

**Eastmorland Community Association Board Meeting Minutes**  
**May 8, 2018, 7 p.m.**  
**Lakeview Moravian Church, Madison, WI 53714**

**Directors present:**

Kathy Soukup, President  
Fred Svensson, Vice President  
Dan Zimmerman, Treasurer  
Pat Schneider, Secretary  
Patrick Soukup, Director  
Bobbi Nowak, Director,  
Carrie Ezzell, Director

**Directors absent:**

Kris Whitman, Director, Royster-Clark Rep.  
Elise Collet Gokey, Director

**Advisors and Liaisons present:**

Ed Woolsey, Heather Daniels

**Advisors, Liaisons absent:**

Matt Covert, Eastside Planning Council  
Dan Glassman, Web site  
Jen Jackson, Communications  
Jennifer Laack, Advisor  
Jennifer Moore, Advisor

**Residents present:**

Judy Hoen, Tim Wagner, Russ Thompson, Tess Thompson, Bryn Thompson, Emily Thibedeau, Andy Weidert, Amy Goulding, Deb Jensen, Therese Sherrer, Stan Kaitfors, Romelle Watkins, John Hestad, Lia Coleman, Sara Lazenby, Michael Carlson, Rita Benesh, Erik Beach, Dan Werner, Jason Himebauch

<http://Eastmorland.org/>

1. **Welcome, approval of agenda** – No additions to agenda.
2. **Minutes of April 10, 2018** -- Approved.
3. **Milwaukee Street Special Area Plan** – Dan McAuliffe, a planner with the city of Madison provided a broad outline of the special area plan. A “zoom in” from the city comprehensive plan, such a special area plan is “how we establish land uses, street and block patterns, where the parks go and what the bike and pedestrian networks will look like. It will be the plan that, if and when development proposals come in the future, those will be reviewed against,” McAuliffe said. There are no development proposals before the city now, and city officials are not talking with developers, he said.

As far back the 2006 comprehensive plan, city planners looked at the area with an eye to how to leverage the Madison Metro East Transfer Point as a location for a variety of housing types with the highest densities closest to the transfer point, McAuliffe said.

It is projected that Madison will see 70,000 new residents by 2040, many of them ages 25-34, McAuliffe said. In addition the older population in the city is growing as people age. “This is the reality we are facing,” he said.

The several large pieces of property included in the special area plan on the north side of Milwaukee Street include: the 65-acre Voit farm, the southern half of

which, now being farmed, is developable. Other portions of the property are wetlands, woodlands, and floodplain, and not appropriate for development. The Voits are preparing to list the property, McAuliffe said. Adjacent to the east is the 10-acre Durren property, currently for sale. East of that is the former site of Swiss Colony, which is currently zoned for industrial use and is under complicated ownership by two entities in New York. Adjacent to that is the East Transfer Point, which the city controls but currently does not offer the best experience to people using transit. Next to that is the Post Office, which moved some operations to Milwaukee in 2015. There is quite a bit activity still at the site, but city officials have had some difficulty learning what the U.S. Postal Service's plans are, McAuliffe said. On the south side of Milwaukee Street, is Woodman's Market, the owners of which have expressed a desire to renovate on the current site or seeking a new location nearby, he said.

The 2018 comprehensive plan – a draft of which is going through official review and comment – calls for about 100 acres of open space and passive recreation area north of the former Swiss Colony site and parallel to that. Also, on the northern part of the Voit property, a water quality project will take water from Starkweather Creek, extract the phosphorus and return it to the creek and out to the lake.

Along Milwaukee Street, "medium" density residential is planned – that's 20 to 80 units per acre -- with mixed use development, generally commercial ground floor and residential above, near the transfer point and general commercial on the Woodman's site, McAuliffe said.

Planners heard a lot of concern about the design of Milwaukee Street, and how to make it pedestrian friendly at an earlier open house on the plan, he said.

There were a lot more diverging ideas about the built environment, he said, with people concerned about the scale of development and how it interacts with existing neighborhood. "I don't think we're looking at 10-story buildings. We don't really know what we're looking at yet," McAuliffe said.

He said planners will bring preliminary ideas to the Plan Commission in mid- to late June, then release a draft plan by August, to be followed by another public open house. The plan will be revised after presentation to the Plan Commission and go on to the city review process in the fall, with adoption scheduled before the end of the year.

One resident asked whether there was communication among planners on all the development being planned for the area with the Cottage Grove Road and Royster property plans as to the impact of such things as schools and libraries.

McAuliffe said planners communicate closely. "There's so much growth pressure coming into the city, we want to make sure we get out in front of development so that whatever happens does so in a logical fashion."

Another resident called for planning that preserves the existing wildlife corridor by reducing "medium" residential as much as possible.

McAuliffe said development right along the creek is restricted, and that area possibly could be expanded.

A bike path through the area is unlikely to be removed, but it could shift, he said.

Information about the plan, and a survey, are at:

<https://www.cityofmadison.com/dpced/planning/milwaukee-st-special-area-plan/2720/> . McAuliffe's presentation is at

<https://www.cityofmadison.com/dpced/planning/documents/MilwaukeeSt%20Open%20House%20041218.pdf>.

4. **Eastmorland Park trees** – Fred said a number of trees were cut down at Eastmorland Park. He understands that the city plans to replace them.
5. **Ash tree treatments** – A front-page article in the upcoming newsletter details the need for funds to treat ash trees to protect them from emerald ash borer. Funding of up to \$60 for fliers and banners to display at ash tree treatments fundraising events was approved.
6. **Annual meeting** – Because the church space was not available on June 2, the ECA annual meeting is now set for June 3, 1:30-3:30 p.m. Funding of \$100 for refreshments and other expenses was approved.
7. **Treasurer's Report** -- Dan reported a balance in ECA accounts of \$16,867.83.

Adjourned