indicated the City has heard that properties owned by seniors often have issues of deferred maintenance. She suggested that the newsletter could be a vehicle to describe City programs that can assist in property upgrades.

Joseph Keyes discussed the historic district nomination. Jule explained the consultant is searching for any architectural records, letters, renderings. It is anticipated that a meeting to review the consultant’s finding will occur in the Fall.

2. [29905](#)

Plan Development

- Discuss Draft Plan Recommendations (continued)

The committee discussed the new recommendations for the Church of Latter Day Saints site. Tom F. discussed the deed restrictions as they pertain to that site. A church or single-family homes are permitted uses based on the covenants for this site. In the event that the existing church is not viable on this site, it was suggested that another center of worship should occupy the building, and if not a church, a single family as specified in the neighborhood covenant. Bradley Campbell indicated that it is not good to assume a new church would occupy the site (many church buildings are larger buildings built at the edges of the city). Melissa explained the plan will recognize the covenant’s designation, but that developing the site for single family is not economically feasible.

Accessory Dwelling Units

Melissa explained the median home price in Hill Farms is “significantly higher” than that of the city, on average. She explained one way to address that issue is to increase affordable housing options. She indicated that Accessory Dwelling Units (ADU’s) could increase affordability in the neighborhood.

Joe discussed the economic viability of the neighborhood. He referenced a New York Times article that portrayed New York City as inhabitable for anyone other than the “extremely wealthy” and the “subsidized poor.” He expressed that he would “hate” to see that happen to Hill Farms.

Jule explained the plan will be explicit with regard to preserving the single family area as it is today. However, identifying areas that could be redevelopment to meet the needs of persons of different ages, household structure, and income levels was one of the goals identified by the steering committee.

In the City of Madison Zoning Ordinance, ADU’s are conditional uses in all residentially zoned areas. Although the deed restrictions prohibit structures of this type, the City could approve a conditional use. The steering committee discussed the prospects of including accessory dwelling units in the plan. Major questions discussed included:

- Would ADU provide unstable neighborhood situations, such as an increase in renters in the single-family area which would cause noise, etc.?
- What happens to the ADU if a property-owner moves?
- Would ADU decrease the affordability of properties because of the added value of a new structure?
- Would seniors find it beneficial to have family members or renters living on site to assist in their care or help with other cost burdens?

- Would ADU's have a negative impact on receiving historic tax credits? Or having the neighborhood become a national/local historic district?
- What is the definition between ADU and portable shelters?

Jaclyn suggested that the steering committee should determine the level of detail/support to include in the plan on ADU's. Jule explained the plan could establish guidelines for accessory dwelling units that the Plan Commission will likely take into consideration when reviewing an applicant's request for accessory dwelling unit. The zoning ordinance has some guidelines for accessory units.

Tom F. indicated there are existing accessory dwelling units on Lafayette Drive that are separate structure from the primary house.

Melissa indicated that one of the goals established for the plan is multigenerational planning. She explained accessory dwelling units are designated as a best practice for multigenerational planning by the American Planning Association, AARP, and National Institutes of Health, among other organizations. Bradley Campbell indicated that the monthly cost of assisted living/nursing homes is \$6000 plus. Affording seniors the opportunity to stay in their homes with an additional stream of income can deter them from having to pay this much for assisted senior housing.

Bradley Campbell discussed his take on the issue of accessory dwelling units. He indicated that there are "ancillary issues," including aesthetics and sneaking duplexes onto lots that can be monitored within the plan. However, he expressed that he does not think it is within the purview of the committee to tell residents of the neighborhood whether or not they can have, for example, a live-in nurse. Tom F. agreed that the plan cannot restrict an occupant such as a live-in nurse.

Joe explained he is concerned with what will happen to properties with accessory dwelling units once the owners move or pass away. He referenced a situation on Door Drive in which an individual divided a structure into apartments. This type of use was not allowed under the zoning ordinance so in the end the property-owner needed to cease renting the units.

Jule summarized the committee's discussion and questioned whether there is a need for more information on accessory dwelling units and examples of accessory dwelling units that have been built in Madison. Jule indicated that she will send the description of ADU's in the zoning ordinance and renderings of those that have been approved. In addition, she will request if Matt Tucker, Zoning Administer, to attend the next meeting to further discuss 1) size of units; 2) placement of units; 3) occupancy; 4) what happens if a property is sold.

Melissa explained that planning for accessory dwelling units in Hill Farms would help to create affordable units in an expensive neighborhood. Additionally, accessory dwelling units create an income stream for seniors who need it and also provide a place for someone to live and take care of a senior.

Joe affirmed that the income stream produced by renting the accessory dwelling unit will make the property more affordable. Christopher Klein suggested that property values will increase as accessory dwelling units are added and it will increase tax value for the City of Madison.

