



City of Madison

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

Thursday, June 26, 2014

6:30 PM

Mount Olive Lutheran Church
110 North Whitney Way

CALL TO ORDER / ROLL CALL

Present: 6 - Joseph R. Keyes; Jaclyn D. Lawton; Thomas R. Favour; Bradley Campbell;
Brian W. Ohm and Thomas Mooney

Excused: 1 - Christopher P. Klein

Governmental Staff / Consultants: Emma Schumann, Urban Assets; Milena Bernardinello,
Planning Division; Angela Puerta, Planning Division and Jule Stroick, Planning Division

General Public: Gary Peterson

APPROVAL OF June 5, 2014 MINUTES

A motion was made by Keyes, seconded by Campbell, to Approve the June 5,
2014 Minutes. The motion passed by voice vote/other.

PUBLIC COMMENT

Member of the public, Gary Peterson, spoke to the committee regarding accessory dwelling units (ADUs) and was opposed for including ADUs in the neighborhood plan. He indicated the neighborhood should be retained as a single-family area without introducing other housing options. He indicated that additional parking could be an issue.

In addition, Gary Peterson spoke to the committee regarding stormwater management and indicated that the stormwater management strategies in University Hill Farms will impact Madison's lakes. He recommended to review the plan to ensure rain gardens in medians, retention ponds, and other methods are implemented at the local level.

Gary Peterson also spoke to the committee regarding bike cages. He explained the concept, indicating the cages allow bicyclists to store bicycles overnight at a transit stop, for example. He mentioned that electric bicycles are becoming popular in Europe as a means for commuters.

DISCLOSURES AND RECUSALS

None.

1. [29906](#) Updates

There will be a meeting with University Hill Farms property owners at the Madison Municipal Building from 1:00 - 2:30 p.m. on July, 22. The purpose of the meeting will be to present the

draft plan and to solicit feedback from current property owners.

There will be a meeting with the principals of Van Hise Elementary School and Hamilton Middle School and Madison Metropolitan School District administrators to present the draft plan and to solicit feedback.

There is a strong candidate to lead the University Hill Farms Neighborhood tree study. However, there has been no expressed interest in leading the placemaking activity development process.

The historic district study is still in process. The consultant is gathering information on specific buildings and conducting necessary research. It was suggested that the consultant present his findings at the October 4th University Hill Farms Neighborhood Association annual meeting.

The committee was asked to review the draft letter to the Wisconsin Department of Administration regarding the Department of Transportation site and to send comments to Jule S.

2. [29905](#)

Plan Development

Review of June 11 Public Open House

The committee discussed the June 11 Public Open House. Meeting attendance was low, with approximately 30 individuals that officially signed in. The committee discussed public comments, including those on rain gardens, the necessity of bike cages, and on sustainable infrastructure. Joseph K. and Bradley C. discussed the worth of LEED certification. It was indicated that attaining LEED certification is not always necessary and implementing LEED systems and standards without the certification can be effective. Bradley C. requested that the plan address inefficiencies that arise when solar panels are under shade or tree coverage. Jaclyn L. suggested including in the plan a recommendation for adopting new sustainable infrastructure technologies as they are developed. Bradley C. proposed including in the plan a recommendation to seek LEED certification or another internationally recognized green building standard for large multifamily and commercial buildings. He indicated it is important to make green building improvements measurable (i.e. quantifiable).

The committee discussed a public meeting attendee's comment on their concern for limited time (e.g. 2-hour) parking.

The committee discussed the public meeting attendees' top five concerns, including accommodating bike and vehicle traffic on Segoe. Thomas F. questioned whether recommending traffic calming devices, such as a speed board, should be included in the plan, notably with regard to the Regent Street and N/S Whitney Way.

The committee discussed a public meeting attendees' comment on reaching out to neighboring neighborhood associations regarding the plan, notably the Hoyt Park Neighborhood Association and the Spring Harbor Neighborhood Association. Jaclyn L. and Joseph K. indicated they would take the lead on this effort.

The committee discussed the similarities between the Hoyt Park neighborhood plan and the University Hill Farms neighborhood plan. Jule S. indicated there are similarities between

the two plans. However, the University Hill Farms plan includes higher density for the office area in the Vernon/Price area.

The committee discussed the public meeting attendees' favorite plan recommendations and concepts. Thomas F. questioned whether including plantings in the neighborhood medians would be effective. The committee discussed the maintenance of these plantings. Julie S. suggested indicated the plan could include that a partnership would need to form between the University Hill Farms Neighborhood Association and the City of Madison to maintain plantings. The Steering Committee requested that plantings should be expanded from the end caps to the entire median.

The committee discussed the brochure on sustainable home improvements developed for the Westmorland neighborhood. This could be a project the UHF NA takes on in the future.

