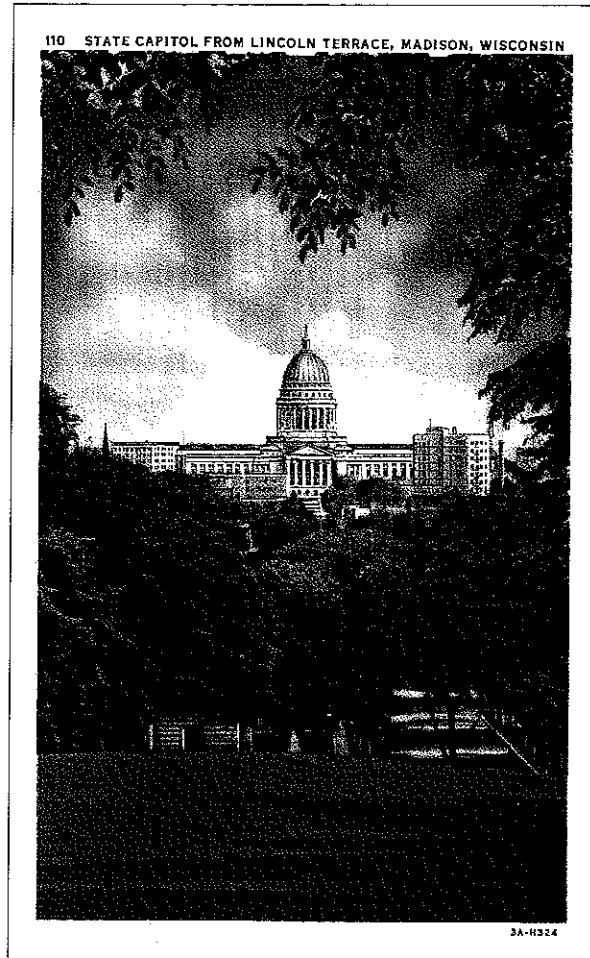


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# CAPITOL

## NEIGHBORHOODS

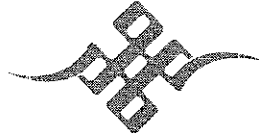


~ First Settlement ♦ Bassett ♦ Mansion Hill ♦ Capitol Centre ~

2005



ANNUAL REPORT



# CAPITOL

NEIGHBORHOODS, INC.

MADISON, WISCONSIN

Capitol Neighborhoods' purposes are enhancement of the neighborhoods' attributes and character and the promotion of camaraderie among the neighborhoods' residents.

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**Office of the Mayor**

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June 2005

Dear Friends at Capitol Neighborhoods,

It is my pleasure to once again meet with you and speak at your annual meeting on June 30, 2005.

Capitol Neighborhoods provides Madison with a great example of community activism. Not only do you pursue the goals of making our downtown neighborhoods better places to live, you provide programming and offer a real model for how residents manage change. This is a vital service to our great city, because, in the throws of rapid change, we rely on the pulse of our neighborhoods to govern and manage growth.

That you are expanding the geographic boundaries of Capitol Neighborhoods is testament to the results of tireless community service.

Thanks to all the members, and particularly to the Executive Council, for your hours of volunteer work and for helping to make downtown Madison a revitalized residential community.

Sincerely,

David J. Cieslewicz  
Mayor

DJC/III



# Message From The President

Dear Fellow Capitol Neighborhood Members:

This past year has been a year of intense service for all the members of the Capitol Neighborhoods Executive Council. Together, meeting each second Thursday of the month, we have worked to meet our goal of helping to make downtown Madison Wisconsin a nicer place to live, work and play. Our organization has improved in the process.

Housing trends continue to dominate our collective hopes and anxieties; one cannot help but be dazzled at the change in the downtown streetscape. Over 800 new condominiums have been constructed in or near downtown in the past seven years. We can claim credit for upping the ante on quality of design, building materials and appropriate scale in the neighborhood. Occasionally new proposals have shocked our sensibilities, including one this year - a colossus that had us rubbing our eyes in disbelief when the scale model was unveiled. Infill lots are near gone so redevelopment has put additional pressure on areas of period architecture. The projects that commenced this year had plenty of neighborhood input and are better for it, in my opinion. We are influential, yet we must pick our causes - and the strength of our passions for individual projects - with much care.