Chris explained that because the City allows for accessory dwelling units, the plan shouldn't endorse them. Jaclyn requested that the plan be "neutral" on the topic.

University Triangle

Melissa discussed the concept for University Triangle. Joe questioned whether ingress/egress onto University Avenue would be a controlled intersection. Melissa explained it would be a right in right out, but that the concept needs to be vetted by City Traffic Engineering.

With regard to the perspective of the University Triangle developed by Cuningham Group, Joe asked that the rendering include roof gardens and green / LEED design concepts. Melissa indicated these suggestions will be incorporated into the design guidelines.

Joe questioned whether the concept would include a bike/pedestrian connection through the

University Triangle and WisDOT site. Melissa explained this concept was looked at by Cuningham Group and will depend on new developments.

Sheboygan Avenue Area

A new concept for the properties south of Sheboygan Avenue was presented. This long term option involved the concept for the new Park Drive developed on the south side of the multifamily properties/north side of Rennebohm Park. She explained the concept was developed as a long term option that could signal to the development community that a new street (private or public or green street) should be explored prior to the redevelopment of the properties. The intention of this "Park Drive" would be to create smaller, compact urban blocks (rather than extensive block which currently exists). The "Park Drive" could provide improved access to the park, secondary ingress and egress from the residential area, and improved pedestrian access to the park.

Several concerns were raised by steering committee members:

- Does the neighborhood want to have vehicular traffic on the north side of Rennebohm? Would this concept be dangerous for children playing in Rennebohm Park?
- Will this new Park Drive actually relieve congestion? Is it a enough of a benefit/trade-off in respect to the interface with the park?

Tom F. questioned the feasibility of developing a street at the proposed location. He indicated should be advanced in the plan as a concept. Brad explained providing an additional street for vehicles will make redeveloping Sheboygan Avenue properties more desirable for potential developers. Providing smaller block layout, with the opportunity to orient buildings toward parkland, is appealing. As the WisDOT site redevelops, accommodating additional vehicle access off of Sheboygan Avenue will help reduce traffic congestion. He compared the proposed concept to South Hill Drive located on the north side of Garner Park. Joe indicated South Hill Drive north of Garner can be dangerous due to its lack of lighting and overgrown brush.

When asked if traffic on the proposed road would create more issues than those existing on Regent Street, Jule explained it would likely create fewer issues, as Regent is an east-west connector street. The concept of the Park Drive is to make the area a friendlier environment with a smaller block layout. The Park Drive would primarily be used by residents and have limited use.

Brian indicated the street concept could aid in greater walkability if it is made into a green or park street. He explained the concept could be a green connection from Rennebohm Park to the WisDOT site. Joe agreed, and suggested incorporating design features like cobblestone and a narrow street width that would accommodate apartment ingress and egress, but that would also constrict traffic.

Tom F. indicated that he is not yet ready to recommend the concept for the new road.

Jaclyn expressed concern that the concept would drive traffic onto N. Eau Claire Avenue.

Melissa reiterated that the concept would be conveyed as a way of breaking up impediments to connections.

Red Cross Site

Melissa discussed the revised concept for the Red Cross site. She explained the concept includes additional surface parking and maintains Red Cross's visibility from the street.

Tom Mooney pointed out that the graphic developed by Cuningham Group has eliminated the direct access driveway from Sheboygan Avenue. Jule indicated this is a mistake and will be corrected in the final version.

Tom F. explained the WisDOT property has a B street that connects to University Avenue. He indicated the concepts do not acknowledge that the B street was previously proposed. Melissa indicated this will be added in the text.

Tom M. reiterated that he cannot sign off on the concept as a representative of the Red Cross. He emphasized that including text in the plan that any development will maintain

visibility of the Red Cross is important.

Segoe Sawyer

Melissa discussed the Segoe Sawyer concept and indicated it has not changed since the previous committee meeting. With regard to density, Melissa indicated the buildings heights will step down from University Avenue, creating a gradual height reduction to Regent Street.

Jule explained the narrative will reference the existing post office and the graphic will include a label for the post office's location.

Joe questioned whether the new location for the senior center would, ideally, replace the existing senior center. Melissa indicated that that is ideal.

Vernon-Price

Melissa discussed the Vernon Price concept and indicated it has not changed since the previous committee meeting. However, there is a new concept for the Church of Latter Day Saints' site. The new concept includes a four story buildings of 50 apartment units on regent Street. Five townhomes are situated adjacent to the single family residential neighborhood respecting the small scale residential character of the area.

Tom F. discussed the proposed concept and explained another church could potentially occupy the site. He asked that the plan designate the site for single family if it is not used for another institutional use, as the property is subdivided as single family lots in the deed. Jule indicated the plan could speak to a preference for another civic use but the plan should identify other potential uses in the case a civic use isn't feasible.

Joe indicated the flooding at Hilldale, University Avenue and Midvale Boulevard should be considered as the site is planned.

