

WALNUT GROVE HOMES ASSOCIATION

Minutes of the January 13, 1992 Board Meeting:

The meeting was called to order at 7:00 p.m. by President Bob Becker. Board members present included: Bob Becker, Carol Bear, Pam Conrad, John Wise, Fred Koenecke, Marcie Stark, Linda Mahlberg and Lynne Younger. Alderperson, Susan Hamblin, was also in attendance for the first part of the meeting.

A presentation and discussion ensued about a rezoning proposal (from residential to commercial) on the property where Madtown Twisters Gymnastic Center resides for the purpose of making significant improvement to the property. The owner of Madtown Twisters is attempting to purchase the property and building and would like to landscape extensively in an attempt to improve the aesthetics of the building. It was moved and seconded and voted on favorably to support the change in rezoning. (Wise, Stark)

The minutes of the November meeting were read and approved. The Treasurer presented the proposal for this year's budget (1992) and the board voted in favor of raising Association dues back to the \$40 level in order to meet 1992 projected obligations. Carol also noted that two people from the neighborhood have shown interest in being on the board.

Reports of Committees:

Architectural Control - John Wise reported that no projects are pending and there was some discussion about following up on the path repairs made by Dolphin Pools.

Greenways: Fred Koenecke reported that the tree trimming company did not respond to his calls, so he sawed off a large dead limb on an oak tree behind Harwood Circle. He also asked board members to discuss at the Annual meeting the possible decreasing use of pesticides on the Greenways in the future.

Newsletter: Linda Mahlberg announced that an issue of the Newsletter has come out since our last meeting. There were evidently some problems with getting the newsletters out to residents in a timely fashion.

Social: Bob Becker announced that he visited 5 houses as Santa and had a good time. A donation will be made to the Exchange Club with the proceeds.

New Business

Bob reported to the board about a letter he had received from the Wexford Village Homes Association notifying us that one lot (118 Foxboro addition to Walnut Grove) is actually across Olk Sauk road and in their neighborhood. They would like our Association to authorize moving this lot to the jurisdiction of the Wexford Association.

It was moved and seconded and voted on favorably by the board to transfer this property. (Koenecke, Younger)

The meeting was adjourned at 8:15 p.m.

The Annual General Meeting for the Association will be held on Saturday, January 18, 1992 at 1:00 p.m. at the M&I Bank Sauk-Gammon Branch.

Respectfully submitted,

Pam Conrad, Secretary

Wendel & Center
Attorneys & Counselors

Teton Professional Center
6510 Grand Teton Plaza, Suite 302
Post Office Box 2019
Madison, Wisconsin 53701-2019
Telephone (608) 833-9696
Telecopier (608) 833-5126

December 11, 1991

Harvey L. Wendel
Charles G. Center
Daniel J. Lipman
Terry F. Peppard
Ronald M. Trachtenberg
Simon M. Karter
Vernon J. Jesse

Mr. Bob Becker
Walnut Grove Homes Association, Inc.
One Farmington Court
Madison, WI 53717

Re: Lot 118, Foxboro Addition to Walnut Grove
Architectural Approval Authorization

Dear Bob:

Enclosed herewith is the original of the proposed resolution transferring architectural control back to Westaire, Inc., with eventual transfer to the Wexford Village Homes Association, Inc., together with the Secretarial Certification and a stamped self addressed return envelope.

It is our understanding that the Walnut Grove Association will take up this matter at its January meeting. Assuming that the resolution passes, we would ask that the Walnut Grove Homes Association, Inc.'s secretary execute the certification page, having her signature notarized, and returning same to us in the enclosed stamped, self addressed, return envelope.

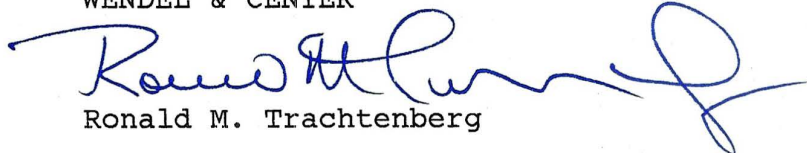
We thank the Walnut Grove Homes Association, Inc., for its courtesy in this matter.

By way of further report, please be advised that the Plan Commission at its December 9, 1991 meeting unanimously recommended approval of the amended specific implementation plan. This matter will be heard by the Common Council on December 17, 1991 and we see no reason that the Common Council will not adopt the same.

Once again, we thank the Walnut Grove Homes Association, Inc. for its consideration in this matter and for your support.

Very truly yours,

WENDEL & CENTER


Ronald M. Trachtenberg

RMT:jm

cc: Planning Associates, Inc., Attn: Ms. Jean Whitish
Westaire, Inc., Attn: Mr. Robert Voss

WALNUT GROVE HOMES ASSOCIATION

Minutes of the January 18, 1992 Annual Association Meeting:

The meeting was called to order at 1:07 p.m. by President Bob Becker. There were 25 households represented--19 in attendance and 12 by proxy.

The minutes from the 1991 annual meeting were read by Secretary Pam Conrad and approved by motion and vote. Treasurer Carol Bear reviewed the budget expenditures for 1991 and then outlined the proposed 1992 budget. Annual association fees will be raised from \$35 to \$40 for the coming year with the total amount of the 1992 budget being \$12,400. There was a motion to approve the budget and the vote was favorable.

The following new board members were elected: John Wise, Sue Mohoney, Judy Brannstrom, Peggy Kelly and Don Steinbroten.

Committee Reports: John Wise reported that there have been 10 projects reviewed and approved during the past year for the Architectural Control committee. There was some discussion about whether the greenways should continue to be chemically treated for weeds twice a year at the current levels of application. It was suggested that a follow-up to this discussion be printed in the newsletter in an effort to get neighborhood input. Bob Becker reported on the increased vandalism to lights on the paths and the high expense of repair. Lynne Younger reported on several Social committee successes for 1991: the Easter Egg hunt, 4th of July parade, annual picnic and Rent A Santa. She also talked about the need for a Social Committee in the future, as she has carried out these functions primarily by herself. Marcie Stark reported that there are four new block captains and briefly discussed the role and function of these positions in the neighborhood. Linda Mahlberg was introduced as the new board member who was appointed to fill the vacancy of Horace Grooms. She has published one newsletter in the fall and looks towards a second issue in the spring. Bob announced that the new neighborhood directory will be out in late February or early March.

New Business/Remarks by Visitors: Alder Susan Hamblin was present for the meeting and updated residents on the following issues:

1. Sauk-Dale Condominiums - These units will begin construction this month and will consist of 43 condominiums built as one-story duplexes. They are restricted for purchase by older citizens and will be part of the Wexford Village Neighborhood Association.

2. For one year our neighborhood will be considered as part of both County Board District 9 and City Council District 21. Most of the neighborhood will now vote at Jefferson Middle School.

3. Library update - A committee has been established to begin the study of the total city library system and will make recommendations to the library board by May. Bob Becker and Susan Hamblin will represent the Westside on this committee.

4. Susan has suggested to the City Council that a public works facility be built which is closer to the westside. There is a need for this facility so that streets can be maintained in a better fashion. The city is now looking towards such a site by the year 1994 and will need 15 acres so that future expansion of city services may include police and fire service. Land near Menards is being considered.

