



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Approved NORTHPORT-WARNER PARK-SHERMAN NEIGHBORHOOD STEERING COMMITTEE

Thursday, August 28, 2008

6:00 PM

Vera Court Neighborhood Center
614 Vera Court

1. CALL TO ORDER / ROLL CALL

Present: 8 -

Lorie A. Walker; Lydia S. Maurer; Benjamin C. Cashin; Jolena K. Presti;
Mary Schumacher; Donald B. Bruns; Thomas C. Blake and Betty L.
Thompson

Absent: 4 -

Pat Steele; Jenifer L. Carter; Pacia J. Harper and Madeline Scherb

Excused: 3 -

Cynthia M. Wood; Karen M. Thompson and Jacqueline M. Wilson

City Alderpersons and Staff: Satya Rhodes-Conway (District 12); Archie Nicolette;
Linda Horvath; Dave Kress. (Planning & Community & Economic Development).

Others: Leon K. Miller; Dolores Kester.

2. APPROVAL OF August 14 MINUTES

A motion was made by Presti, seconded by Schumacher, to Approve the August 14 Minutes. The motion passed by voice vote/other.

3. ANNOUNCEMENTS

- Touched Twice United will host a free clinic on October 18 from 10am-2pm at Calvary Gospel Church, 5301 Commercial Avenue. If SC members know of anyone who could volunteer their healthcare expertise, please contact T. Blake of the SC.

4. PUBLIC COMMENT

None.

5. [10062](#)

Planning Process Status

- Additional Steering Committee members will be introduced at the September 2 Common Council meeting and there will be a New Member Orientation Meeting held Thursday, September 4, 6:30 at the Northport Community Learning Center (1740 Northport Drive).

- There will be a Public Open House held Saturday December 13 at the Northside Town Center in one of the storefronts. Disregard schedules that list December 6 as the Open House date.
- S. Rhodes-Conway suggested that Northside News publishing deadlines and release dates be considered when scheduling public involvement activities.
- The SC Retreat proposed date of Saturday, September 20 does not work for most SC members; a new date will be circulated for member review and approval.
- M. Schumacher invited other members to join her at the Northside Farmer's Market to ask for public input.
- Berkley Oaks Neighborhood Association Meeting held Tuesday August 19 attended by L. Maurer. Participants expressed interest in the Steering Committee's work.
- B. Cashin attended the Kennedy Heights Neighborhood Association meeting Wednesday August 20 where participants indicated that the Committee's Top 6 Issues are in line with what Kennedy Heights considers most important. The neighborhood thinks emphasis should be placed on keeping schools open and supports higher density development to increase the base of students. Water quality is also a big concern since fishing is a subsistence activity for some residents.
- M. Schumacher attended the Cherokee Garden Condo Association. Water quality is a topic of importance for this group along with the Mendota Parkway.
- M. Schumacher also attended the Maple Wood Condo Association Meeting where a major topic of discussion was water quality, especially near Warner Park. Another issue of importance was traffic; they felt that the four-way stop presently located near the Northgate Shopping Center should become permanent.

6. [09720](#)

Land Use

Discussion of land use areas at the corner of Troy and Northport Drives and the Northside Town Center:

Troy-Northport Area

- Concern with increased traffic
- Cross-traffic difficulties, newly created public street shown in "Redevelopment Option" would be problematic
- Paths (bike/pedestrian) are ok, but creating streets are challenging
- Topography makes intersections difficult to navigate
- Recommendation to make Lake View Ave. a "true dead end"
- E. Washington Ave. is not pedestrian-friendly - how can we make Northport Dr. feel comfortable for pedestrians?
- Broadway after Beltline example - this could happen to Northport Dr.
- Like to see Jungs stay
- PDQ area should also be considered in land use discussions
- Look at access to apartments near Brennan's/PDQ area - how can this be handled more effectively?
- If Jungs would leave, a similar use should be encouraged somewhere within the

neighborhood

- A connected identity/partnership for this entire commercial node would be helpful
- Facade improvement program is an option
- Electric concerns and safety issues with Mexican restaurant/store

Northside Town Center

- Must we consider that housing is necessary in every scheme? More business may be desirable
- The "step down" approach shown in Option C is an effective way of handling height.
- Like the intensity of development shown in Option B
- "Front-of house" vs. "back-of-house" building functions is important to consider
- It is logical for commercial buildings to front Northport Dr.
- Views and access (vehicular/pedestrian) for commercial structures is important
- Parking structures are desirable and should be located adjacent to taller/denser buildings
- Dislike Option A except for commercial/employment along Sherman Ave.
- Building massing in Option C is nice
- Current access to Walgreens is not good - maybe this should be considered if this building is to stay
- Underground parking should be considered in larger structures
- Rowhouses would not fit well on this site
- Where residential uses occur, it should be found above commercial uses or in larger buildings
- Buildings along Sherman Ave. would be more effective as commercial and employment uses
- Public spaces/gathering areas should have a connection with commercial uses - otherwise crime and safety concerns may arise
- Would/should metro provide access within this site?
- "Parking podiums" with commercial/residential/employment uses above
- Pedestrian bridge connections from parking structures to high density uses
- "L-shaped" commercial buildings - some street enclosure and some parking - for example: Knickerbocker Place
- Larger corner employment building that faces both Northport Dr. and Sherman Ave. is better than smaller options that just face one of these streets
- It would be helpful to see numbers on these options such as square footage and parking counts
- Existing coffee shop drive-thru is hazardous and unattractive
- Incorporate employment/commercial uses shown in Option A with Options B and Option C
- Parking structures could be hidden behind (middle of block) more attractive and pedestrian-friendly buildings

7. [09095](#)

Assets and Issues

Crime and safety issues will be discussed at the September 11 SC meeting.

8. Next Steps

Agenda for Steering Committee meeting that will take place Thursday
September 11, at Warner Park Community Recreation Center, 6:30 p.m.

- Land use.
- Crime and safety issues.
- Planning process.

9. Checkout

10. ADJOURNMENT

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