

Minutes

SW Neighborhood Steering Committee
Greentree-Meadowood-Orchard Ridge-Park Ridge-Prairie Hills Neighborhoods
Tuesday, July 31, 2007
West Police District, 1710 McKenna Blvd
6:30 – 9:00 p.m.

I. Roll Call

SW Steering Committee Members: Kara Boeldt, Sandy Erickson, Ernie Horinek, Tim Johnson, Douglas Kammann, Margaret Liss, Larry Luther, Tom McKenna, Durrell Ramer, Karen Sielaff, De’Kendrea Stamps, Rick Stirr, Lisa Subeck (arrived late), and Bryan Summ.

Excused Absent: Joel Kupferberg.

Absent: Ann Barker, Susan Clay, and Christie Howell-Yrios.

II. Public Comment

Four registrants spoke during the public comment period regarding the property at 821 S. Gammon Road at the intersection with Schroeder Road:

1. **Steve Klinke, 4518 Monona Drive.** Showed plans for the proposed building at 821 S. Gammon Road. The proposal at 821 S. Gammon Road is planned to include Klinke’s Cleaners, and possibly a Madison-owned coffee shop, a deli-meat market, and some office space. It would be an owner-occupied building. Mr. Klinke emphasized that the owner and management would be local and that his company would strive to maintain local businesses in the building.
2. **Fred Mohs, 20 N. Carroll Street.** Concerned that his tenants who would directly face the new development would be bothered by noise and possible undesirable activity that could take place in the parking lot, proposed for the back of the building. He indicated that he would be more supportive of the project if the parking lot was underground.
3. **Richard Klinke, 4518 Monona Drive.** This site meets the Comprehensive Plan land use plan recommendation for the area, which is for medium-density residential and Transit Oriented Development. Could limit the operation of the businesses in the evenings to minimize disruption to adjoining neighbors.
4. **John Bieno, 634 W. Main Street.** Mr. Bieno indicated that the development team responded to City staff and officials, by relocating the building at the street to engage with the sidewalk. They responded to neighbors’ requests by screening the parking lot, relocating the dumpster, and reducing the lighting. They also added a drive-thru lane for the cleaners. The building will be built with brick, block and cedar siding. It will be a four-sided structure.

V. [This item was taken out of order] Motion to Reconsider July 19, 2007 Action Regarding a Communication to Planning Division Staff on the Draft Southwest

Neighborhood Plan Land Use Recommendations with applicability to 821 South Gammon Road.

The motion to reconsider was made by Sandy Erickson and seconded by Tom McKenna. The Steering Committee voted on and passed the motion.

Discussion by the Steering Committee:

- Move the building to the back of the lot; alleviate concern that a parking lot at the back of the property might result in undesirable activities and noise impacting neighbors.
- Ingress/egress is difficult at this intersection; do not complicate the situation.
- A Steering Committee member asked the owner of Country Meadows Apartments what his biggest problem was with the development. Fred Mohs indicated that it would add to the traffic problem at rush hour on Gammon Road and that the building is close to residences and noise would be a problem.
- Tenants turn over frequently at another four-unit commercial building located several blocks north of the proposed development.
- Should not encourage commercial development where there is not any already, particularly not in residential areas.
- Do not want to encourage kids to cross Gammon Road to go to the stores.
- The building is attractively designed and parking behind is positive from a design standpoint but negative from the standpoint of potential criminal activity.
- How much employment would the building add to the neighborhood? The dry cleaner would include a total of 8 new employees with pay ranging from \$8.50-\$14.00/hour. With the other tenants, approximately 12-18 full-time employees would be added to the area.
- Other tenants could include a Madison-based coffee shop and deli-meat market.

After discussing 821 S. Gammon Road, the Steering Committee voted on and passed the following motion:

For any development, support the land use designations within the adopted Madison Comprehensive Master Plan for the planning area, but stress that any new development should address: 1) Safety Issues; 2) Employment Possibilities; 3) Transportation Issues (i.e. ingress/egress); and ensure that the quality of life for people immediately adjacent to the development is not significantly impacted.

VII. Discussion and Ranking of CDBG Funding Recommendations

After discussion of options for allocating the CDBG funding, Ernie Horinek made a motion to allocated \$40,000 of the \$120,000 to community gardens, and \$80,000 to downpayment assistance programs. Any funding that is not used for downpayment assistance or community gardens would be returned to the neighborhood for reallocation.

Lisa Subeck seconded the above motion.

The motion passed.

III. Announcements

IV. Approval of July 19, 2007 Minutes

VI. Consideration of Communication to Planning Division Staff on Draft Southwest Neighborhood Plan Land Use Recommendations with applicability to 821 South Gammon Road.

This item was not discussed.

VIII. Next Steps

The Steering Committee decided to hold an Open House to present its CDBG allocation recommendations to the public for review and comment. The Committee decided to host the Open House on Saturday September 15 from 10:30am – noon. Staff will find a location for the Open House. The Steering Committee may also meet again to discuss presentation of the CDBG recommendations to the CDBG Commission and to plan the Open House.

IX. New Business Items

None.

X. Adjournment

Kara Boeldt made a motion to adjourn and Douglas Kammann seconded at 9:00pm.