The last order of business was remarks by District 9 County Board of Supervisors candidate Ruth Ann Schoer.

The meeting was adjourned at 2:30 p.m.

Respectfully submitted,

Pam Conrad, Secretary

WALNUT GROVE HOMES ASSOCIATION

Minutes of the February 10, 1992 Board Meeting

The meeting was called to order at 7:00pm by President Bob Becker. Board members present were: Bob Becker, Lynne Younger, Linda Mahlberg, Judy Brannstrom, Marcie Stark, Don Steinbrotten, Peggy Kelly, and John Wise. Past board members Carol Bear and Pam Conrad also attended.

Bob opened the meeting by welcoming the new board members and thanking Carol and Pam for their contributions to the Association. The minutes of the Jan. 13 Board meeting were read and accepted. Then the treasurer's report for Jan. 1992 was distributed, read, and accepted. Carol reported that the regular and Money Market accounts have been moved to M&I Bank, as previously approved by the Board. Carol advised that the new Treasurer monitor the Association's mail at Clifton-Gunderson, as they have been holding checks for dues for long periods without notifying her.

It was decided that committee reports would precede election of officers and committee chairs. Each report would also include an overview of the responsibilities and activities of the committee.

Architectural Control - No projects under review. John went over the responsibilities of the committee.

Greenways - Bob reported that he has been replacing light bulbs and that Fred Koenecke had done more tree trimming. The new chair will need to finalize a contract with a mowing vendor and review the contract for fertilizing/weed killer for the greenways. Use of chemicals should be minimized while maintaining control of the weeds.

Block Captains - Marcie reviewed the duties of Block Captains.

Newsletter - Linda explained the purpose and make up of the Association's Newsletter. A newsletter needs to go out in March.

Social - Lynne went over the annual social events sponsored by the Association. The next event is the Easter Egg Hunt, held in Walnut Grove Park in April. The schedule will be featured in the upcoming newsletter. Lynne suggested that the new Social chair recruit 4-5 members to assist with the events.

Officers - Bob Becker summarized the duties of the President, Vice President, and Secretary. Carol Bear went over the duties of the Treasurer.

Old Business - Bob has received notice from the City that the parcel including the Wis. Academy of Adaptive Learning may seek a zoning variance under an SIP, depending upon the plans of the prospective buyer. The proposal would be presented to the Board for approval. This SIP would be in addition to the one supported by the Board in Jan. for the Gymnastics school.

Bob advised that the M&I Bank had , in error, scheduled another group for March 9, the next Board meeting date. The March meeting will have to be held at the Board President's home, but the dates for the rest of the year were reconfirmed with the Bank. A list of the meeting dates for the rest of 1992 will be sent to all of the Board members.

New Business - Our Alderperson, Susan Hamblin, has requested a representative from the Association for a committee that will look for ways to control speeding in residential areas. Bob and Lynne will contact Sue Mahoney about participating.

Bob will work with the new President and Marcie on the update of the Walnut Grove Directory.

Election of Officers and Committee Chairs:

Bob polled the Board members regarding their interests, and after discussion the following Officers were unanimously elected -

President, Lynne Younger
Vice President, Sue Mohoney
Treasurer, Judy Brannstrom
Secretary, John Wise

Also appointed unanimously were the committee chairs-
Architectural Control and Greenways, Bob Becker and Don Steinbroten
Newsletter - Linda Mahlberg; Social, Peggy Kelly
Block Captains, Marcie Stark

The date and place for the annual Board dinner were then discussed. It was decided to hold the dinner on March 5, at the Blackhawk Country Club (through the courtesy of Lynne Younger).

The next Board meeting will be on March 9, 7:00pm at Lynne's home. The meeting was adjourned at 8:55pm.

Respectfully Submitted,

John Wise, Secretary

WALNUT GROVE HOMES ASSOCIATION

Minutes of the March 9, 1992 Board Meeting

The meeting was called to order at 7:00pm by President Lynne Younger. Other Board members present were Sue Mohoney, Peggy Kelly, Judy Brannstrom, Linda Mahlberg, John Wise and Don Steinbrotten. The minutes of the Feb. 10th meeting were read and approved (Kelly, Mohoney).

Treasurer's Report: Judy reported that 220 of the 300 homeowner dues for 1992 have been paid. Another notice will go out in April to those who have not paid. It was noted that the data from the dues listing could be used to assist with the update of the neighborhood directory. Bob Becker and Lynne will be working on the new directory.

Judy also reported that she had received notice that M&I Bank is increasing fees on checking accounts. Our account was to be free of service charges; a bank representative was unsure if our account was affected by the new fees. Judy will report on this issue at the next meeting. The financial report for the first quarter will be ready for the April Board meeting.

Committee Reports

Newsletter - Linda advised that a newsletter would be going out this week. It will include information regarding the Easter Egg Hunt, reminders about not parking boats or RV's outside, and an update from Sue Hamblin. It will be delivered by Linda, other Board members and block captains.

Greenways - A proposal for mowing of the greenways for 1992 was received from the Conne Boys, the group that did the mowing last year. They estimated 10 mowings at \$225.00 per mowing. After discussion, the proposal was accepted by the Board.

Architectural Control - One project review completed. One in process.

Social - The Easter Egg Hunt is set for April 4. The Easter Bunny will make an appearance. Dividing children into two age groups was discussed, along with other possible games and activities. It was moved and seconded (Kelly, Younger) to allow the Social Committee to spend up to \$65 for the event. Passed unanimously. The possibility of a spring social was discussed, included were ideas for a sock hop, or a progressive dinner. The concept of a spring event will be discussed further at the next meeting.

Old Business

Sue reported that the city committee regarding speeding in residential areas has neighborhood members as non-voting observers and to provide input. Sue will attend the meetings when possible and report back to the Board.

The proposal to rezone the parcel for the Madtown Twisters gym to commercial zoning was discussed again. Sue stated that any rezoning to commercial should be carefully considered so that any development was consistent with the character of our neighborhood. The proposal will soon be coming before the City Planning review; Sue and Lynne will check on the date for the review and whether the homeowners on Walnut Grove Dr. have been contacted. They will also check on the current zoning for that parcel. The status of the rezoning proposal will be discussed at the April Board meeting.

Sue asked if we needed to send a letter to Sue Hamblin to request more playground equipment at Walnut Grove Park. Lynne is to contact Sue H. to see if a letter would be sent now or at a later time.

The meeting was adjourned at 8:30pm. The next meeting is on April 6 at the M&I Bank.

Respectfully Submitted

John I. Wise
John I. Wise, Secretary

Special meeting of the board of the Walnut Grove Homeowners Assoc held March 30, 1992

The board meeting was convened at 7:05 pm by myself. I explained to the assembled board members (Becker, Stenbrotten, Brannabur, Kelly, Stark, Mahlberg, Mohoney arrived) that, as we canvassed the Walnut Grove Drive homeowners whose lots are adjacent to the Mad Town Twisters/Walbridge Academy site, we had encountered extreme opposition to the proposed zoning change. Therefore, due to this, the fact that the board member most involved by the proposed zoning change not having been able to be present at the January meeting, and also due to some further questions we had had about parcel "A" (the Walbridge Academy site) on the PUD-SIP proposal, we felt wanted to re-open all consideration on the proposed zoning change and at an **open** meeting with the homeowners present receive Mr. Cotter and Mr. Ishakawa's re-zoning proposal, hear the opinions of the homeowners, and re-vote on the proposal.

