



City of Madison

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

Wednesday, June 10, 2015

6:30 PM

Sequoia Branch Library, Study Room
4340 Today Blvd.

CALL TO ORDER / ROLL CALL

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

Absent: 1 - Christopher P. Klein

Governmental Staff: Jule Stroick, Planning Division

General Public: Larry Shriberg

APPROVAL OF January 28, 2015 MINUTES

**A motion was made by Lawton, seconded by Campbell, to Approve the
January 28, 2015 Minutes. The motion passed by voice vote/other.**

PUBLIC COMMENT

Members of the public are allowed up to three minutes to speak on any agenda item. No members of the public registered to speak.

DISCLOSURES AND RECUSALS

None.

1. [29906](#) Updates

Tom Favour indicated that the new elected president of the University Hill Farms Neighborhood Association, Henry Hempe, might attend the meeting this evening.

2. [29905](#) Plan Development

Existing Housing Stock Plan Recommendation

UHF housing stock has a wide range of housing styles such as colonial, ranch, split level, cape cod, etc. There is a wide variety of architectural styles to choose within the neighborhood. The majority of homes fall within 1,200 + (smaller homes) on larger lots. A question was posed on the issue of demolition: if a new building was constructed should the new construction be significantly larger than existing single family homes? Discussion continued with a statement that that new homebuyers will provide infusion of investment in properties. As a neighborhood, it was stated, should we limit the degree of investment such as the scale, height, or style of home if someone wants to rebuild? The scenario of a complete tear down in the residential area is highly unlikely so is it necessary to include a statement on tear down/building size but rather let the future city process address.

At the April meeting, the steering committee voted to remove the following from the neighborhood plan:

The preservation and maintenance of existing homes is important to maintain the existing quality environment suitable for family life, and such efforts maintain the essential characteristic of this mature residential area. Efforts should be extended to preserve existing homes, with careful consideration given to replacement structures. Replacement of principal structure through new construction or demolition of existing structure should be comparable to the size, scale, and design of existing structure.

A motion was made by Favour, seconded by Lawton, to recommend reinstating the paragraph above on the demolition and replacement of existing structures that was removed at the previous meeting. The motion passed by voice vote/other with 4 ayes and 1 nays. Bradley Campbell requested to cite his opposition to the approval of the inclusion of the language into the Plan.

View Shed Plan Recommendation

The site line from Old Sauk to the State Capitol is directly on University Avenue on the northern portion of the WDOT site. The distance from Old Sauk Road (crest of) to the State Capitol is approximately 5 miles. The City's Comprehensive Plan or Zoning Code does not address viewshed's with exception to the State Capitol Preservation Height limits.

The steering committee reviewed the Draft Memorandum to DOA regarding the redevelopment of the WIDOT site. The steering committee stated that the public commented on the importance of the viewshed at public meetings. The existing draft memorandum provides two statements on the viewshed under Building Design, Height, and Setbacks:

- There is an unobstructed view of the State Capitol from the crest of Old Sauk Road. Any new building should be setback from University Avenue and/or have building setbacks at upper stories to help preserve the sight line to the State Capitol.

- Maintaining this view shed is a priority as the WDOT site is redeveloped.

A motion was made by Lawton, seconded by Ohm, to recommend retaining the viewshed statements but combining the statements into one bullet point. The motion passed by voice vote/other.

3. [38832](#)

Plan Update

Several steering committee members provided minor edits to the draft Plan. Substantive changes to the Plan were discussed:

- **Page 46, Under Define the Edges of Public Space with Buildings, Bullet Point 1:**
Reword to read: Significant portions of new buildings should be located ~~within 40' of the front property line~~ to create a well-defined public realm. This space should be used to have public amenities such as benches, plantings, outdoor cafes, etc.
- **Page 46, Under Control On-Site Parks, Bullet Point 2: Reword to read:** Above ground parking should have active uses at the sidewalk level. Obscure on-site parking structures by wrapping them in office, retail and/or residential buildings with ample landscaping.
- **Page 55, Under Community Gardens, Bullet Point 2: Reword to read:** Develop design and maintenance rules and regulations for the new community garden(s) to ensure quality, design, and upkeep that all can enjoy. ~~Brittingham Park Community Gardens is a model to replicate.~~
- **Page 67, Under Neighborhood Based Associations: Reword Header to read:** Schools and Neighborhoods
- **Page 67, Under Neighborhood Based Associations, Add Bullet Point 2:** Establish a

working relationship in which centers of worship, nonprofits, schools and abutting neighborhood associations communicate and work together on Joint activities and projects.