I always say it, but we are particularly proud of our great working relationship with the three alderpersons whose districts lie in full or in part within Capitol Neighborhoods' boundaries. With the welcome assimilation of the State Langdon Neighborhood Association and a portion of the Old Marketplace Neighborhood Association, our aldermanic relationships with, now four, alderpersons, take on even greater importance. I would be remiss, however, if I did not single out Mike Verveer, who attends virtually all of our Executive Council meetings and monthly programs, for his intrepid and consistent support, updates and advice. Should anyone have an ambiguous understanding of the importance of good communications with our alders, let's just put it this way: they are our main communication tool to all of the most significant community relationships, including the Planning Council, the Common Council, the Mayor's office, the City Department of Planning and Development and the private developers who must use the neighborhood associations as the portal toward project approvals.

Speaking of the monthly programs, most saw a marked increase in attendance this year. What a valuable service to the community this has become! In addition, we participate with DMI on the "Downtown Living" house tour, host a summer garden party and Christmas party and publish a highly regarded newsletter and maintain an informative web site that continues to improve. Needless to say, I am very proud of this organization and the membership is growing along with the residential population downtown - proof that our activities and opinions matter. I am also pleased to report that Capitol Neighborhoods, having established budgeting procedures, is now in the black for the first time in many years. We still have some residual long-term debt, but are dutifully paying on it monthly. Our advertising and corporate web site sponsorships have raised

more revenue this year.

We have recently held our third annual Executive Retreat and we have established new goals for management of our new neighborhood additions; we have membership goals as well: our downtown is thriving with intelligent residents and we need to tap more than just the condo dwellers and retirees. This will be a focus of the upcoming year.

Capitol Neighborhoods has become a credible organization and we work hard at providing opportunities for residents to express themselves. As such, we were instrumental in supporting good projects this year and also in stopping a couple that were ill conceived. We did not do this through the whims of association leadership; consensus is built from within. The umbrella organization is also careful to afford the specific neighborhoods complete autonomy in fashioning a position and Capitol Neighborhoods, as such; rarely takes a position that is limited to their jurisdiction. This creates a meaningful and manageable tension that results in all of our actions being thought out and vetted thoroughly.

The highlight, for me, this year, was the successful moving of two Victorian era houses from their doomed location in the 400 block of West Gorham to Doty and Paterson streets. I hope this is the beginning of a trend and it is really gratifying that these structures are both candidates for owner occupancy.

By far the saddest moment this year was the destruction of the interior of St. Raphael cathedral. What can we, as concerned neighbors, do to help the Catholic diocese restore this grand landmark that touches our soul with each encounter? We should make the answer to that question a priority for the coming year.

Well, we have our challenges and that is why we dedicate a large portion of our time to the pursuit of the common good - a better downtown Madison, Wisconsin - for all of us.

Respectfully submitted, June 30, 2005



Sheridan A. Glen  
President  
Sheridan A. Glen  
CNI President

# District Borders

## Mansion Hill Historic District

Capitol Square, N. Carroll St., Lake Mendota, N. Butler St., N. Hamilton St., Capitol Square