The committee discussed and approved additional recommendations cited below unless otherwise stated:

- Park and Ride
Facility: Jaclyn L. suggested adding in the plan a recommendation of a Park and Ride on the WDOT site. Thomas F. suggested adding to the letter addressed to the Wisconsin Department of Administration that the future redevelopment on the Department of Transportation site include a Park and Ride Facility and to implement strategies which restrict on-street neighborhood parking by employees.
- Add a public elevator as part of the Sawyer/Segoe development.
- Include a bus pull over lane near the post office.
- Widening Kelab Drive to accommodate bike paths once development occurs on that street. Thomas F. questioned how widening the road would affect the planned roundabout. He suggested removing the northerly two parking spots at the corner of Segoe Road and Kelab Drive to improve visibility. The committee agreed to include this recommendation in the plan.
- Include pedestrian islands at Price Place and Segoe Road: The committee discussed potential conflicts with turning buses and visibility at the corner of Vernon Boulevard and Midvale Boulevard near Anchor Bank.
- Study the feasibility of developing bus route to and from Hilldale and Sequoya Library. Julie S. indicated the Hoyt Park Plan and the Midvale-Westmorland Plan has this particular plan recommendation. The committee suggested including in the plan a recommendation that this new bus route should be developed if it is financially feasible.
- Add a third scenario for the redevelopment of the Karen Arms property, which would include flanking Regent Street with housing: The committee declined to move forward with this recommendation, but suggested adding language that would indicate the two existing concepts could be implemented in phases.

The committee discussed City staff's request for additional details on the proposed transit circulator. The committee suggested including in the plan additional language that would indicate the transit circulator would go from major points of interest in the neighborhood.

The committee recessed at 8:12 p.m. and reconvened at 8:17 p.m.

Review of Draft Plan/Recommendations

The committee discussed the general design guidelines for accessory dwelling units

(ADUs). The committee suggested including in the guidelines that ADUs should be attached to the principal dwelling; roof style should match that of the principal dwelling; and exterior finish should match that of the principal dwelling. With regard to whether the plan should recommend that ADUs are single story or over a garage, the committee recommended remaining silent on these topics, but recommended that the plan emphasize that ADUs should be consistent with the architectural integrity of the neighborhood.

The committee discussed the plan section on ADUs. The committee made the following suggestions: including discussion on the conditional use permit; weaken the word "prohibit" with regard to existing covenants; include after the first bullet, "if the ADU is approved by the City Plan Commission;" eliminate enthusiasm for ADUs in introductory paragraph; and replace overemphasis of the elderliness of the neighborhood with a desire to be an intergenerational neighborhood.

The committee discussed the concept proposed for the north side of Rennebohm Park and the south side of the Sheboygan Avenue apartments referred to as "park drive." A motion was made by Lawton, seconded by Thomas M., to remove the concept from the plan. The committee discussed the motion and concluded compromises could be made with regard to the proposed street. The motion did not pass by voice vote/other. A motion was made by Campbell to adopt the park drive concept with acceptable caveats, including the following: the road should not infringe on City park space; the road should be akin to a pedestrian mall with vehicle access; the road should not be continuous from Segoe Road to Eau Claire Avenue; the concept should be referred to as a "potential new park drive" on the plan map; the concept should include speed mitigating measures/ traffic calming devices and techniques, such as speed bumps and a 10 mile per hour speed limit; and the concept would be promoted in the plan as one to consider if the apartments on Sheboygan Avenue are redeveloped. The motion was seconded by Lawton. The motion passed by voice vote/other. Joseph K. acknowledged that Christopher Klein, not in attendance, opposed the park drive concept at the previous committee meeting.

Thomas F. requested that the rhetoric regarding the proposed walkway from Rennebohm Park to Sheboygan Avenue be augmented.

The committee discussed the proposed paths in the Buffalo Trail retention pond. **A motion was made by Lawton to recommend that the retention pond on Buffalo Trail/Eau Claire Avenue should not include additional amenities (except for a bird flyover sanctuary). The motion was seconded by Favour. The motioned passed by voice vote/other.**

The committee discussed the draft plan recommendations for the Church of Latter Day Saints site. At this moment, the Church of Latter Day Saints has no plans to relocate; however, it was noted by the steering committee that the pressure from redevelopment in the Hilldale Mall area could influence the future land use for this particular site. The existing University Hill Farms Neighborhood covenants specify the site for church use or single family structures. The draft version of the neighborhood plan proposes townhouses. At the previous meeting a question was raised if the construction of single family homes would be economically feasible on the site.

Jule S. stated that the former Mount Olive Church site on Mineral Point Road was recently purchased for \$1.1 million. If the steering committee uses the former Mount Olive Church as a comparable site, she explained that the subdividing of the Church of Latter Day Saints site

into six lots (as stated in the existing plat) would price the lots at approximately \$185,000, excluding soft costs such as demolition, site preparation, legal, etc.

The steering committee discussed the plan recommendations for the site. It was suggested that the plan explain that the site is currently used for religious purposes and any redevelopment should consider the parking agreement between the existing church and private businesses. Additionally, the plan should indicate that the covenants reserve the site for single family housing. It was the understanding that the land use concepts for the Church for Latter Day Saints site be removed from the plan.

The committee discussed the omission of other civic properties in the plan. Bradley C. suggested including in the plan a recommendation that future developers should consider existing covenants and work with the neighborhood association on new developments. **A motion was made by Campbell, seconded by Favour, to approve this suggestion. The motion passed by voice vote/other.**

Jaclyn L. requested that the University Hill Farms Neighborhood Association be included in the plan acknowledgements.

3. 2014 Meeting Schedule

Scheduling of meeting(s) to finalize plan.

ADJOURNMENT

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