

Greentree Neighborhood Association  
Minutes of February 1, 2010 meeting  
Falk Elementary School

Attending: Nancy Priegel, Rick Floyd, Earl Gritton, Steve Henningfield, Chuck Kime, Durrell Ramer, Larry Sperling, Alan Youngwood, and Linda Johnson. Guest: Brian Standing, Dane County Department of Planning and Development and the Office of Lakes and Watersheds.

**Dane County Shoreland Development Classification** – The GTNA Board had asked for a briefing on changes to the Dane County shoreland ordinances that followed the first updating to state shoreland ordinance regulations (NR Code 115) in the last 40 years. The board was addressed by Brian Standing of the Dane County Planning and Development Department because there were concerns about how the ordinance changes might affect Greentree neighbors whose properties adjoin the small pond near the Greentree Bike Path next to the restored area of the closed Greentree landfill at the southwest part of our neighborhood.

Mr. Standing said that the creek draining through a culvert across Schroeder Road towards the pond may or may not be considered navigable water depending on whether it is classified as a natural stream or a drainage ditch. Shoreland zoning rules currently exempt properties that were incorporated into the city prior to 1982, but this area of the neighborhood was developed more than 20 years prior to that time. Current stormwater management regulations would certainly apply to the stream and pond corridor, but it is unclear which aspects of revised shoreland zoning might apply to this case. Any revisions to the shoreland zoning requirements will not be implemented for at least three years. If this stream and pond are considered to be navigable waters, then property owners whose yards are within 1,000 feet of the pond might have to implement stormwater control practices to prevent runoff from reaching the pond. The requirements would be very similar to the erosion controls that are currently required. These practices would have to be put in place at the time the property was altered in some way. For instance, if a patio was installed or a driveway extended actions to prevent soil erosion and siltation would have to be taken. The landowner might be required to install rain gardens, vegetative buffers or take other steps to slow the flow of runoff and potential pollutants into the pond and stream.

Mr. Standing said that shoreland zoning rules might be revised to toughen up the technical standards for slowing such runoff. The infiltration creek and pond might be considered a “developing water” since the area naturally drains into streams that flow into Badger Mill Creek and eventually the Sugar River. The site is currently completely surrounded by city-owned land from the old landfill site. Standing said the county’s zoning rules are being revised and likely final rules will distinguish between requirements for property falling within 50 feet of a shoreline and property within 1,000 feet of a shoreline. He provided two handouts (we have extra copies) titled “Dane County Waterbody Classification Project Developing Waters,” and “Myths and Facts About the Dane County Watershed Classification System and the draft Shoreland and Riparian Management Report.”

Standing said the county Lakes and Watershed Commission may limit more stringent runoff controls to properties that fall within 300 feet of a waterbody rather than the 1,000-foot limit.

The board received a comment from a neighborhood resident attending the meeting indicating that the pond in question may not have been natural but may have been constructed in its entirety as a dewatering pond for the former quarry that adjoined this site. Standing said a records search and a field determination of the area would be warranted and the neighborhood could ask for a “navigability determination” at the same time to get a “large-scale assessment of the navigability of the stream and pond. State law provides different protections for navigable stream under the Public Trust Doctrine than for manmade drainage ditches. Navigable streams are protected in perpetuity for public use and access. Some waters are presumably navigable until shown otherwise. Standing said there are no records of a navigability determination on the property in question but there would be an assumption that it is navigable. He then gave a short description of how “rural waters” are distinguished from “developing waters” under the zoning rules.

**Treasurer’s Report** – The GTNA checking account has a balance of \$3,355 plus an additional \$102 that was received today. GTNA also holds a Certificate of Deposit maturing in March 2010 for \$2,500 and another CD maturing next October. These will be renewed at prevailing rates.

**Beltline Crossings** – Mr. Youngwood described a recent e-mail from Mr. Larry Barta, project manager for Beltline Crossings Project in Madison. Mr. Barta had also commented in today’s Wisconsin State Journal verifying projects to finish widening the Beltline to three lanes in each direction between Verona Road and Whitney Way. The e-mail discussed the Beltline crossings project. Mr. Youngwood noted that comments in the e-mail provided figures about Beltline traffic and traffic projections that were substantially different from figures provided in the Phase I study of this project. Youngwood said the Greentree neighborhood still needs a more complete analysis of the impacts on local neighborhood streets from a crossings project. We will watch for those analyses.

**Stump newsletter** --The newsletter should be received in homes during the next few days following some short delays in printing. The deadline for the April 1 issue is March 12. Ms. Johnson will also produce an e-mail reminding neighbors of the opportunity to attend the annual winter adult party on Sunday afternoon at Babes.

**Greentree Directory** – Ms. Johnson will also write, proof and prepare the biannual Greentree Directory as time allows given other more pressing commitments. Help from other neighbors to help produce the directory and provide production help for the Stump would be appreciated, but such offers of assistance have not been forthcoming. Ms. Johnson has borne that workload as well.

**Neighborhood Watch** – Since June, sign-ups for the Neighborhood Watch e-mail listserv have increased from 51 to 115 members. A few members of the watch still do not seem to understand how to send messages and respond to an individual rather than responding to the whole listserv. That is frustrating. Subgroups of the Neighborhood Watch met to plan a group response to the arrest of Mr. Tyrone

Chrisco-Johnson, who is suspected of burglarizing several homes in Greentree and other southwestern Madison neighborhoods. This subgroup met to plan a petition drive to express neighborhood concerns to the judges and legal counsel in Mr. Chrisco-Johnson's cases. Another subgroup is brainstorming ways to provide information about neighborhood safety to those who do not have or do not use Internet communication tools yet want to stay abreast of neighborhood safety developments. Only 293 households on the 700 households in Greentree have chosen to become members of the GTNA. The question remains what responsibilities and how much effort should be spent communicating with other neighbors who have not chosen to spend the very modest \$15 fee to become a GTNA member for two years.

**Assessed values of Neighborhood Homes** -- Mr. Gritton suggested that GTNA invite a representative from the City Assessor's Office to attend the annual GTNA meeting in April and dispassionately summarize and discuss what has happened to land and home values in the city and in our neighborhood in particular. We believe neighbors would be interested in learning how much assessed values have dropped compared to other local locales given a weak economy.

**Potential topics for the annual meeting in April** – 1. Lieutenant John Patterson of the Madison Police Department's West District could provide an update on neighbor crimes and policing concerns. 2. Neighborhood Watch update. 3. Beltline Crossing update if there is new information. 4. Opportunities to sign-up for neighborhood events including the Fourth of July picnic, the Greentree Gallop run and walk, the Halloween bonfire.

**Neighborhood Indicators project** – No update from this discussion of getting early warning signs of data indicating potential deterioration of city neighborhoods.

**New representative for Area 11** – Dave Hauptman (check spelling) volunteered to become represent this portion of Greentree that has not had representation for more than a year.

Meeting adjourned at 8:35 p.m.