We then re-entered the room where the homeowners were gathered. Present there, in addition to Mr. Ishakawa and Mr. Cotter were Brad Murphy of city planning, Sue Hamblin our alder, Ruth Ann Schorr, county board candidate, Caryl Terrill, county board candidate, Rick Conne, interested homeowner, Earl Edwards, in charge of development at the M&I Bank, and Jeff Younger, my husband

We then listened to Mr. Ishakawa ran down a history of the chronology of the manner in which meetings had taken place so as to assure those present that they hadn't tried to hide anything from anyone.

Then, Mr. Ishakawa and Mr. Cotte went on to present pretty much the same plan that they had originally presented to the board in January, except this time the homeowners were there, able to ask questions and hear answers. The highlights of which were
-No changes to the building, but \$ 16,000 worth of young tree-shrub-bush type plantings to be put in different areas around the building

-Signage, as noted in his previous propasal, lighted on the east side of the building, not lighted on the west side of the building

-A possible expansion of the parking lot southward if necessary towards the homeowners houses

-PUD-SIP zoning to replace the current R1 zoning on the parcel containing Mad-Town twisters. PUD zoning on the parcel containing the Walbridge Academy site.

The homeowners were then free to respond to the proposal that had been put before them and ask questions of the people assembled. Many of the remarks by the homeowners that followed reflected the continuing frustration that they feel about having to deal with what is essentially a heavy-traffic, commercial type of enterprise operating in their back yards. Some remarks along that vein included:

-lights blazing well into the night

-extremely heavy traffic at all hours of the day and night every day of the week including Sunday. Traffic that comes to pick up children shines headlights into the houses at night

-The extreme frustration with and indeed hatred towards Mr. Cotter because of a long history of shady dealings, half-truths, unkept promises, lies, bullying, and in general poor relations he has had with these neighbors

-the extreme frustration that they feel towards the city in their inability due to first of all a loophole in the ordinances then the change in ordinance and grandfathering in of this situation, finally the glacier-like slowness of any resolution to this problem while they have to live with it every day.

(Their remarks went on for a while and some were fairly repetitive so I have combined them here under groupings for brevity).

During the evening a number of questions were asked of Mr. Brad Murphy, in charge of city planning. Some of his comments were as follows:

-When first presented with this proposal, city planning felt that due to the history of Mad Town Twisters presence in our area, it's quite a stretch to call this PLANNED Urban Development -With PUD zoning (Planned Urban Development) you essentially write your own zoning

-Despite any support or lack thereof, the city plan department is well aware of our situation in Walnut Grove and there is possibly that were it supported by the Homeowners Assoc. and the Alder, it would not receive the support of the plan commission

Some of Mr. Cotters responses to questions asked of him:

-were we to not pass his zoning request, he would stay put and make no improvements to the building

-He had looked into moving west of the beltline and he couldn't afford any sites out there **

-If the school goes under, he will look for another school to inhabit those buildings within 6 months (this remark was quite questionable, at first Brad Murphy indicated that this might be possible, then later he seemed to contradict, so I will contact him later.)

-That he was "here to stay" and we essentially couldn't do anything about him so we should accept this situation where we would have some control over the landscaping of the building

This conversation eventually became increasingly combative and argumentative until finally I suggested that they wrap up and leave us to discuss and vote their proposal. After they were gone the Walnut Grove Drive residents requested to take one advisory vote for the boards benefit and would listen as we discussed the matter further. However, what happened after the advisory vote was at least 20 minutes of pandemonium as the homeowners all voiced their frustrations and anger with the situation all over again. Finally Brad Murphy suggested that in the future we may wish to attempt to be more pre-emptive than re-active with our zoning and float some proposals of our own in zoning. Finally the board was able to take a vote on the following proposal: Those in favor of the proposed zoning change proposal for this parcel of property:0

Opposed: Younger, Mohoney, Mahlberg, Stark, Kelly, Brannabur,
Stenbrotten, and by proxy: Wise
Abstaining: Becker

After the meeting Caryl Terill brought up the point that we might want to work together with our alder and the plan commission to suggest some other forms of zoning that would eliminate the problems we're facing, including options such as R-4 zoning and writing our own SIP. These sounded like good suggestions and were taken under advisement by the board.

** Somebody asked Mr. Cotter if he had 2000 students. He said that he would **love** to have 2000 students, but currently he only had just under 1000. Someone mentioned later that his wife's school has about 500 students.
The meeting adjourned at 9:43 pm

Respectfully submitted,

Lynne N. Younger, President

WALNUT GROVE HOMES ASSOCIATION

Minutes of the April 6, 1992 Board Meeting

The meeting was called to order at at 7:00pm by President Lynne Younger. Other Board members present were Marcy Stark, Peggy Kelly, Judy Brannstrom, Linda Mahlberg, Sue Mohoney, Don Steinbrotten, and John Wise. The minutes of the March 9 and March 30 Board meetings were read and approved. Several homeowners also attended the meeting; a list of those who signed in is attached.

Treasurer's Report: Judy distributed a report showing financial activity in March and present balances in WGHHA accounts. She advised that 266 dues have been paid; second notices are going out to those still unpaid. Treasurer's report was approved. It was suggested that next year's dues bills have a due date on them, and a late fee charged for payment after the due date. It was agreed to look into these changes for next year.

Committee Reports

Greenways - Lynne relayed Bob Becker's report; the current priority is to repair several lights damaged by apparent vandalism. Bob will get an estimate of repair costs and request a check from Judy.

Newsletter - Several board members reported positive feedback from homeowners on the last newsletter. Linda indicated that the next edition will be scheduled for early June, and feature the Walnut Grove 4th of July parade. Ideas for other articles are always welcome.

Social - Peggy reported that the Easter Egg Hunt was very successful. The Easter Bunny made an appearance, and all the children seemed to enjoy the hunt. Peggy made a motion to request an additional \$11.36 to cover expenses; seconded by Sue, approved unanimously.

The next social event will be the 4th of July parade. Plans for the 4th will be discussed at the next meeting. Peggy also stated that three people have called to volunteer to help with neighborhood social events. Linda advised that she had contacted by a resident on Walnut Grove Dr, to suggest a neighborhood rummage sale. Peggy is to follow up with this idea and report at the next Board meeting.

Old Business: Bob is working on the neighborhood directory update, and will check with Judy for changes indicated through dues payments. The new directory is due to be issued later this Spring.

New Business: Lynne reported that she had talked with Alder Sue Hamblin regarding new playground equipment and portable toilets for Walnut Grove Park. Sue had submitted a letter requesting these items for our park. The parks commission will consider the request as they prepare next year's budget and (if they agree) send it to the Mayor in late November. If approved by the Mayor, summer of 1993 is the soonest the equipment could be installed. At future meetings, the Board will discuss ways to support the request and improve our chances of obtaining the improvements to the park.