## First Settlement District

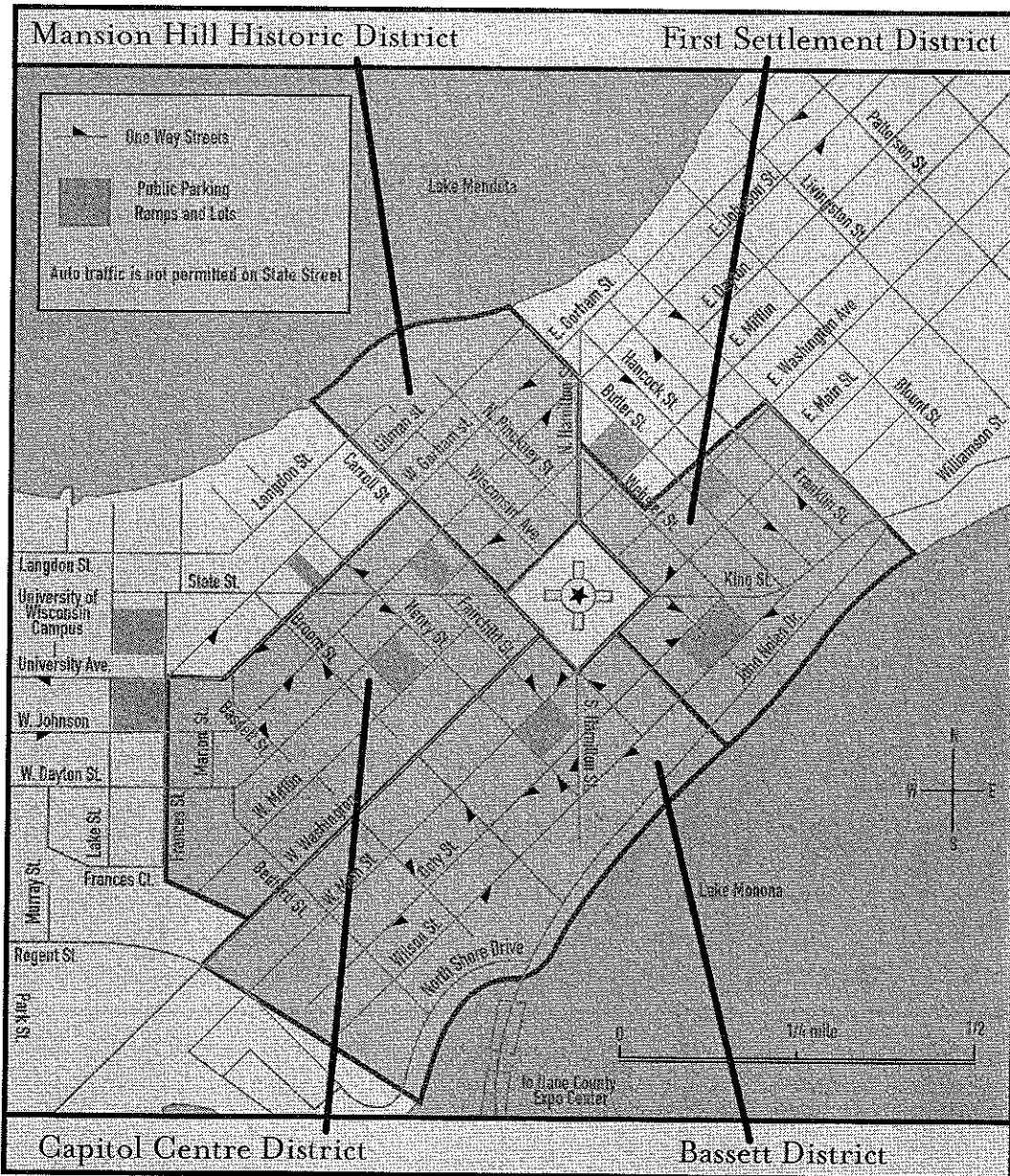
Capitol Square, N. Hamilton St., N. Webster St., E. Washington Ave., S. Blair St., Lake Monona, Martin Luther King Jr. Blvd., Capitol Square

## Bassett District

Capitol Square, Martin Luther King Jr. Blvd., Lake Monona, North Shore Drive, Proudfit St., W. Washington Ave., Capitol Square

## Capitol Centre District

Capitol Square, W. Washington Ave., Railroad Tracks, N. Frances St., W. Gorham St., N. Carroll St., Capitol Square



# First Settlement District, Jamie McCarville, Chair

The First Settlement District is an Old Town of fine homes and gardens on the Lake Monona hillside at Blair Street. The hilltop is the Capitol. The sunny hillside was beloved by ancient mound builders and was abundant with life when first surveyed for a city. European pioneers arrived at this place from the East and built their first cabins, first residences and first business district here.

