



# City of Madison

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

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Thursday, April 23, 2009

6:00 PM

Northport Community Learning Center  
1740 Northport Drive

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### 1. CALL TO ORDER / ROLL CALL

**Present:** 9 -

Lydia S. Maurer; Pat Steele; Benjamin C. Cashin; Cynthia M. Wood; Paul J. Van Rooy; Jolena K. Presti; Jeffrey E. Shokler; Mary Schumacher and Betty L. Thompson

**Excused:** 7 -

Lorie A. Walker; Karen M. Thompson; Donald B. Bruns; Thomas C. Blake; Jacqueline M. Wilson; Anita C. Herrera and Julie A. Savidusky

**City Alderpersons and Staff:** Satya Rhodes-Conway (District 12). Michael Schumacher (District 18). Archie Nicolette; Linda Horvath; Dave Kress (Planning & Community & Economic Development).

### 2. APPROVAL OF April 7 MINUTES

**A motion was made by Van Rooy, seconded by Shokler, to Approve the April 7 Minutes. The motion passed by voice vote/other.**

### 3. ANNOUNCEMENTS

S. Rhodes-Conway - the creation of a Northside TIF District is currently being worked on and considered.

- Boundaries are not finalized, but may roughly stretch along the Northport Drive - Packers Avenue Corridor from Tennyson Lane on the north to First Street on the south. This would include the Oscar Mayer, Northgate Shopping Center, and Northside Town Center sites, among others.
- Some of the projects being discussed by the Steering Committee (i.e. bus stop improvements, streetscaping, etc.) could possibly be funded by this potential TIF District.
- Money generated by the increment must be spent within the specified boundaries of the district.
- If completed this year, increment may come from projects/updates at Oscar Mayer and Northgate Shopping Center.

### 4. PUBLIC COMMENT

Bill Rowe, 2010 Elka Lane #2: Biking to/from downtown and elsewhere is both challenging and dangerous because Sherman Avenue and Packers Avenue do not account for bike traffic. Asks that more emphasis be placed on bike connections and transportation in the neighborhood plan.

5. [13171](#) Preliminary Draft Neighborhood Plan

Raemisch Property

Greg Raemisch and David Schreiber (owner of Raemisch site and representative of owner, respectively) discussed draft plan concepts and recommendations for the Raemisch Property and expressed concerns with these ideas from their perspective. Below are several key points from this discussion:

- Intention of the Raemisch family is to most likely sell the property and leave the development up to the purchaser. Therefore, flexibility for this site is important.
  - Many of the fundamental principles are similar between draft neighborhood plan concepts and the scheme prepared by Schreiber/Anderson Associates, Inc. for the Raemisch family:
    - Mix of housing types/densities
    - Preserve open space/wetland
    - Pedestrian-friendly/Traditional Neighborhood Development principles
- Therefore, it may be useful to add the SAA concept to the neighborhood plan.
- Suggested Changes:
    - Remove urban agriculture concepts from being specifically in the Raemisch Property text/drawings, and include them as an overall idea for the entire neighborhood instead.
    - Replace residential uses (as shown) to add more commercial uses along Packers Avenue/Highway CV.
    - Height restrictions are a factor especially on the hilltop of the Raemisch site - possibly replace multi-family residential (as shown) with lower-density residential or open space.
    - Revise recommendation text to be more concise and clearly understood.

Open House Input

Steering Committee discussion/thoughts on the April 18 Public Open House:

- Great attendance - it helped to coordinate it with the Northside Farmers Market
- More public consensus was reached on the recommendations and concepts at this Open House in comparison to the December Open House

Homework for next meeting:

- Review summary of public input (nominal voting) results prepared by City Staff. Priority given to particular recommendations by the public may influence Steering Committee prioritization of projects and recommendations.

CDBG Projects

The Steering Committee discussed existing and proposed new projects that may be eligible for CDBG funding. This list of projects will be refined and prioritized over the next few weeks. Below are several key points from this discussion:

- The lack of specificity on some of the projects listed on the Open House "Implementation Board" may have influenced the low number of votes received. For example, why was Kennedy Heights Community Center not specifically noted?
  - All community centers should be provided an opportunity to identify priority

capital improvement projects (must be CDBG-eligible). Write a letter to community centers asking for a wish list and ask for additional items at the Public Input Coffees, but make it clear that CDBG funding will not be guaranteed - Steering Committee is simply seeking ideas for potential projects to support with CDBG monies.

- It is important to make the list of priority CDBG projects longer than the money actually available. That way, if different funds become available for a project or a project falls apart, there will be other projects to take its place.
  - Steering Committee should work to emphasize and explain projects (and the priority given to them), and City Staff will be responsible for identifying potential funding sources.
- Timing is important for CDBG projects - limited window of time where funds are available.
- Additional ideas for consideration:
  - Lagoon dredging at Warner Park
  - Permanent structure/space for Northside Farmers Market (i.e. pavilion)
  - Greenway connection and wayfinding system for the neighborhood
  - Playground equipment
  - Parks equipment
  - Warner Park entrances (art/design charrette work)
- Maybe these two projects - "greening of local businesses" and "job creation at local businesses" - should be removed from the list or receive a lower priority because funding would go to private sources.
- "Upgrades to streetscape, such as attractive fencing, benches, bus shelters, street lighting, and street furniture along N. Sherman Avenue and/or Northport Drive"

Northport Drive streetscaping may be able to be funded by the TIF District. Since N. Sherman Avenue may not be a part of this district, consider focusing this CDBG project to N. Sherman Avenue.

6. [09532](#) Public Input Coffees and Open House

The Steering Committee discussed the format, content, and participation for upcoming Public Input Coffees as described below:

- All Steering Committee members are asked to invite their respective Neighborhood Association presidents and two board members to a Public Input Coffee.
- Public Input Coffee - Neighborhood Associations
  - Monday, May 4 from 6:00-7:30 p.m. at Lakeview Library (2845 N. Sherman Avenue)
  - Steering Committee facilitators: J. Shokler, M. Schumacher, J. Presti, and B. Cashin.
- Public Input Coffee - Community Organizations
  - Wednesday, May 6 from 6:00-7:30 p.m. at Northport Community Learning Center (1740 Northport Drive)
  - Steering Committee facilitators: P. Van Rooy, C. Wood, and L. Maurer.

Additional Public Input - P. Steele and L. Maurer will work together with a Hmong interpreter to gather input from Hmong families at Northport Community Learning Center.

7. [10062](#) Planning Process Status

**8. Next Steps**

Agenda items for next Steering Committee Meeting to take place May 14, 6:00-8:00 p.m. at Northport Community Learning Center, 1740 Northport Drive

- Discuss and prioritize CDBG projects
- Review new input (Input Coffees, May 13th deadline, etc.)
- Review Open House information
- Raemisch Property

**9. Checkout**

**10. ADJOURNMENT**

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