



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Approved COMMUNITY DEVELOPMENT AUTHORITY

---

Wednesday, January 23, 2008

4:30 PM

Room 103A, City-County Bldg.  
210 Martin Luther King, Jr. Blvd.

---

### Community Development Sub-Committee

#### 1 CALL TO ORDER / ROLL CALL

**Present:** 4 -

Julia S. Kerr; Tim Bruer; Kevin M. O'Driscoll and Kelly A. Thompson-Frater

**Excused:** 3 -

Gregg T. Shimanski; Alice J. Fike and Stuart Levitan

#### 2 APPROVAL OF MINUTES

A motion was made by Thompson-Frater, seconded by O'Driscoll, to Approve the Minutes of the meeting of January 8, 2008. The motion passed by voice vote.

#### 3 PUBLIC COMMENT

The following persons registered during Public Comment regarding Item 4b:

1. Carrie Ellis, Madison Central Montessori School (MCMS)
2. Melissa Destree, MCMS
3. Brian Bauer, MCMS
4. Mary Lee Gleason, MCMS
5. Teresa Fagan, MCMS
6. Arlington and Andrea Davis, African American Ethnic Academy
7. Ann Miller, Goodwill Industries of South Central Wisconsin, Inc. (GISCW)
8. Barbara Leslie, GISCW
9. Elena Golden, GISCW

Brown read the names of registrants who expressed an interest to speak and asked if they would like to provide any comments.

Ms. Mary Lee Gleason of the Madison Central Montessori School (MCMS) described the MCMS proposal to use the site as a school. Ms. Gleason noted that MCMS viewed the primary value of the site as being the land and the ability to use the property for environmental education, gardening, etc.

Mr. Arlington Davis of the African American Ethnic Academy (AAEA) described

the AAEA proposal to use the property to provide an enrichment program that would close the gap between students in Madison and some of the surrounding suburbs. Mr. Davis noted that the AAEA currently provides a Saturday program, with intentions to expand to a weekly program. Mr. Davis noted the proximity of the site to a large population of the City's African American students. The facility would serve as a citywide magnet/charter school. Ms. Andreal Davis echoed Mr. Davis' comments.

Ms. Melissa Destree, a parent of a Madison Central Montessori School (MCMS) student, spoke in support of the MCMS proposal, noting that the school is wonderful. Ms. Destree suggested that the proposal would allow MCMS to expand its programming, while being a great addition to the Park Street neighborhood.

Bruer closed the public comment period and thanked all the registrants. Bruer stated that he welcomed the input from the applicants, stakeholders and other potential providers at the site and extended them the opportunity to work together in a collaborative effort with the Mayor, CDA, CDBG and City Real Estate in responding to the needs of housing in the city. Bruer stated that he and Alder Kerr would work cooperatively in a public participation process for determining the highest and best use for the lands in the area.

#### 4 NEW BUSINESS ITEMS

##### 4a The Villager Master Plan Update

Olinger provided The Villager Master Plan update:

- Resolution regarding acceptance of grant was approved by Council on January 22.
- Meeting with Urban League went well.
- Resolution regarding Request for Qualifications for consultant services for the Atrium design was introduced to the Council on January 22.

##### 4b [08712](#)

#### TRUMAN OLSON ARMY ROTC FACILITY AT 1402 SOUTH PARK STREET

Mr. Lynn Boese, of the Defense Department's Office of Economic Adjustment, provided an overview of the process, highlighting the responsibilities and requirements of HUD and the Defense Department for disposition of the Truman Olson surplus lands to the City. According to Mr. Boese, it appears that the City's expanded Fair Share Housing and Diversity Plan, the comprehensive neighborhood plan for this site and area neighborhood and its current strategic planning and activities for meeting the needs of the homeless, already meet most of the reporting requirements to HUD and the U.S. Army. HUD's call for providing homeless service does not supersede existing plans and strategies for addressing homeless services and economic opportunities in the area. Through a discussion with the Sub-Committee, the following major points were clarified:

- The Federal government utilizes the same process for all facilities: small and large.
- The CDA has 270 days to submit a Redevelopment Plan to HUD and the Army.
- The Redevelopment Plan should present what the City would like to see on the property, and should balance the NOI proposals with economic development needs, while taking into account the two plans already prepared by the City for this neighborhood. The Redevelopment Plan would likely include a graphic presentation, along with the narrative rationale behind it.
- Zoning is a local determination that should be determined by the Redevelopment Plan.
- The need for economic development at the site, noting that the area already has a significant concentration of homeless services, would be rationale for making a determination about the City's desired use of the site.
- There are two review processes: that of the U.S. Dept. of Housing and Urban Development (HUD) and the Army. HUD will look at whether or not there are gaps in the provision of homeless services, and if the City has met the statutory requirements regarding this property. The Army will look at the Redevelopment Plan that the City prepares, and will provide strong deference to the Redevelopment Plan desired by the community. Mr. Boese noted that although the Army makes the final decision, the Army gives strong deference to the Redevelopment Plan unless, for example, the City proposes something undesirable, such as development within a floodplain.
- The Redevelopment Plan would first be approved by the CDA, and then by the City.
- Other communities have used surplus property for emergency management centers, park and recreation facilities, homeless services, and retail/commercial development. At larger facilities, all of these uses could be accommodated.
- There are multiple options for the actual disposal of the property. A public conveyance could be used for situations where the property would be used for police, fire, or parks. An economic development conveyance could be used whereby the CDA would acquire the parcel at market value. Finally, a negotiated sale could be used which would also allow the CDA to purchase the property from the Federal government.
- A "no cost" alternative is only possible through a public benefit conveyance. It was further clarified that a "no cost" public conveyance requires use of the property for said purpose for a thirty (30) year period.
- The City will be permitted to implement strategies to meet HUD's priorities by transferring or swapping lands for purposes of economic revitalization in the area. The City would need to lease or provide space elsewhere in the City for homeless services. Bruer stated that, in principle, the City has already responded to meeting HUD's requirement for provision of services to the homeless as is evident by the existing City's Comprehensive Plan, area neighborhood plans, Fair Share Housing Plans, and the CDBG acquisition fund for transient housing, all of which provide a rationale for determining the highest and best use of these lands.
- The City should evaluate each proposal on its own merits. Does the proposal meet the requirements, is the proposer capable, and is the proposal otherwise appropriate and acceptable? Then balance the various needs of the community and make a determination regarding the best use. In other words, the community needs to look at each entities program and make a determination about whether it fits the site (zoning, transportation, etc.).
- Approximately 125 similar sites around the country are being closed.

- Redevelopment plan to include how we see reissuing the property and meet all statutory requirements.
- The NOIs should be evaluated on their own merit, not in comparison to one another.

There was some discussion about other sources of information to help with the decision making process, and Mr. Boese provided some suggestions.

Mr. Boese offered his services in the future to assist in drafting the final plan for HUD and the Defense department.

Bruer thanked Mr. Boese for attending the meeting and providing clarity on how these properties could be reused to contribute toward economic revitalization in the area, the priorities established by HUD for homeless services, exploring creative ways to provide these services and reinforcing our desire to respond to the needs of the homeless.

Mr. Brad Murphy and Mr. Archie Nicolette of the Planning Division were then asked to provide an overview of the Wingra BUILD Plan and South Madison Neighborhood Plan, both of which include the property in question. The need to extend Cedar Street through the property was a priority that was stressed.

There was also discussion of property to the south of the site being available for development, and of the possible desired expansion of Copp's grocery store.

Mr. Matt Tucker, the City's Zoning Administrator, provided information about the zoning of the property.

The Subcommittee agreed to continue the discussion on the process for proceeding with this item at their next regularly scheduled meeting.

Ald. Bruer provided an overview of the City's Fair Share Housing Plan, and requested that a copy be distributed to the Sub-Committee.

4c Lake Point Condominiums Update

Referred to the February 12th meeting.

## 5 ADJOURNMENT

A motion was made by O'Driscoll, seconded by Thompson-Frater, to Adjourn. The motion passed by voice vote. The meeting adjourned at 6:25 p.m.