Historically the area became the Third Ward, with boundaries moving over time to make it part of District 4. The City detached it to District 6 in 1980. Also, late in the 1900's, shifts in population led to much housing demolition by real estate investors to provide car parking while "assembling" blocks to sell to the State of Wisconsin. The railroads' decline brought blight to Wilson Street, which coincided with the decline of the original business district at Main and King Streets. Our part of town became the Tenderloin, the place of bawdy bars, and prostitutes working the streets. A 1982 survey by Madison Police specified that 76% of all city residents feared our neighborhood and would not come here. While all of this was taking place there were still a number of longtime residents who continued to stay in their homes and hold tight.

New, urban pioneers who loved historic spaces and places began to buy some of the old houses beginning about 1979. These brave souls, confident of the value of sweat equity in this historic location began to lovingly restore their properties and eventually formed a neighborhood group in 1982. The Main/King/Wilson historic commercial area has rebounded with new businesses and an active nightlife.

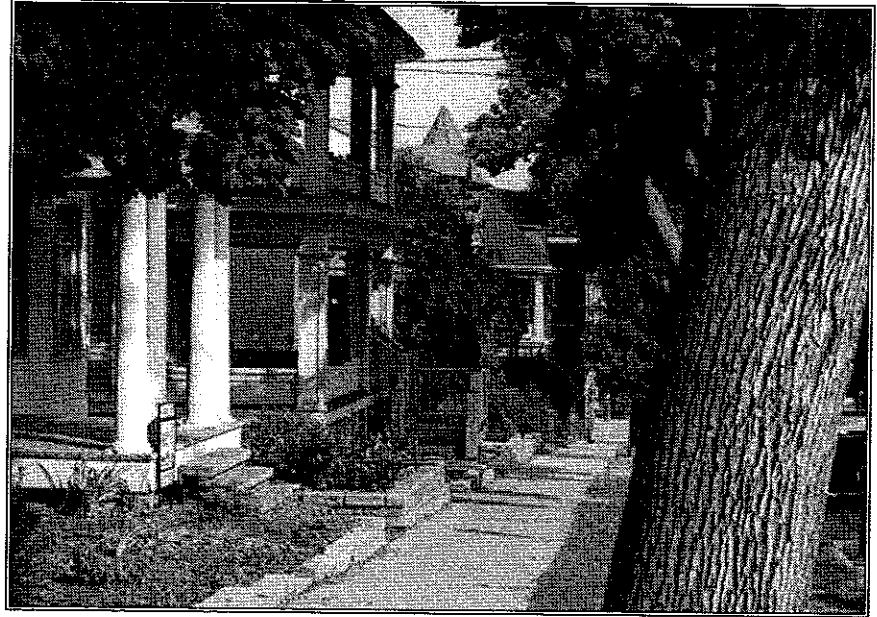
While we enjoy the urban beat of the bars, restaurants and music venues, we are also proud of our safe quiet residential enclaves and how people enjoy living and visiting here. More and more we hear comments about what a wonderful neighborhood we have and "I wish I could live there."

In 1995 a Neighborhood Master Plan was accepted by the city. That document guides our thinking as we address development proposals and other changes in our district. In 2001 the five First Settlement blocks roughly bounded by S. Blair Street, E. Wilson Street, S. Butler Street, E. Main Street, N. Hancock Street, and E. Washington Avenue were designated as a Local Historic District. The Historic designation insures that historic architectural integrity is maintained. The commercial buildings along East Wilson Street from Blair to Butler had been declared a National Historic District some years earlier.

In 2002 new neighborhood signs were installed at six entry points. Kevin Early, a neighborhood resident and professional cabinet maker, designed the signs and oversaw their fabrication and installation. They were paid for by a combination of citizen contributions and City of Madison match. The signs are made of Bronze with a Copper plate and Aluminum holding

pillars. They welcome the visitor and resident alike.

