



landscape architecture  
planning  
urban design  
civil engineering  
environmental science

## MEETING NOTES

*Meeting Subject:* Southdale Neighborhood Meeting #2

*Location:* Girl Scouts of Blackhawk Council

*Meeting Date:* February 26<sup>th</sup>, 2007

*Issue Date:* March 30, 2007

*Participants:* Southdale Neighborhood Residents

Jay Allen (City of Fitchburg, Alderperson – District 4, Seat 8)

Rick Rose (Town of Madison, Director of Public Works)

Jason Stangland (JJR)

Tony Nastasi (JJR)

*Prepared By:* JJR

### **DISCUSSION:**

The meeting began with a summary of the first neighborhood meeting results, review of input gained during a public informational meeting with the City of Fitchburg Plan Commission, and general review of the overall process and timeline for finalizing the neighborhood plan. Following this initial discussion, Conceptual Neighborhood Plan Alternatives were presented generating a lively discussion. The conceptual alternatives illustrated a range of possibilities resulting in a variety of short and long term impacts. No clear consensus was reached on any one alternative. Based on the Neighborhood's input, future needs and vision, a plan will be prepared for review and discussion at the next neighborhood meeting.

The following meeting notes summarize the input received at the second Southdale Neighborhood Meeting. The notes are organized into two sections. The first section (**General Comments & Questions**) covers comments or questions related to the overall neighborhood planning process and items not specifically addressed by the various neighborhood plan alternatives reviewed during the meeting. The second section (**Neighborhood Plan Elements**) organizes neighborhood comments and observations on the various alternatives into two categories: elements for which there appears to be general consensus and elements for which there appears to be no clear consensus. Alternatives developed for the next neighborhood meeting will seek to incorporate the elements for which there appears to be significant consensus and explore various ways of addressing elements for which there is no clear consensus.

### **General Comments & Questions:**

1. The City of Fitchburg Plan Commission indicated a desire to see a 50/50 split of owner-occupied housing to rental housing within the Southdale Neighborhood. They felt this would help create long-term stability within the neighborhood. Residents questioned how the transition to increased home ownership would occur and the timeframe over which this transition would occur.
2. Due to the heavy construction traffic, residents are concerned over the noise, health, safety and well being of their children.
3. Residents wondered about the potential need for a traffic study to help guide street network improvement recommendations.
4. Portions of land that are not currently developed were noted as vacant within the presentation. Some residents felt that the use of the term vacant was inappropriate as the open spaces are valuable for habitat or organic farm production.
5. New development should look at how it can improve the quality of life for residents. Some felt that the current development and associated goods and services were not beneficial to existing neighborhood as they are too expensive or not intended to serve the local neighborhood.
6. Some residents feel the neighborhood has a rural feeling and would like to preserve that feeling or character.
7. Many attendees stressed that they would like to see the attendance of more Alderpersons, City and Town officials attend upcoming meetings to hear resident concerns.
8. Many residents desired a clearer understanding of the overall neighborhood planning process and the timeframe for completion of the study. Residents also wondered about how long it may take for the preferred neighborhood vision to become a reality and.
9. Residents would like to know who makes the final decision for the plan and how their recommendations and preferences will be considered in the future. They want to make sure that their opinions help inform the future direction and outcome for the neighborhood.
10. Attendees would like to be able to access the presentation materials and requested that it be posted on the Town of Madison and/or City of Fitchburg websites.
11. The upcoming meeting notification should highlight the new Southdale Neighborhood study area boundaries requested by the City of Fitchburg. Some felt that residents along Clausen Street and Maloney Drive may not be in attendance because they were located outside of the original study area boundary.
12. Jay Allen, City of Fitchburg Alderperson, indicated a willingness to answer questions and help the neighborhood through the planning process and into the future. Residents may contact him at 608.225.4101 with questions or comments.

**Neighborhood Plan Elements:**

1. Elements for which there appears to be significant consensus.
  - a. The intersection of Rimrock Road and Ski Lane is unsafe. Drivers heading north from Ski Lane onto Rimrock Road do not have to stop and speed through this area. Additionally, drivers heading south turn left off of Ski Lane onto Rimrock Road even though signs indicate this is not permitted. Reconfiguration or modification of this intersection should be considered to slow traffic and create a more safe intersection.
  - b. The potential for a transit (rail) stop to downtown was seen as beneficial to the neighborhood.
  - c. Community gardens are valuable to this neighborhood. Residents would like to see existing gardens preserved and/or additional opportunities for community gardens.
  - d. Residents would like existing open space areas to be preserved.
  - e. The neighborhood needs a place to gather and serve as the focal point for the community where such activities as voting could take place. Many thought that a community center (with the potential for childcare) would fulfill this need.
  - f. Residents would like to introduce neighborhood identify signage identifying the Southdale Neighborhood.
  - g. The neighborhood needs better access to goods and services (grocery, coffee, restaurants – not fast-food types).
  - h. Sidewalks are seen as beneficial enhancing pedestrian safety and mobility.
  - i. The existing bike network should be expanded and enhanced.
  - j. Clausen Street is used as a bypass when the Rimrock Road / Ski Lane intersection is busy. Cars using this route during these times travel very fast creating an unsafe environment for residents. Modifications should be considered to reduce or eliminate the use of this route as a bypass.
  - k. Green or sustainable design techniques should be incorporated into the neighborhood and any future development within this area.
  - l. Southdale Park is highly used by the neighborhood and should be preserved and even enhanced.
  - m. An increased opportunity for homeownership within the neighborhood was seen as beneficial. Residents also felt that it was important to preserve existing housing allowing current residents to remain and not become displaced.
  - n. Mixed use residential (small businesses with private residences above) were seen as beneficial for the neighborhood increasing business start-up opportunities.

- o. Land uses within the neighborhood need to blend or work together instead of negatively impacting each other.
- p. Residents would like to have better job opportunities within the neighborhood.
- q. Utilization of the existing rail corridor as a potential alternative mode of transportation was seen as beneficial increasing resident mobility and reducing dependence on automobiles.
- r. A local street connection to adjacent neighborhoods (particularly to the Capital View Heights neighborhood to the north) was seen as beneficial increasing access to the south bus transfer point and nearby goods and services.

2. Element for which there appears to be no clear consensus.

- a. Disconnected streets or a fragmented street network was seen as beneficial by some and problematic by others. A number of comments were received relating to this item and include:
  - i. Fragmented streets reduce traffic makes it more appealing to bike on-street.
  - ii. The lack of street connections limits access points into the neighborhood limiting pedestrian mobility.
  - iii. While the lack of streets isolates the area and has made it easier for crime and undesirable activity to occur, some felt the isolation was positive noting the areas affordability and “rural” feeling.
- b. The current streets are relatively wide in comparison to other areas of the City. Residents have mixed feelings about reducing the overall street width stating:
  - i. Narrowing the streets would be unsafe and make the area “feel like a jail.”
  - ii. Speed bumps and roundabouts (traffic calming devices) could be incorporated to reduce the overall speed in addition to, or in place of, reducing the street width.
  - iii. Some streets, such as Clausen Street, are narrow and those using it as a bypass around the Rimrock/Ski Lane intersection speed down the street due to lack of policing.
- c. A link or connection from Deer Valley Road to Lake George Road was seen as positive by most, but it was not clear what type of connection should be made in this area. Many suggested only a sidewalk was necessary, while others preferred a roadway to better serve the neighborhood and improve access to potential goods and services along Rimrock Road.

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For any further questions or comments please contact Jason  
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