

SPRING HARBOR NEIGHBORHOOD ASSOCIATION
BOARD MEETING
7:00 P.M. Tuesday, November 14, 2017
Dale Heights Church

Approved Minutes

Introductions and roll call

Board members in attendance: Aaron Crandall, Mary Beth Dunning, Kim McBride, Jussi Snellman, Bill Fitzpatrick

Others in attendance: Stewart Ellison (Camelot Dr), Mark Thompson (Greening Ln), Phil Olson (Craig Ave)., Bill Whisenant and Patty Whisenant (Motorcycle Performance), Darren Burleigh (Tomahawk Trl), Ben & Marie Barwick (Tomahawk Trl), Mary Ann Fitzgerald (Tomahawk Trl), Tony Ives (Tomahawk Trl), Keith Frurman (Harbor Ct), Mark Shults (Spring Ct), Herman Felstehausen (Merrill Spring), Jon Gerftheir (Harbor Ct), Chris Miller (Kinney Rd, Cottage Grove), Warren Palmer (Risser Rd), Alice Erickson (Spring Ct), Fran Beach, Boh Nelson (Lake Mendota Dr), Mark Miller (Hickory Dr), Carol Quintana (Greening Ln), Elmer Bjerke (Greening Ln), Fransico Arriaga (Tomahawk Trl), Jerry Nickles (Lake Mendota Dr), Helen Hartman (Flambeau Rd), Sarah Gongoon (Greening Ln), Jon Grefsheim (Harbor Ct.), Tom Degen (Degen & Associates)

Guest: Jon Grefsheim, 5209 Harbor Ct.

Mr. Grefsheim presented plans to build a 12x12 shed, with a cement slab, at the back of his house, facing the harbor, on the lot line, alongside his neighbor's shed to store a pier, deck, land a lawnmower. Other details: Height 7-8ft, custom built to resemble the house, 15 ft from the water's edge. No objections were voiced by the Board members present.

Guest: Tom Degen, 5237 University Ave (Perkins site)

Mr. Degen presented his development ideas for the Perkins site. He said that after he presented his initial plans to the city planning, he received a negative letter about the lack of employment opportunities for site and that the City would like to see a more suburban employment focus. The design he had presented had included 26 residential units per acre considered medium density (the Trillium is 16 units per acre). He said that the City prefers a large building mass toward the street (City Planning parameters) so he showed to us a design that was 5 stories, with a 4-story garage—he said this kind of design generally gets a positive response from the City since it likes mass. One possible user would be a specialty hospital. There is interest from a bank and some smaller users locating on the site so a 2-3 story building at the street would be okay. He cannot build over the storm water line.

- Question about what happen to residential component. City told him that this zoning area would not support the amount of residential.
- Engaged K&L engineering did a traffic study, cuing distance not a problem. Determined this plan and the new state building will not impact the traffic cuing pattern on University Avenue substantially.
- Question about how to get around city planning parameters about density, massing. Mr. Degen one way is to request rezoning, initiated by him.
- Concern about water run-off and contamination of Well 14. Mr. Degen talked about plans for improving run off on the site and that he had planned improvements when he bought the property and had told Perkins this would be part of upgrades.

- Concern about traffic at beginning and end of day. Concern about pedestrian safety. Questions about other access points.

Mr. Degen said he had presented other plans but the City thought they were still too residential. He said the City likes height, presence (close to street), and glass to create gateway streetscape idea of University Avenue. There was a question about how to change zoning to prevent this kind of development and would this would slow down his plans. Mr. Degen said that he needs neighborhood support and alder support and this process can run concurrent with other approvals. The issue is how to address is the changing of the code from a focus on suburban employment to an urban design focus. Mark said he wanted to give credit to Mr. Degen for being flexible with design ideas to satisfy the City. Mr. Degen will come back to group with an adjusted plan and talk about the possibility of rezoning.

Approval of October minutes—postponed until next meeting.

Friends of Merrill Spring (FMS) update—Alice Erickson

Alice came to the meeting to ask the Board to consider funding part of the cost a ground water monitoring system that the FMS group was going to learn about from Chuck Dunning of WellIntell at a presentation at Alice's house on Saturday. Alice was asking the Board to consider approving funding tonight so that if FMS decided to fund the monitoring system on Saturday, they could save on permit costs because a city monitoring well was going in at the end of November and permitting could be done concurrently. The Board expressed reluctance to commit funds without more information. Aaron asked if a board member could attend the informational meeting and report back to the Board. Mary Beth said that she would go.

All neighborhood fall meeting recap

Postponed until December meeting.

Reports

- a. Supervisor report--none
- b. Alder report--none
- c. Planning and Development Committee Report--Stewart reviewed current residential and commercial construction projects in the neighborhood. Herman added that in every case when the neighborhood advocated to the city about issues, City Planning listen and made changes. Herman announced that he was stepping down from the chair of the planning committee (at age 80)—Thank you, Herman!

Meeting adjourned at 8:30 pm

Date of next meeting – Tues, 12/12

Minutes submitted by Mary Beth Dunning