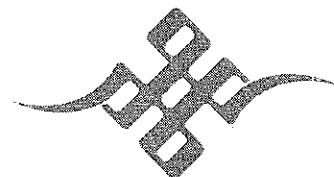
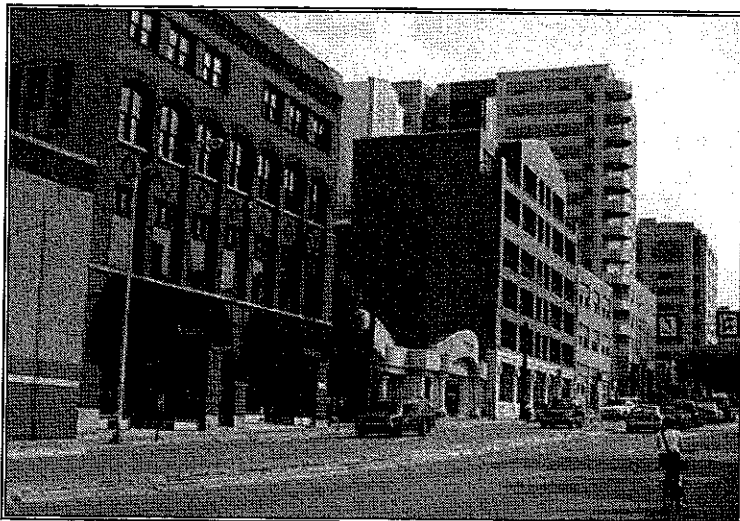
In 2005 two new high-rise residential buildings will be occupied; High-end condominiums at The Marina on East Wilson Street and more affordable apartments in the twelve-floor Madison Mark facing on King Street and on Wilson Street. Also, in 2005 the last remaining component of Block 89 (bounded by E. Main St., North



Pinckney St., East Doty Street, and Martin Luther King Blvd) at the corner of Pinckney and Main Streets is being built. Known as 33 East Main at Block 89, this is the most recent office building on the Capitol Square. At ten stories it will offer spectacular views with 15,000 sq. ft. floor plans.

We also have one example of authentic infill happening in 2005. At 118 S. Hancock Street the owner of a traditional single-family two-story brick home on a large lot is building two town homes at the rear of the lot and condominiumizing the entire parcel. In the near future we hope to develop a "historic site" signing project that identifies buildings with descriptions of historic architecture or significant events that occurred at particular sites.

Capitol Neighborhoods' First Settlement District continues to provide a variety of housing options with moderately priced studio apartments, Individual homes and a range of other apartments, condominiums and town homes and we hope to attract still more urban pioneers!





## Bassett District, Pete Ostlind, Chair

Realizing a practicable ideal is an ongoing process, which has been engaging resident. The Bassett District has witnessed a tremendous resurgence of resident interest and involvement in neighborhood activities. Numerous residents have stepped forward to take up the challenge of building on the our assets to create an engaging and vital neighborhood. What started as a group of four people over coffee at a local café quickly outgrew the confines of the space. Regular monthly gatherings are now attended by 15-25 residents and cover a range of issues. The neighborhood has begun to be proactive on issues but is still often left in a reactive position especially with regards to development proposals. Improving the overall appearance of the Neighborhood has been an area of focused activity. Operation CUB (Clean Up Bassett) was formed in the fall of 2004 as a response to the ongoing problem of litter in the neighborhood. Staffed by volunteers who are assigned to patrol specific blocks, CUB attempts to reduce the incidence of trash in the public right-of-way as well as on private property visible from the street. While CUB primarily focuses on trash and litter, it also deals with other issues which affect the aesthetics of the neighborhood, for example, peeling paint and overgrown lawns. Approaches that have been used include: personal and written contact with property owners and residents; litter patrols; filing of complaints with the city's Building Inspection Unit. The group's efforts culminated in a neighborhood-wide Clean-Up Day on May 21, 2005, in which 33 volunteers participated, collecting over 70 bags of trash and other large items. Operation CUB will continue to promote awareness and personal responsibility in its efforts to improve the appearance of the Bassett neighborhood.