Jaclyn reiterated that providing sufficient parking for the proposed developments is important.

Rennebohm Park

Melissa discussed the concept for Rennebohm Park.

Melissa discussed the location of the skating rink, as it was indicated the soccer field cannot be located on top of the rink. Joe confirmed this, and explained skating needs to be close to the pavilion for water access. Melissa questioned whether it would be best to relocate the skating rink for long term plans. Yes, according to Joe.

As it was indicated that the skating rink is developed over limestone. Brad asked that the skating rink is planned so that its location and surrounding area would be useable throughout the year. Jule will ask the City why there is a limestone base in this particular rink and not at others around Madison.

Jaclyn questioned whether the skating rink could be reserved for parking for large events at the park. Joe explained state employees and employees of local businesses would likely use that parking during the week, which is undesirable.

Melissa discussed the proposed concept for expanding Rennebohm Park to accommodate long term recreational needs for the area. Jule discussed two instances in which the City purchased or planned to purchase private property to expand park space - Edward Klief Park and the recently adopted Downtown Plan. Jaclyn suggested that the cost to expand the park could come from impact fees, creating additional funds for implementing the concept.

Gross/Net Residential Units, Commercial Space, and Greenspace

The committee discussed providing the total number of units created as a result of the plan in the plan text. Chris indicated the plan should communicate the total number of additional housing units created in order to diminish potential skepticism of eliminating units at the Karen Arms' site. Brian suggested providing total additional greenspace and office space, as well. Melissa expressed apprehension towards including the total number of parking generated by housing, as parking ratios are going down all over the city.

Tom F. reiterated that the target of this plan is 10-15 years. He indicated this concept and the

new road north of Rennebohm are much farther into the future.

Jaclyn discussed the community gardens that are included in the concept for Rennebohm Park. She indicated the addition of community gardens to the park is a "slippery slope." She expressed support for the addition of north-south oriented soccer fields.

Van Hise-Hamilton Concept

Melissa discussed the Van Hise / Hamilton concept, which has not changed since the last committee meeting.

Brad questioned whether it would be common practice for the committee to recommend specific ratios for the condo and/or apartment units recommended in the plan to create a limit to prevent overpopulating the schools. Melissa responded that this issue is market driven.

Chris indicated the PTO groups "will be vocal" about the plans for additional units. He explained the School Board has indicated redrawing districts should be a last option.

Brian discussed the proposed improvements to Van Hise / Hamilton. He indicated the School Board is looking into expanding the capacity of the schools and expressed apprehension towards proposing improvements if the building could be expanded. The current Van Hise-Hamilton concept has taken school expansion into consideration.

- Review DOA Letter

At the request of the UHF Steering Committee, the city-consultant team prepared a draft letter to the Mayor and Common Council which highlights the public input received as part of the planning process regarding the WisDOT site. Jule explained the draft letter to the DOA will accompany the final plan, but will not be adopted as part of the plan.

Tom F. discussed a detailed letter written to the City/DOA from the neighborhood association. The letter referenced the 2007 GDP and its traffic study. He requested that the new letter asks for recognition of the GDP or an equivalent plan for the property. He questioned whether the committee was accepting that the State allow, for example, surface parking on the DOT site and not require a GDP. He requested that the letter emphasize the equivalent to a GDP.

- Discuss Third Open House

Melissa discussed the tentative plan for the third public open house. She explained that it will be straightforward and that there will be time for the community to weigh-in on what they like and what they don't like.

Jaclyn asked that the recommendations that are not finalized by the committee (e.g. accessory dwelling units) are not conveyed as final concepts to the public. Melissa confirmed that the recommendations and the plan will be communicated as draft.

- Discuss Follow-up Focus Group Sessions

Melissa explained there will be two follow-up focus group meetings with neighborhood business leaders and landlords.

- Discuss Placemaking Initiatives

Jule explained the City has secured \$10,000 for placemaking initiatives for Hill Farms. There are criteria that need to be met as specified in the resolution, including that the initiatives need to be open to the public and need to engage residents of the multifamily areas.

Joe explained developing an international festival has been discussed in the neighborhood. He suggested inviting members of the neighborhood's Asian community to celebrations such as the Fourth of July.

Jaclyn questioned whether the Red Cross parking lot could be used for a chalk drawing activity. This is likely, according to Tom M.

Joe suggested tying events to Hilldale and reaching out to WS Development. Additionally, he suggested organizing it as a pre-start of school party.

3. 2014 Meeting Schedule

The UHF Steering Committee will be polled to their availability of moving the meeting from May 29 to the first week of June. A Steering Committee meeting is scheduled for June 26. Tom F raised the issue that another meeting or two might be necessary to review and finalize the Plan.

4. Next Agenda

The focus of the meeting is to review the draft neighborhood plan.

ADJOURNMENT

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