



# 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

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Wednesday, April 22, 2015

6:30 PM

Bashford United Methodist Church  
329 North Street

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### CALL TO ORDER / ROLL CALL

**Present:** 7 - Arthur M. Hackett; Amy L. Klusmeier; Adrienne Sella; Anne V. Gassere;  
Douglas J. Buege; Aaron E. Onsrud and Daniel S. Grubb

**City Alders and Staff:** Linda Horvath and Ryan Jonely, City of Madison Planning & Community & Economic Development; Mike Miller, Community Development Grant Administrator.

### APPROVAL OF April 8, 2015 MINUTES

**A motion was made by Klusmeier, seconded by Buege, to Approve the April 8, 2015 Minutes. The motion passed by voice vote/other.**

### PUBLIC COMMENT

Kirk Keller, Plunkett Raysich Architects, registered in Support; Nancy Thayer Hart registered as Oppose; John Fritsh, John Cannon, and Eric McLeod registered as Neither Support nor Oppose; Jeanette Riechers, Tom Williams, Jim Thayer-Hart, Dennis Vogel, Laura Vogel, Phyllis Ermes, Jason, Smith and Gary West also registered.

### DISCLOSURES AND RECUSALS

#### 1. [32851](#) Plan Development

Presentation by Kirk Keller, Plunkett Raysich Architects, about the potential redevelopment project located at the triangle between Fordem Ave. and Sherman Ave.

#### **PUBLIC COMMENTS**

- Summary of comments regarding the Plunkett Raysich development proposal presentation:
  - Encourage SC to consult with Village and Village Board while developing plan drafts.
  - Need clarification on the difference between the neighborhood plan and developer's proposal. SC response: the developer's proposal is a near-term development project and the neighborhood plan offers a longer term vision of the concepts that the SC would like included in redevelopment of the site.
  - Make plans for the area apart from political boundaries so that traffic circulation makes the most sense for people living there and using the roads. The Sherman/Fordem intersection is very dangerous for traffic trying to make a left turn onto Fordem Avenue.

- Adding many more people to this area will increase traffic. Traffic transitioning from the twiddle portion of Sherman to the non-twiddle portion is difficult enough now, and this must be addressed in relation to any new development.
- This is a gem of a property and the redevelopment proposal is a higher use.
- Warner Drive access is important for both bike and car users. Do not like the idea of being pushed onto higher traffic streets. Warner Drive facilitates connectivity between both portions of Fuller Woods.
- Property owner is willing to negotiate concerning the tip of the triangle property at Sherman/Fordem if it could be used to improve this intersection.
- See written comments, attached to meeting agenda item #32851 Plan Development. Harbort/Warner Drive is the most dangerous intersection in this area. People cutting through are speeding. Proposed height of buildings is an issue. Do not go beyond two stories.
- Also, upkeep of properties is not as frequent with renters. Have at least one-half of the residential units be owner-occupied units.
- Would like development that makes a complete neighborhood. Affordable homes for young families. Look to redevelopment of Amherst Street in Middleton as an example.
- Like having buildings fronting on all streets and parking lots and dumpsters in the middle of the triangle. This way, existing homes do not face parking lots and dumpsters.
- The Northside Planning Council is very interested in development along Sherman and Fordem, and in particular, this development. It would enhance the community appearance at this entrance to the Northside and facilitate economic development.
- Would like to see this area enhanced. There are already plenty of people coming to the the area to receive social services. What income bracket is being targeted with the housing? Developer response: residential apartment homes that could be turned into condos.

#### Community Development Block Grant Project List

Mike Miller - CDBG money allocation.

- Prioritize and understand all aspects of potential projects.
- Keep in mind the impact on residents of the area.
- Consider identifying SC members and others in the community that could help implement projects in coordination with CDBG.

#### SC Draft Prioritized CDBG Project List with Proposed Dollar Amounts

1. Emerson East Playground - improvements for a diversity of age groups - consider welcoming, artistic entrances, gazebo, life-size chess, and mancala: \$30,000.
2. Tiny Houses - improvements to permanent facilities: \$5,000.
3. Eken Park - shelter for at least 4 picnic tables: Dollar amount to be determined.
4. Yahara Branding/Identity - bus shelter images: \$12,000.
5. North Street, E. Johnson Street Branding/Identity - metal banners: \$15,000.
6. Neighborhood Signage - locations and designs to be determined: remaining funds.

## 2. [32852](#)

### Next Meeting

The next SC meeting will be:

May 13, 2015, 6:30 p.m., Bashford United Methodist Church, 329 North St.

- Draft Plan Chapters
- CDBG Project List
- Open House Planning

## **ADJOURNMENT**

**A motion was made by Hackett, seconded by Buege, 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.