Increasing owner occupied housing is a goal of the Neighborhood Plan and that trend has continued with the opening of the Fourth Ward Lofts and the start of construction on Nolen Shore. Of special interest has been the conversion of small one to three unit rental properties to owner occupied. The conversion often buildings in Block 49 along Doty, Henry and Wilson Streets has brought new life to these houses. On the 400 block of Doty renovations of a two flat into a single family home should start soon and a house saved from demolition has moved onto a vacant lot enhancing this residential street face. Financial assistance for these types of conversions is now available through a Small Cap TIF program within the Bassett TIF District.

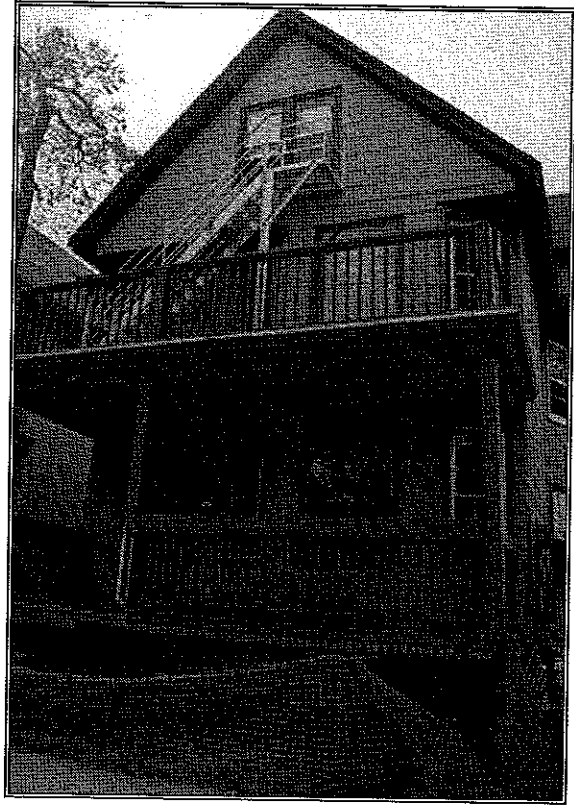
A recommendation of the 1997 Bassett Master Plan is the establishment of design guidelines for building renovations. The new energy of residents has brought this stalled effort back to life. The guidelines are in a final editing phase and should be published within the year.

The 2004 Downtown Living Tour featured the Bassett District showcasing a dozen housing options ranging from student rental, professional rental, owner occupied two flats, condos, the full range Of Meriter Retirement of apartments, condos and assisted living. Over 400 people enjoyed an afternoon exploring what Basset has to offer.

The historic Tobacco Warehouses that have languished for years are undergoing an incredible

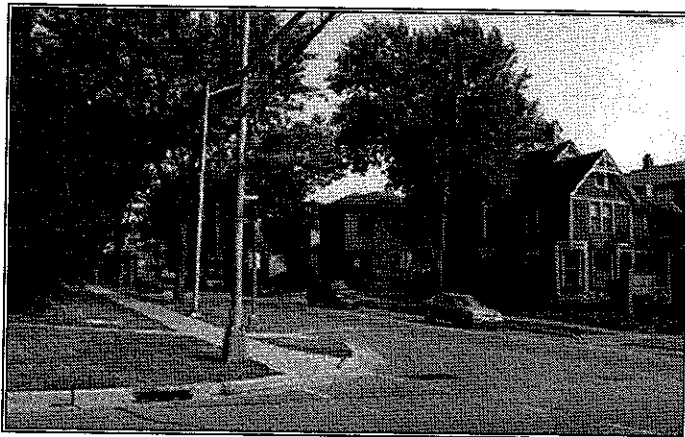
restoration, which will preserve this significant aspect of neighborhood history. The neighborhood literally wept in the streets this Spring watching the flames shoot from the roof of St. Raphael's Cathedral. The steeple and walls that still stand today give hope that the Dioceses will find the where with all to reconstruct one of Madison's oldest churches. Construction of the steeple originally began in 1866 and had just recently been completely rebuilt.