Lynne had also heard of a recent meeting of westside homeowners associations, but not until after the meeting. The City is slow to update mailing lists, but Lynne has requested that future mailings be sent to her. Sue will also contact City staff to get notices sent to current officers.

At the completion of the regular business meeting, two of the homeowners present, Heather Moon and Ed Burns, asked to address the Board. Both spoke in support of keeping the Madtown Twisters gym in the neighborhood. Ms. Moon stated that the gym was an asset and provided activity for children without driving across town. Mr. Burns advised that he had located in this area to be near the gym, as his children were involved in gymnastics and he was a volunteer coach. Both speakers asked the Board and the neighborhood as a whole to support the continued presence of the gym, and to find ways to satisfy the concerns of adjacent homeowners.

In response, several of the other homeowners attending, who reside on Walnut Grove Drive, reviewed their history of disagreements with the owners of the school and the operation of the gym. They feel that past attempts at compromise have not been successful. It was pointed out that the increasing enrollment at the gym's programs have, in the view of the neighboring homeowners, made the situation worse. Ms. Moon, Mr. Burns and the homeowners next to the gym agreed it was helpful to hear different views on this issue. In conclusion, Lynne stated that the petition for re-zoning has been withdrawn. The Board and interested homeowners should continue to search for potential uses of the land in question that will benefit all parties.

The meeting was adjourned at 8:55pm.

Respectfully Submitted,

John I. Wise, Secretary

WALNUT GROVE HOMES ASSOCIATION

TREASURER'S REPORT 3-1-92 THRU 3-31-92

CASH RECEIPTS		
LOT ASSESSMENTS PAID	\$4,420.00	

		\$4,420.00
CASH DISBURSEMENTS		
UTILITIES	\$249.92 (Feb. + Mar.)	
BILLING AND MAILING	360.00 (Proxies + Dues Billing)	
GREENWAY MAINTENANCE	633.66 (for Summer '92)	
INSURANCE	0.00	
PROFESSIONAL SERVICES	500.00 (Clifton Gunderson)	
NEWSLETTER	176.00 (Dec. + March)	
NEIGHBORHOOD PROJECTS	0.00	
MISCELLANEOUS	0.00	

		1,919.58

NET INCREASE (DECREASE) IN CASH		2,500.42

CASH BALANCE 3-1-92		
CHECKING ACCOUNT - M&I	2,149.03	
MONEY MARKET - M&I	9,591.25	
CERTIFICATE OF DEPOSIT	9,166.65	

		20,906.93

CASH BALANCE 3-31-92		
CHECKING ACCOUNT - M&I	829.45	
MONEY MARKET - M&I	13,411.25	
CERTIFICATE OF DEPOSIT	9,166.65	

		23,407.35

NET INCREASE (DECREASE) IN CASH		2,500.42

MORTGAGE SURVEY ASSOCIATES

John Nolen Drive

Suite 150

Madison, WI 53713

608-257-0732

Residential and Commercial Mortgage Inspection and Survey

Registered Engineers & Surveyors

274-7373

575 0731

ALTA MORTGAGE INSPECTION DESCRIPTION:

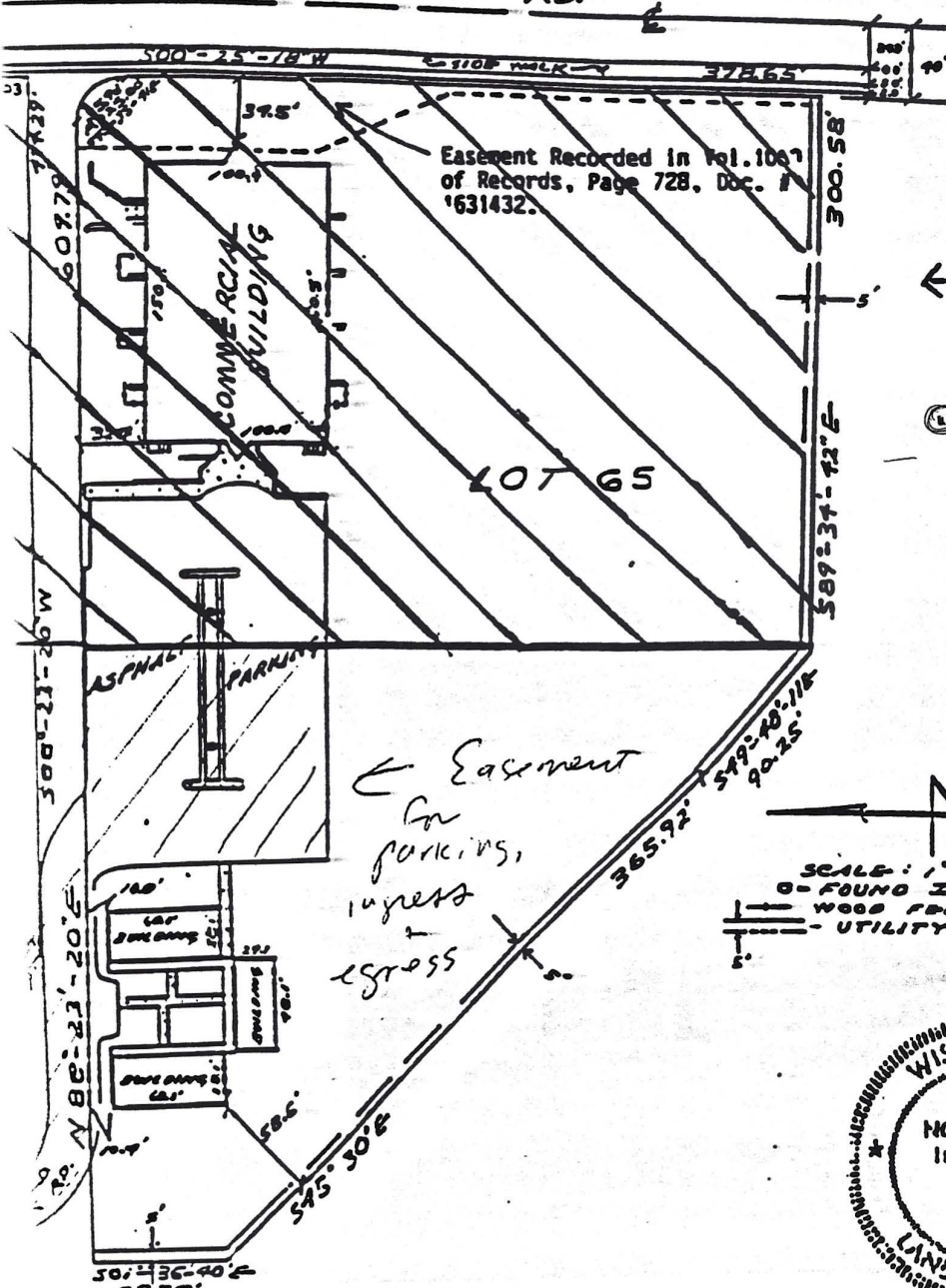
7035 Old Sauk Rd., Madison

OWNER: Wisc. Academy of
Adaptive Learning
REQUESTED BY: Anchor S&L

See Sharp-Shin (1990) feature addition to Robert County, Ia. to the
of Madison, Wis. County, Wisconsin, together with that part of the
Old Sauk Road described as follows: Commencing at the northeast corner
of said Section 14; thence South 68°23'30" West, 44.80 feet to the North
line of said Section 14 on the point of beginning thence South 68°23'30"
West, 15.80 feet to the North right-of-way line of Old Sauk Road at an
easement point to the placing of said feature addition to Old Sauk Road
thence South 68°23'30" West, 424.20 feet to the North right-of-way line
thence South 68°23'30" West, 47.80 feet to the North line of said Section
14 thence South 68°23'30" West, 218.20 feet to said North line on the point
of beginning.

