

**SPRING HARBOR NEIGHBORHOOD ASSOCIATION (SHNA)**  
**BOARD MEETING**  
**7:00 P.M., Tuesday, October 10, 2017**  
**Dale Heights Church**

**Approved Minutes**

Introductions and roll call

Aaron called meeting to order and there were introductions

- Board members in attendance: Jussi Snellman, Mary Beth Dunning, Liz Freitick, Joan Martin, Bill Fitzpatrick, Aaron Crandall, Giovanna Jeffries
- Notified absences: Kim McBride, Stan Fuka
- Others in attendance: Jason Frantzen, Faith Fitzpatrick, Patty Whisenant & Bill Whisenant (Motorcycle Performance), Mark Johnson (Midas Muffler), Jeremy Levin, Herman Felstehausen, Tom Degen (Degen & Associates)

Guest: Jason Franzen on behalf of Sue & Roderick Price, 5010 Lake Mendota Drive

Mr. Franzen presented early plans for a new house on this property. The owners want to tear down the 1921 house that he says does not meet needs of a modern family. Will be going to the Plan Commission soon. Has support of neighbor (Carpenter),

- Will use existing landscape; proposed rain garden, no rain catching on back side currently. Condition of approval will require an engineered drainage plan.
- Current house is 3,600 sq ft. New house won't exceed total 7375 sq ft, 9800 sq ft, with a new attached 2 car garage (keeping existing garage so will have 4 stalls). Setbacks are okay.
- Will sit one foot higher than existing house but did not know the total height.
- Will limit hard surfaces; will keep some kind of walk to the boat house.
- Preserving mature trees in good condition.

Board members present did not voice any objections to the plans.

Guest: Tom Degen, 5237 University (Perkins lot)

Mr. Degen will be redeveloping this property which he has owned since since 2000. Perkins elected to need renew lease and move out so using this opportunity to redevelop the entire property.

- Reviewed layout of two parcels that he owns. Reviewed layout of drives and topography. Will be taking into consideration zoning, neighborhood plan, and other development.
- Zoned suburban employment.
- Mixed use proposal—three buildings, 90 residential units, 10,000 sq. ft. of retail. Mostly 1 and 2 bedroom apartments.

- Green space, storm water retention. Landscaping buffers—60 ft set back from Trillium residential area.
- Green buffer along University Ave (although Mr. Degen commented that the City likes buildings right up against the street).
- Requesting conditional use for restaurant and apartments
- 130 apartment/130 retail and restaurant parking spaces.
- Traffic concerns:
  - Right in/right out –
  - The drive by the motorcycle shop is a fire lane and cannot be used as an exit for the new development.
  - Aaron expressed concern about the potential increase of turn arounds. Herman commented that the traffic engineers put the u-turns along this stretch of University Avenue to address Aaron's exact concern and they are working very well.
  - In response to a concern about the increase in number of cars pulling out onto University Ave. from the new development, Mr. Degen said there will be a Traffic Engineering study.
  - Soil boring has shown that there is enough soil to excavate to put one parking level. Underground.
  - Mr. Degen is aware that this project is within the well head protection area.
  - Hopes to have a full-service restaurant, and one or two retail operators. Plans to use a massing model, which means the restaurant will be two stories to create a noticeable image of the restaurant.
  - Herman stated that the planning committee supports the idea of a buffer zone between the street and the buildings and wants University Avenue to be seen as a green corridor.
  - Faith suggested that the design of the restaurant take advantage of the view of the park across University Avenue and it will add some architectural interest.
  - Mark Clear said there would be a public meeting on November 7<sup>th</sup> or 8<sup>th</sup>. A postcard mailing will go out announcing the date/time/place.

#### Approval of August and September minutes

Bill made a motion to approve, Joan seconded, minutes approved by voice vote.

#### Announcements and good works

- Liz said the Fall newsletter will be ready in a day or so for pickup and distribution. Liz offered a sandwich-style display board to the Board for \$15. The offer was approved, Bill will write a check to Liz.
- Aaron asked everyone to send him Halloween Party ideas.

- There has been a coyote sighting on Tomahawk Trail and Spring Court and other streets in the neighborhood.
- Bill said the neighborhood association received a thank you note from the Madison school district for its \$250.00 donation to Crestwood School for the gardener in residence program.
- Fait Fitzpatrick, representing the Friends of Merrill Spring, had a request for a \$1000.00 donation to be put towards the \$2000.00 cost of an informational kiosk at Merrill Spring Park. The kiosk will be used for displaying history, postings, and announcements, and will be named in honor of Jeanette Tierney. It will have a natural look and will be going in front of the City for approval on October 11. Bill reviewed budget allocations which showed that there was already a Merrill Spring line item for \$500. Bill made the motion to move the \$815 in the Parks/Natural Areas fund to the Merrill Spring fund to comprise (more than) the \$1000.00 requested. The motion was seconded and a vote approved the donation and transfer of the funds from one line item to another. Faith also said that the Parks Department requires that a neighborhood association sign the sign maintenance agreement, which Aaron will do on behalf of SHNA. Faith was asked about maintenance of the sign; FMS will be responsible for the maintenance and she said mulch will be used around the base of the sign.

#### Rights of way discussion

Tanya Cunningham (Laurel Court) was present at the meeting to voice her concern about the clearing of trees and undergrowth along Laurel Crest and wanted to know if this was requested by the neighborhood association. Aaron stated that there was no formal action on the part of the neighborhood association to request this work and it is not the policy of the neighborhood to get involved in the maintenance of the courts which were determined to be streets in 2000.

#### All neighborhood fall meeting

The fall meeting is on Thursday, November 11, 6:30pm, Dale Heights Church (the middle school is under construction). The church basement is reserved for this meeting. There was a short discussion about possible speakers; Mark Clear will contact the Parks Conservation Director to see if he is available, Aaron will contact the Westside police captain. Development and FMS updates will be on the agenda.

#### Reports

Supervisor report—Jeremy Levin said it was Fall budget time. Budget priorities are lake clean-up, a new jail. Jeremy stated that the Health and Human Needs budget was going down since the state is initiating a program that is getting funds that would normally go to the county. The new homeless adult day center will have all kinds of services, such

as a computer lab. Aaron asked if there is still an opportunity to weigh in on the budget—yes, still taking in feedback. Dredging of the tributaries will start this fall and there is new money for a multi-year effort. Faith asked if there were storm water grants? Jeremey said yes, and will send the info to Aaron.

Alder report—Mark Clear said there was a grant to fund 7 additional police officers (25-27 short according to a study). Ground breaking on the west side police station has happened. There will be a meeting on Tuesday, October 24, at 6:30pm, at the Dale Heights Presbyterian Church to talk about development of the former Brennan's site; an announcement postcard will be going out this week.

Planning and Development Committee Report—Herman said that new housing construction proposals are all in.

- Harbor Court will no longer have a basement, will be on a slab.
- 5404 LMD—construction has started. Jussie said the meeting with City went well; Herman said one thing that was discussed was storm water recharge.
- Faith commented that there is always an ongoing push to highlight ground water concerns.

Meeting adjourned 9:00pm.

Minutes submitted by Mary Beth Dunning