The Bassett District continues to experience numerous proposals for redevelopment projects. Attendance of 25-60 people at proposal presentations is not uncommon. The resurgence of resident interest in getting these proposals right has elevated the quality of neighborhood input to some of the best in the City. The challenge of maintaining this effort cannot be taken lightly as new proposals continue to be brought forward.

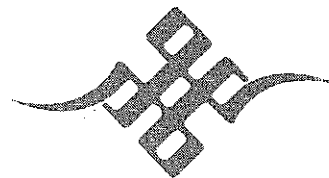


The large scale Capitol West proposal has taxed the resources of the neighborhood and required the significant dedication of the Steering Committee established engage the developer in a review process. The result has been substantial improvements which will enhance the neighborhood as Phase I of the construction begins later this year.

The Capitol West proposal brought with it a need to reevaluate a long standing City position of restricting development within 30' along the east side of Broom St. The Bassett District has been instrumental in ensuring that a full consideration of the ramifications to changes in this three-decade-old policy be considered. The City Comprehensive Plan will be completed soon and includes the possibility of establishing Conservation Districts. This tool could be part of realizing a recommendation of the Bassett Master Plan to preserve the residential character in



areas on Doty and Wilson Streets. Next year may see the completion of the 'missing link' bike path through the District connecting the campus and west side paths with Lake Monona.



## Mansion Hill Historic District, Gene Devitt, Chair

Over the year, we have learned how important it is to clearly define expectations and standards and to develop and easily understandable vision for the Historic District as well as neighboring areas within the Capitol Neighborhoods boundaries.

The Mansion Hill Neighborhood Plan is nearing completion. The photographic work is complete with special thanks to Steven Agard at Hyperion Studios who is using his special expertise to scan in photographs illustrating important Mansion Hill buildings and features. The report will contain clear guidelines for improving the original vintage building stock as well as standards for infill and peripheral development.

The Wisconsin Lutheran Chapel and Student Center at 6 West Gilman Street is well underway, not only as a project with great potential for providing a wholesome environment for University of Wisconsin students, but also as a monument to neighborhood cooperation headed by Pastor Tom Trapp and lay church official John Zimdars. The neighborhood looks forward to completion of its newest landmark.