Subject to Proposed Easement for Public Highway Purpose dated
May 6, 1979 and recorded July 23, 1979 as Document No. 1830422 in Volume
1899 of Records on page 528.

N. GAMMON RD.



Residing
Madison
Twicken

PROPERTY TO BE
ACQUIRED



SPECIFIC
IMPLEMENTATION
PLAN

Easement
for
parking,
ingress
egress

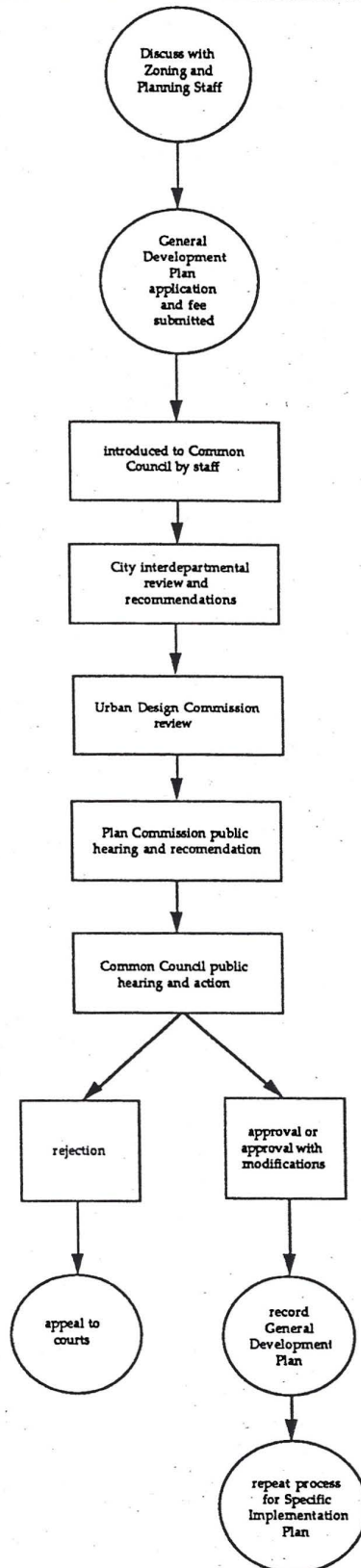
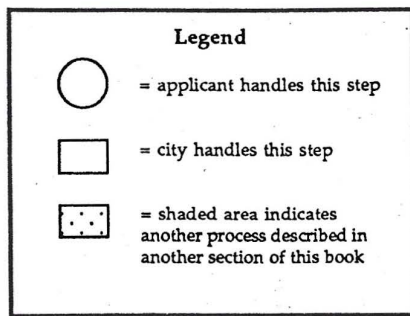
SCALE: 1" = 60'
O - FOUND I.R.
W - WOOD FENCE
--- UTILITY EASEMENT



I have surveyed the above described property and to the best of my knowledge and belief the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements and roadways, and visible encroachments, if any. This survey is made for the exclusive use of those who mortgage or guarantee title to the above within (1) one year from date hereof: and as to them I certify the accuracy of said survey and map, and with their agreement has been made that requirements of Wisc. Admin. Code (AE 7.01 (3), (5)bc & d, and (6)) are waived as per AE 7.01. This inspection is not used for construction purposes. This inspection is performed according to description furnished.

and this 30 Day of April, 1990 Surveyor Norman A. Harrison

Planned Development Process



WALNUT GROVE HOMES ASSOCIATION

Minutes of the May 4, 1992 Board Meeting

The meeting was called to order at 7:00pm by President Lynne Younger. Also present were Judy Brannstrom, Marcie Stark, Sue Mohoney, Bob Becker, Peggy Kelly, and John Wise. The minutes of the April 6 Board meeting were read and approved.

Treasurers Report: Judy distributed the April financial report and stated that as of 4/30/92, 276 dues units were paid, leaving 34 outstanding. She will be individually contacting the remaining owners to request payment; the next step would be to file liens. The board again discussed the need to modify next year's process to clearly show a due date for the fees and include a late payment charge. Judy reported that we still have no definite answer from M&I Bank regarding fees for our checking account. Bob offered to contact the bank if fees were imposed. The Treasurers report was approved unanimously.

Committee Reports

Greenways - Bob and Don Steinbroten have walked the greenways and parts for damaged lights have been ordered.

Block Captains - no items to report

Newsletter - still scheduled to go out in early June; 4th of July parade to be featured.

Architectural Control - since last month, three projects had been received and approved; no projects presently in review.

Social - Peggy advised there would be a meeting the next week to plan for the 4th of July. She spoke with the Sauk Creek Assn. regarding a joint celebration and picnic. After considerable discussion, the Board's feeling was to keep the focus on the parade for children and let people stay and picnic on their own.

The idea of a progressive dinner is still being pursued by the committee, but no coordinator has been found as yet. Peggy will report on this project as it progresses. The committee has also discussed a Mom's Night Out and will continue to plan for it.

Peggy feels there is some interest in a neighborhood rummage sale, but no one has volunteered to coordinate it. A survey will be placed in the upcoming newsletter to gauge interest in the sale.

Old Business - The Board reviewed a letter from Thomas Godar, attorney for Charles Cotter, owner of the Madtown Twisters Gymnastics school. Mr. Cotter was displeased with the minutes of the 3/30/92 Special Board meeting regarding the rezoning of the land where the gym used by Madtown Twisters is located.

The Board reviewed a draft response prepared by Jeff Younger, as Mr. Godar's letter had been addressed to him. With some modifications, the Board approved the response. The reply to Mr. Godar emphasizes once again that the minutes reported the statements of homeowners present at the 3/30/92 meeting and no judgement of Mr. Cotter was involved.

New Business - Lynne reported that she and Judy had investigated the Board liability insurance policy and confirmed that it did cover Board members for situations such as the one noted above. Lynne and Judy are also starting on a review of the Association bylaws to see if changes to the bylaws are needed to allow executive sessions and addressing of legal issues.

Lynne passed out a copy of a Conceptual Development Plan that has been submitted to the City by Haen Developers for an area just west of the Beltline and north of Mineral Point Rd.

Directory - Bob advised he was ready to finalize the directory and would try to have it ready for Board approval at the next meeting.

The meeting was adjourned at 8:45 pm.