- **Page 86:** Remove private home (in-home) child care designation from map.

A motion was made by Lawton, seconded by Mooney, to approve plan edits. The motion passed by voice vote/other.

Additional edits were recommended for the 06-01-15 draft plan:

- Page 4, Under Legends, change University Hill Farms Neighborhood Association to University Hills Farms Plan Boundary to associate with the blue color coding and add University Hill Farms Neighborhood Association with related gold color shading.
- Page 56, Under Historic and Cultural Resources. Reword to read: In November 2014, the Wisconsin Historic Preservation Review Board ~~recommended~~ approved of University Hill Farms as a national historic district.
- Page 99, Map 29. Add the effective date of the map and that the contributing buildings might change over time.

A motion was made by Lawton, seconded by Ohm, to approve the additional plan edits. The motion passed by voice vote/other.

A motion was made by Campbell, seconded by Mooney, to approve the neighborhood plan with edits. The motion passed by voice vote/other.

Review, Discuss, and Approve Priority Recommendation

University Hill Farms steering committee members reviewed a preliminary list of high priority projects for the city or non-city entities to implement. In addition, rankings occurred of projects by category (but no rankings of the overall categories was done).

WIDOT Redevelopment

- Work with the State Department of Administration on the redevelopment of the 21-acre WIDOT site (pg 23)

Safe Biking & Walking to Schools (in ranked order)

- Install pedestrian activated flasher and pedestrian flags at Regent Street and Eau Claire Avenue and Mineral Point Road and Racine Road (pg 49, 51, 52)
- Install speed boards and rapid flashing beacon on S Segoe Road (pg 48, 52)
- Locate crossing guard at LaCrosse Lane and South Hill Road (pg 48, 52)
- Landscape S Segoe median and end caps (pg 64)
- Allow vehicular left-hand turn into Van Hise and Hamilton school property from S Segoe Road (pg 48, 52)
- Improve mid-block crossing on Bayfield Terrace with enhanced crosswalk and signage (pg 48, 52)
- Start-up additional Walking School Buses (pg 48)

Multimodal Transportation Options (in ranked order)

- Install right-turn lane at Mineral Point and S Whitney Way (pg 49, 52)
- Improve multiple pedestrian crossings of University Avenue (pg 49, 51)
- Mark bicycle lanes along N Segoe Road, improve pedestrian/bicycle crossing at University at N Segoe Road, create new east-west bicycle route along South Hill Drive (pg 49, 51, 52)
- Improve pedestrian crossings at N Whitney Way at South Hill Drive (to Garner Park), Mineral Point at Racine (to bus stops and to school), Regent Street at S Eau Claire (to Rennebohm Park and Hill Farm Swim Club), Old Middleton Road at N Eau Claire (leading to the Good Neighbor Bike Path), N Segoe at Sawyer Terrace (leading to Hilldale Shopping Center and to the Post Office), and University Avenue at N Whitney Way and at N Segoe Road (pg 48, 51, 52)

- Install missing sidewalks segments on Regent and South Hill, new walking paths in Garner Park, Rennebohm Park, Robin Parkway, and Van Hise-Hamilton school, and new pedestrian path connecting Sheboygan Avenue to Rennebohm Park (pg 48, 51, 52, 57, 58, 60, 62, 63, 66)
- Reduce posted speed limit on Regent, N & S Segoe and Sheboygan from 30 mph to 25 mph (pg 49, 51, 52)
- Implement the proposed Bus Rapid Transit (BRT) system with stations and Park & Ride facility (pg 49, 50)

Sheboygan Avenue as a Pedestrian-Friendly, Complete Street (in ranked order)

