



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved EMERSON EAST-EKEN PARK-YAHARA NEIGHBORHOOD PLAN STEERING COMMITTEE

Wednesday, February 25, 2015

6:30 PM

Bashford United Methodist Church
329 North Street

CALL TO ORDER / ROLL CALL

Present: 5 - Arthur M. Hackett; Amy L. Klusmeier; Adrienne Sella; Douglas J. Buege and Daniel S. Grubb

Excused: 2 - David A. Albino and Aaron E. Onsrud

City Alders and Staff: Alder Larry Palm, District 12, Alder Ledell Zellers, District 2; Dan Williams, Lunde Williams, LLC, Consultant to City; Linda Horvath, and Angela Puerta, City of Madison Planning & Community & Economic Development.

APPROVAL OF February 11, 2015 MINUTES

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

None.

1. [32851](#) Plan Development

- Focus Areas: DRAFT Conceptual Site Plan Alternatives
Lunde Williams, LLC was retained by the City to create conceptual site plan alternatives and 3-D drawings for the plan. Staff and Dan Williams presented draft site plans for: 1) E. Washington Ave. and North St., 2) the corner of Sherman Ave. and the Yahara River, and 3) the area bounded by Fordem Ave., Sherman Ave. and McGuire St.

E. Washington Ave./North St. Focus Area

- SC preferred Concept A
 - Site 1: four-story mixed-use building with 16,000 square feet of first floor retail space and 25 surface parking stalls; and three residential stories with 16 residential units and 20 surface parking stalls.
 - Site 2: four-story mixed-use building with 9,000 square feet of first floor retail space, 23 surface parking stalls; and three residential stories with 24 residential units, 2 surface parking stalls and 34 underground parking stalls.

Corner of Sherman Ave./Yahara River

- SC preferred Concept A: two, four-story multi-family buildings along Sherman Ave., 45 units each, 100 underground and 35 surface parking stalls. There is also a new public street through the property bordered by 16 duplexes, 32 units, a community building in the center of the circle, and 57 on-street parking stalls. There is a 55 plot community garden in the northeast corner of the property. There are demarcations

for future road connections to the adjoining properties and paths leading to the Yahara River Parkway.

Steering Committee Discussion

It is important to preserve the trees on the river side and include community gardens. The four duplexes along the southside of the public street could be eliminated and Tenney Park expanded into this property. There should be road access to the community garden for dropping off garden supplies like tools, mulch and water. A composting facility could be included, and co-housing should be an option for the proposed residential buildings.

Sherman Ave./Fordem Ave. Focus Area

- SC preferred Concept A
 - Site 1: 2 multi-family buildings, 4 to 5 stories, first floor retail/office, 87 residential units, 41 surface and 90 underground parking stalls.
 - Site 2: 63 surface parking stalls for Webcrafters.

Steering Committee Discussion

Concepts A and B both eliminate most of the traffic issues. There could be an area set aside for foodcarts or other activities adjacent to the park, if the row of parking stalls along the park is eliminated. Some parking stalls could be added along the Harbort Drive side of the park to make up for parking stalls that would be lost by closing Warner Drive and redirecting Sherman Avenue.

- Gateway Corridors: DRAFT Concepts
To create identity and branding for the Eken Park neighborhood, staff presented a draft concept for the intersection of East Johnson St. and East Washington Ave. Enhanced landscaping, a refurbished neighborhood sign, and public art are featured.

2. [32852](#)

Next Meeting

March 11, 2015, 6:30 p.m., Bashford United Methodist Church, 329 North St.

ADJOURNMENT

A motion was made by Buege, seconded by Grubb, to Adjourn. The motion passed by voice vote/other.

Funding for the Emerson East-Eken Park-Yahara Neighborhood Plan project is supported by the City of Madison Department of Planning & Community & Economic Development, Community Development Block Grant and the U.S. Department of Housing & Urban Development.