Respectfully Submitted,

John I. Wise, Secretary

WALNUT GROVE HOMES ASSOCIATION

TREASURER'S REPORT 4/1/92 - 4/30/92

CASH RECEIPTS

LOT ASSESSMENTS PAID	\$400.00
MONEY MARKET INTEREST (MAR.)	38.33
C.D.	103.99

\$542.32

CASH DISBURSEMENTS

UTILITIES	\$121.27
BILLING AND MAILING	0.00
GREENWAY MAINTENANCE	0.00
INSURANCE	0.00
PROFESSIONAL SERVICES	0.00
NEWSLETTER	0.00
NEIGHBORHD PROJ (EGGHUNT)	78.99
MISC. DONATION OF SANTA PROCEEDS	20.00

220.26

NET INCREASE (DECREASE) IN CASH

322.06

CASH BALANCE 4-1-92

CHECKING ACCOUNT - M&I	829.45
MONEY MARKET - M&I	13,411.25
CERTIFICATE OF DEPOSIT	9,166.65

23,407.35

CASH BALANCE 4-30-92

CHECKING ACCOUNT - M&I	1,009.19
MONEY MARKET - M&I	13,449.58
CERTIFICATE OF DEPOSIT	9,270.64

23,729.41

NET INCREASE (DECREASE) IN CASH

322.06

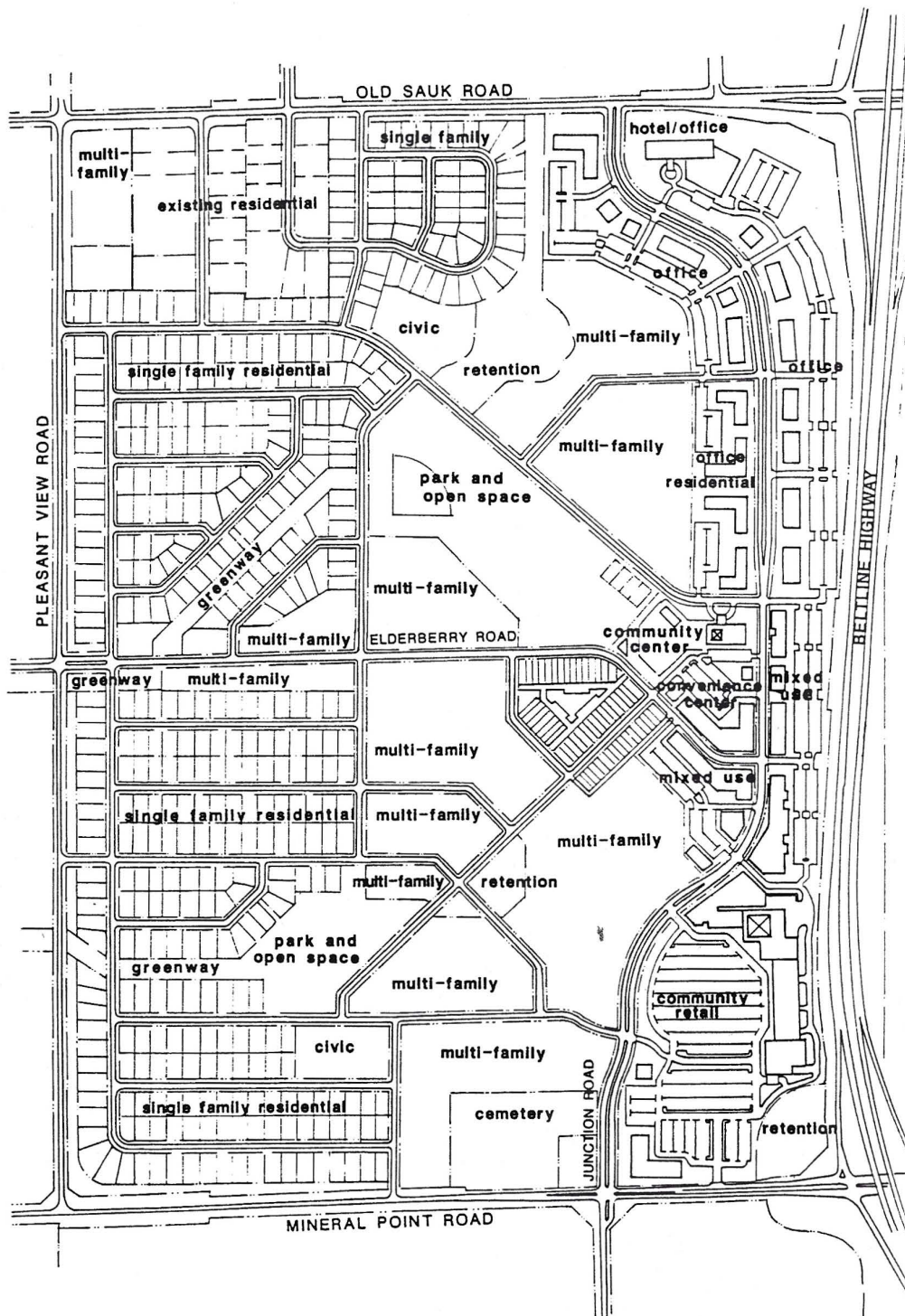
Dues As of 4/30
276 ~~276~~ pd.
34 left to pay
310 TOTAL

JUNCTION NEIGHBORHOOD

CONCEPTUAL DEVELOPMENT PLAN

RESIDENTIAL	52%	224 A
SINGLE FAMILY	29% - 125 A	
MULTI-FAMILY	23% - 99 A	
COMMERCIAL	20%	83 A
OFFICE	09% - 38 A	
MIXED USE	03% - 14 A	
CONVENIENCE CT.	01% - 4 A	
COMMUNITY RETAIL	07% - 27 A	
INSTITUTIONAL	04%	18 A
CEMETERY	07% - 7 A	
CIVIC	03% - 11 A	
PARKS & OPEN SPACE	10%	43 A
STREET AND R.O.W.	14%	60 A
TOTAL	100%	428 A

SINGLE FAMILY - 500 DWELLING UNITS
 MULTI-FAMILY - 1500 DWELLING UNITS
 TOTAL 2000 DWELLING UNITS



MAP 8

John Wise
833-1878

Lee, Kilkelly, Paulson & Kabaker, S.C.

ATTORNEYS AT LAW

April 29, 1992

Attorney Thomas Godar
Michael, Best & Friedrich
Post Office Box 1806
Madison, WI 53701-1806

RE: Walnut Grove Home Owners' Association

Dear Mr. Godar:

The Walnut Grove Home Owners' Association Board ^{MET MAY 4} ~~met April 27,~~ 1992, and addressed your letter of April 9, 1992.

The minutes of the March 30, 1992 meeting were again reviewed.

BY
SME
H.O.'S

Clearly, those minutes do not contain any determination by the Board regarding Mr. Cotter. The paragraph you have objected to is a general summary of many opinions which were expressed at the meeting. Moreover, the paragraph is an accurate summary of the mood and expressions at the meeting. In response to your letter, the accuracy of the summary has been confirmed by several attendees of the meeting. As you probably know, the residents who are most directly affected by your client's business are extraordinarily upset by the operation of the business. (Every opinion expressed in the summary could be supported in any lawsuit filed.)

The requested "retraction" enclosed as an attachment to your letter cannot be used "as is" because it contains inaccuracies. I am enclosing a statement which the Board would be willing to distribute if you desire. It does seem, however, that all parties concerned might be better served by simply dropping the matter at this point, rather than generating controversy by sending further notices on the subject.

In the event you wish the attachment to be distributed, please let me know and include your thoughts as to whom should receive the notice. I am available to discuss the matter further if you desire.

A final matter I would like to address concerns a conflict of interest by Michael, Best & Friedrich. It has come to my attention that in 1989, Michael, Best & Friedrich represented several Walnut

Page 2
April 29, 1992


Grove homeowners in their efforts to deal with the school and gymnasium. The Michael, Best & Friedrich invoices were paid by a combination of the homeowners and the Association. They feel it is inappropriate for Michael, Best & Friedrich to now represent another entity in its dealings with the same homeowners and with regard to the same subject matter. I would appreciate your comments on this matter.

Very truly yours,

LEE, KILKELLY, PAULSON & KABAKER, S.C.

Jeffrey W. Younger

Enclosure
jwy/godar.dmr



As a result of a March 30, 1992 meeting of the Board of the Walnut Grove Home Owners' Association, minutes were prepared. These minutes contain a statement which Mr. Cotter has objected to because he feels it unfairly characterizes his conduct in dealing with the neighborhood. The March 30, 1992 minutes did not express any findings of fact by the Walnut Grove Homeowners' Association regarding the character of Mr. Cotter's dealings with the Association or the neighborhood. There has been a good deal of frustration in dealing with the issue of the Wisconsin Academy of Adaptive Learning and the adjacent gymnasium. The minutes reflect a summary of emotions expressed rather than a factual finding regarding relationships between Mr. Cotter and the neighbors or the Home Owners' Association.

WALNUT GROVE BOARD MEETING MINUTES (6/1/92):

The meeting was called to order at 7:05 PM. Board members present were Younger, Becker, Mohoney, Kelly, Mahlberg, Steinbrotten and Stark.

The minutes from the prior meeting was read and accepted (Becker, Kelly). The treasurer's report was reviewed and accepted (Steinbrotten, Stark). There are still several houses with dues outstanding. Judy will be following up with them and will be trying to get them to pay by June 21. After June 21, liens will be filed.

On greenways, Don has been working on repairing the light fixtures. The new lenses and bulbs are in at BJ Electric and the total bill is \$456.82. The light fixtures on the greenways will then be repaired over the next two weeks.

On social, the July 4 parade is all set. The neighborhood rummage sale is being lined up for August 15. The date of the Walnut Grove picnic is September 13. Residents will be notified of it in the June newsletter.

There was no block captain news to report. There was no activity for the month on Architectural Control. Linda Mahlberg reported that the newsletter was in process and will be complete by around June 15.

On old business, there has yet to be a response from Atty. Godar, who is representing MadTown Twisters regarding a potential lawsuit.

On new business, Dave Eveland, a transit planner for Madison Metro, attended the meeting to outline a new city proposal for buses along Farmington Way. The proposal is to run "J" line express buses for every half hour on weekdays, starting at 6:15 AM and ending at 7:45 AM and again in the evening from 4:00 PM to 5:30 PM.

It was mentioned to Mr. Eveland that a proposal to run buses along Farmington Way 2 years ago was changed, due primarily to concern for neighborhood safety. This was because the road is narrow, has inclines and is a major route for school buses and neighborhood children. Mr. Eveland said that he would take our comments back to Madison Metro for consideration.

The Board took no formal action on the proposed bus route. The bus route is to be communicated to residents via the newsletter to be issued in mid-June. The public hearing on the bus route is scheduled for June 23.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to be 'R. Becker', written in a cursive style.

Robert Becker
Acting Secretary

WGHA BOARD MEETING MINUTES OF JULY 6, 1992

The meeting was called to order at 7:10 P.M. by President Lynn Younger.
Board members present: Becker, Mahlberg, Kelly, Mohoney, Stark, and Younger.
Others present: Rick Conne.

The minutes of the June 1 meeting were read and approved as written (Stark & Mohoney). The Treasurer's report was distributed and reviewed. Lynn reported for Judy Brannstrom that 18 homeowners have not paid their annual dues. Seven were contacted by phone and said they would send in their dues. Ten owners were contacted by mail regarding this deficiency. Judy plans to revise the letter sent to homeowners to clarify their responsibility towards paying the dues. The invoice will include a due date, late fee and explain the filing of liens. Linda suggested the Nutshell carry an article in Dec. explaining the Jan. dues statement.

Lynn reported for Don Steinbrotten that the Greenway lights have all been repaired. Bob took issue with this since he'd seen some broken Greenway lights just this past Wed. Lynn will contact Don about this discrepancy.

Marcie Stark had no Block Captain news to report. She pointed out that Wexford Village gives thank-you gifts to all their block captains. Linda suggested writing thank-you notes to each of the 25 block captains yearly. This is Marcie's last board meeting since she is resigning from the board. The Board thanked her for her involvement, commitment and service to WGHA. There are 2 people interested in taking her position.

Peggy Kelly thanked Sue Barazia, Janie Miller and Pat Thomasgard from Walnut Grove and Cindy Schott and Mary Schoop from Sauk Creek for their efforts in making the July 4th event such a success. The Board commended her for a fun, well-organized, well attended neighborhood function. Some suggestions were to include Sauk Creek next year, encourage people without young children to attend and print pictures from this year as publicity for next year. In other matters, Peggy reported receiving only 2 responses so far for the Aug. Garage Sale. She plans to distribute a reminder flier before the July 31 deadline. The Babysitting Coop yielded 1 response. Marcie suggested setting a meeting date for interested people to attend as a way of encouraging participation. The Neighborhood Picnic will need a reminder in the late summer in the Nutshell or via flier. Other activities planned are a Halloween Bonfire with Sauk Creek, a pumpkin carving contest and a progressive dinner. No new people have volunteered for the Social Committee.

Bob Becker reported a large, dead tree on the Greenway off Winterset Circle. He will hire someone to remove it. A homeowner on Stonecrest Circle requested permission to erect a snow fence to prevent children from damaging trees in her yard when they are sledding on a Greenway hill. The Board approved a snow fence 10-15 feet in length to be erected in the fall and taken down in the spring. Bob said he'd monitor the fence. A homeowner on the NW corner of Westfield and Farmington requested permission to build a fence that does not meet ACC guidelines. Bob will inform them of that fact and seek more acceptable fencing. Bob also reported that the WGHA Directory is finished and ready for printing. Lynn will get printing estimates. The board thanked him for his efforts.

In Old Business Sue reported that Madison Metro will create a Walnut Grove Express or "P" Line to run only during peak commuter hours down Westfield. No service will be available on Colony or Farmington. Specific service information will be reported in the next Nutshell.

In New Business Linda reported that the tennis court nets at the park were tearing and had holes in them. Lynn said she'd contact the City Parks Dept. about replacing or repairing them.

The meeting was adjourned at 8:10 P.M. (Becker, Stark).

Respectfully Submitted,

Linda Mahlberg
Acting Sectretary

4

MINUTES OF AUGUST 3, 1992 WALNUT GROVE BOARD MEETING:

The meeting was called to order at 7:10 PM. Board members present were Younger, Kelly, Brannstrom, Pope, Steinbrotten and Becker.

The minutes were read and accepted (Kelly, Steinbrotten). Judy reported the treasurer's balances which also were approved. Wishes of congratulations were in order for Judy who reported that only one home had outstanding dues. This was the Williams house on 37 Harwood Circle North.

On greenways, Don reported that the light upgrades should be done in approximately one week as the electrician is waiting for a ballast. Bob reported that there is a tree off the Winterset Greenway that is dead and he will need to hire someone to cut it down.

Kathy Pope was unanimously elected to the new position of Block Captain Coordinator by the Board. She was given a round of welcome by the board members. Kathy reported that the directories has all been delivered. Kathy suggested that for the next directory that people be given the chance to update their listing when the dues notice goes out in January/February. This was thought to be a good idea.

On Social, Peggy reported that the garage sale was on for August 15. The arrangements for the picnic are being made. The picnic is scheduled for September 13. A flyer will be routed to the neighborhood, separate of the newsletter announcing the picnic.

On new business, Don Steinbrotten brought up the feasibility of a sign for the Pleasant View Retirement Home. Bob Becker said he would follow-up with city zoning to see what the jurisdiction of the city versus the neighborhood association was. He will report back at the next meeting.

The board meeting ended at 7:55 PM.

Respectfully Submitted,

Bob Becker
Acting Secretary

MINUTES OF SEPT.9, 1992 BOARD MEETING
WALNUT GROVE HOMES ASSOCIATION

The meeting was called to order at 7:00pm. Board members present were Younger, Mahlberg, Pope, Brannstom, Steinbroten, and Wise. The minutes of the August meeting were read and approved (Steinbroten, Mahlberg).

The Treasurers report was presented and approved (Pope, Wise). The Garage Sale brought in over \$500, with approximately \$120 in expenses. There remains one home delinquent on annual dues.

Committee Reports

Greenways - All lights have been repaired, except for one with a part on back-order.

Social - The annual picnic is set for Sunday Sept.13; close to 100 people have RSVP'd.

Newsletter - Linda has started to write the fall issue; she welcomes any articles or ideas. It was noted that we should budget next year for special fliers as supplements to the newsletter.

Old Business - Lynne Younger indicated that the request by Don Steinbroten for a sign should be tabled, due to absence of several board members. The Board voted to table the issue until the next meeting.

New Business - Sue Hamblin, Alder for the area, had given Lynne copies of a newsletter for her district and asked that we distribute them in the neighborhood. One highlight was the notice of a public meeting on Sept.24 to discuss the proposed convention center. After discussion by the Board, it was decided to distribute the Hamblin newsletter via Board members and volunteers rather than ask the Block Captains to do another special project.

Lynne also noted that a group trying to develop a swimming pool for the Walnut Grove, Wexford and Sauk Creek areas has scheduled a meeting for Sept. 27.

The meeting was adjourned at 8:00pm.

Respectfully Submitted,

John Wise, Secretary

Minutes of October 5, 1992 Board Meeting
Walnut Grove Homes Association

The meeting was called to order at 7:00pm by President Lynne Younger. Other Board members present were Mahlberg, Mohoney, Kelly, Pope, Brannstrom, Becker, Steinbroten, Wise.

The minutes of the September meeting were read and approved (Mohoney, Mahlberg). Two homeowners, Rick Conne and Jon Jensen were welcomed to the meeting. Mr. Jensen made a presentation to the Board regarding the landscaping of the greenway between Harwood, Whitacre, and Oxwood Circles.

Mr. Jensen and some of the other homeowners in this area feel that the greenway should have more landscaping, in particular the need for trees and shrubs. Mr. Jensen showed photos of the area as it is now, and submitted a drawing showing the locations of additional trees/shrubs. He said that the homeowners next to the greenway are in favor of the proposed landscaping. Mr. Jensen also submitted an estimate, *FROM BRUCE CO.* of \$1400 to do the work and supply the plants. This would drop to \$900 if the homeowners did the planting.

Peggy Kelly asked if other bids had been obtained, but Mr. Jensen advised there were no other bids at this time. Peggy and Bob Becker both commented that other estimates were needed before proceeding. Bob also suggested that any support for this project should be from the 1993 budget. Judy Brannstrom observed that she favored the current "open" appearance of the greenway. Kathy Pope indicated that plantings can be purchased at local discount stores for much less than the prices at the landscaping firms. Linda Mahlberg stated that the plants would need to be cared for by the homeowners who are involved in this proposal. Mr. Conne advised the Board to carefully consider this proposal, as it involved setting a precedent involving the spending of dues funds to add purely decorative plantings; this does not involve repairing the greenway path. The Board then passed a motion (Becker, Brannstrom) to request Mr. Jensen's group to obtain other estimates and that the Board not issue any funds for this project from the 1992 budget. It was agreed that Board members would inspect the area proposed for the additional landscaping.

The next item of business was a request by Don Steinbroten to place a sign on his property to identify it as an elderly care home. Don felt the sign would identify the home more clearly for visitors and prospective residents. He submitted a diagram of the proposed sign (attached) and wishes to place the sign in the northeast part of the yard, facing north, so it could be seen from Gammon Rd. by southbound traffic. Bob Becker stated that the Board should not consider this request differently because the property involved is on Gammon Rd. He felt this would be a bad precedent and was opposed to allowing the sign. Lynne Younger spoke in support of Bob's position. Don asked how the Walbridge Academy

Don asked how the Walbridge school received permission to erect their sign. Bob replied that the Walbridge property is not in the Walnut Grove subdivision, and therefore did not have to obtain permission from this Board for their sign. Bob further stated that the Walnut Grove covenants take precedence over general city zoning (this was confirmed by the Madison Zoning Dept.), and the covenants do not allow commercial signs to be displayed. Bob then made a motion to disapprove the request for the sign (seconded by Judy Brannstrom). There were eight in favor, one opposed; motion was passed.

REPORTS:

Treasurer: Judy presented the September report and noted the disbursements for mowings, greenway light repair, and the annual picnic. The report was unanimously accepted.

Newsletter: Linda indicated that a newsletter will be coming out in early November. One item will be the notice of the Association's annual meeting on January 16.

Greenways: Don said all lights were repaired, except for one that needs a part the contractor had to order.

Social: The annual picnic was a success. Peggy reported that over 200 attended. She is working on items for the newsletter.

Block Captains: Kathy reminded Board members to notify her if they know of new people moving into the neighborhood. She is also making follow up calls to the Block Captains to get updates for the neighborhood directory.

Architectural Control: Bob reported that there were no projects currently in review. He will be investigating a fence built without approval to see if it is 3 ft. or less in height, thus making it exempt from review. He has also responded to several calls regarding boats, etc. parked outdoors.

New Business - Lynne advised that she contacted M&I Bank and scheduled the community meeting room for the annual meeting, to be held at 12:30pm on Jan. 16, 1993. She also reserved the room for 7:00pm on the first Monday of each month throughout 1993 for the regular Board meetings.

The next Board meeting (11/2/92) will include a discussion of the 1993 budget and planning for the annual meeting and Board elections. Lynne adjourned the meeting at 8:55pm.

Respectfully Submitted,

John Wise, Secretary

3'8"

3'4"

Pleasant View Place
Elderly Care
Phone 833-8679
Retirement Home
Visitors Welcome

4"X4" Posts