- Create a cohesive streetscape design for Sheboygan Avenue with new street lighting, bicycle lanes, bicycle-sharing facilities, bus stop shelters/amenities, wider sidewalks, pedestrian connection to Rennebohm Park, and traffic calming measures (pg 33-36, 49)
- Construct a roundabout at the intersection of Sheboygan Avenue at N Segoe Road (pg 36, 49, 51)
- Construct a pedestrian path from Sheboygan Avenue to Rennebohm Park (pg 35, 49, 51)
- Implement the proposed BRT (Bus Rapid Transit) system with stations at N Segoe Road and N Eau Claire Avenue (pg 36, 49, 50)
- Reduce posted speed limit on Sheboygan Avenue from 30 mph to 25 mph (pg 35, 49, 51)

Preserve, Protect and Diversify the Urban Canopy (in ranked order)

- Prepare a tree replanting plan for Rennebohm Park and promote Adopt a Tree Program for the treatment of healthy, high value ash trees (pg 55, 59)
- Continue the neighborhood-based program for inventorying ash trees and other tree species located on private property (pg 55)
- Communicate information regarding the Emerald Ash Borer and any future threat and treatment strategies with residents (pg 55)
- Diversify tree species and address the potential loss of ash trees on Segoe Road, Garner and Rennebohm Parks, and at 301 S Whitney Way (pg 55, 56)

Age-Friendly Neighborhood (in ranked order)

- Improve access and mobility for the elderly by 1) installing bus boarding pad, bus shelter, and benches at N Segoe Road, south of The Gardens Senior Apartments; 2) installing sidewalks on the east side of Sawyer Terrace leading to Frey Street; 3) installing countdown timers to pedestrian signals at N Segoe Road and Sheboygan Avenue; N Segoe Road and Regent Street; Heather Crest and N Midvale Boulevard; and Old Middleton Road and N Whitney Way (pg 48, 49, 50, 51)
- Provide age friendly recreational amenities at Rennebohm Park such as benches along walking paths, benches and tables with shade protection, outdoor age friendly equipment, and path lighting (pg 59, 60).
- Develop a new and expanded senior/ community center in conjunction with the redevelopment of the Sawyer-Segoe site for senior housing. Provide a public elevator and
- larger, safer, and more accessible stairway access to Hilldale shopping center. (pg 38, 39, 67)
- Work with Hilldale and other retailers in the area to identify ways to accommodate the senior population, especially those with memory and mobility challenges (pg 67)
- Start an intergenerational program with the West Side senior center and Glenn Stephens, Van Hise and Hamilton schools (pg 67)
- Hold periodic informational meetings with the West Senior Center, senior apartment managers, and service providers in the area would help inform seniors of transit availability (pg 50)
- Add direct bus route to Sequoya Branch library along N. Midvale Boulevard and a

small bus/trolley circulator to connect with Hilldale, West Senior Center, medical clinics and offices, and proposed BRT stations (pg 50)

Placemaking

- Activate our public spaces to promote well-being, interaction, and healthy living, such as bringing Food Carts, Book Mobile, or recreational activities such as outdoor table tennis, board games, and walking paths, especially at the local parks (pg 59)

Safety

- Start-up neighborhood watch and other initiatives to build relationship amongst residents (pg 66)

4. [31946](#) Plan Process

The University Hill Farms Neighborhood Plan will be introduced to the Common Council tentatively on July 7. The Plan will be referred to eight boards, commissions, or committees. It is anticipated that the Plan will be adopted between September - October 2015.

5. [36925](#) Placemaking Project(s)

The University Hill Farms Steering Committee reviewed various options for the expenditure of the placemaking funds.

A motion was made by Campbell, seconded by Lawton, the \$10,000 will be used for the purchase of two benches (approximately \$2,000) to be placed in Area 2 (near the path running along the northern portion of Rennebohm Park) and an outdoor table tennis and chess table (approximately \$7,500) to be placed in Area 4 (near the Rennebohm Shelter). The motion passed by voice vote/other.

ADJOURNMENT

A motion was made by Lawton, seconded by Campbell, to Adjourn at 8:45 p.m. The motion passed by voice vote/other.