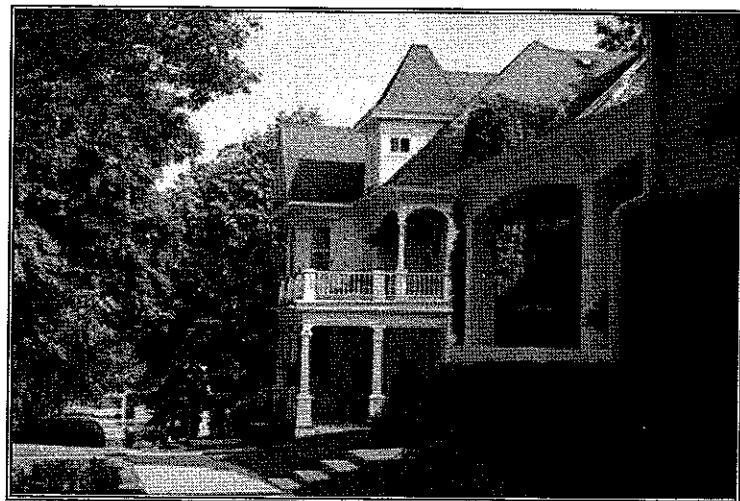
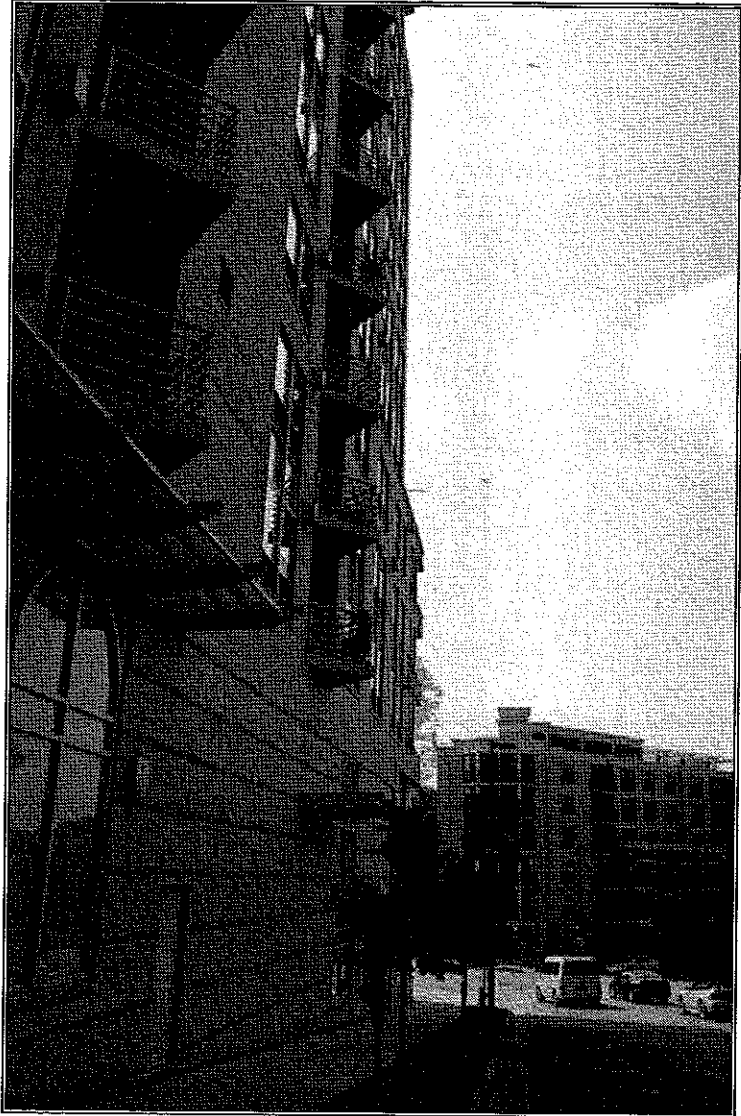
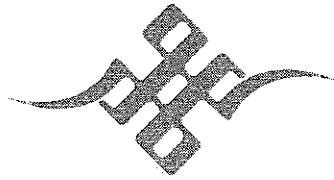
Almost directly across the street from the Lutheran Chapel construction project, is the proposed Buckeye lot, mixed use parking, commercial and residential development project. Curt Brink was the sole participant in the RFP process and accordingly, was awarded the project. The neighborhood is waiting to see the plans are and to work with him to make sure that the project that is eventually constructed integrates into the neighborhood and is in fact a real benefit. The project will be built above significant short term parking for State Street visitors and will offer owner-occupied condominium apartments in a truly exciting location. The Buckeye project offers the opportunity to have new owners anchor West Gilman Street with great connections to both the cultural district and the University.

With the leadership of Ledell Zellers, the Women's Building on West Gilman Street was declared a City landmark. Discussions with the owner are underway about future uses of the building.

The First United Methodist Church has invited neighborhood representatives to participate in planning for a significant addition and an adjacent condominium apartment building on East Dayton Street. The neighborhood is attempting to save as many buildings as possible in the Historic District, while at the same time, showing flexibility and appreciation for the First Methodist Church as an important contributor and neighbor in the Historic District.

Finally, the Mansion Hill Neighborhood welcomes its new neighbors at 100 Wisconsin Avenue

as well as our new neighbors in the area bounded by James Madison Park, Blair Street and East Washington Avenue. This area, formerly part of the Old Market Neighborhood, has great promise as a contributor to our central city fabric and we are eager to meet and welcome residents from that neighborhood.



# 2005 Capitol Neighborhoods Awardees

## