

Hill Farms Architectural Review Committee

Fact Sheet 1

Summary

The Hill Farms Architectural Review Committee was formed in 1999, following a neighborhood vote, to assume the University's role of reviewing proposed additions and changes to properties in the Hill Farms Neighborhood. Deed restrictions and covenants for nearly all properties in the Hill Farms area require architectural review and specify setback and other requirements.

The Hill Farms Architectural Review Committee is a nine-member committee of design professionals and interested citizens from the neighborhood. They are appointed for staggered three-year terms by the Hill Farms Neighborhood Board of Directors. They meet at 9 AM on the first Saturday of each month to review plans for proposed additions and changes, and other issues.

Deed restrictions and covenants for Hill Farm properties are listed by address on the web site www.hillfarms.org; or you can phone the Committee Chair Joe Keyes (238-9556) for a copy. Deed restrictions are included for the area of the Committee's authority, generally from Segoe Road to South Rock Road, and Mineral Point Road to Sheboygan Ave. Hilldale and the State Office Building/Red Cross lands are outside the Committee's jurisdiction, and plans are reviewed by a separate Hill Farms Planning Committee.

Projects requiring Hill Farms Architectural Review Committee review are listed on page 4 of the Neighborhood Directory. Generally, these include any additions to houses, wood decks, exterior house changes and new fences within the street setback requirements. Variances to the deed restrictions would also require committee action. Failure to receive a positive Architectural Review Committee action could lead to a negative report being attached to your property deed and filed with the Register of Deeds.

Project applications for HFARC review should be submitted on the appropriate form 2 weeks prior to the committee's meeting, so they can be reviewed by the Plan Review subcommittee. Forms and information can be obtained from **Russ Kowalski (233-4330)**, Plan Review chair, or from **Joe Keyes (238-9556)** ARC chair.

When the Board of Regents of the University of Wisconsin opened the University Hill Farms in 1955 for development, they established deed restrictions for our area and an architectural control committee to preserve the initial beauty of the subdivision and to assure the most appropriate development and improvement. Therefore, if you are planning an addition to your home or property, the proper procedure to apply for architectural review is in the order listed below.

1. Decide just what you would like to do.

2. Review the Covenants, Restrictions and Easements for Plan Conformity which are part of your deed, as these restrictions can be more restrictive than the city requirements. If you are in need of your covenants see <http://www.hillfarms.org/documents/covenants.pdf> or contact the HFARC for a copy.

3. Prepare your plans and specifications, including site plans showing existing and proposed buildings and all set backs.

4. Deliver a copy of your plans, application and a \$50 processing and filing fee to Russ Kowalski, 233-4330 of the University Hill Farms Architectural Review Committee for review, approval and filing.

5. Following HFARC application approval, your city building permit can be secured from the City of Madison Department of Planning and Development, Building Inspection Unit, Room GR 100, 215 Martin Luther King Jr. Blvd. Madison 53703, 266-4558

September 2017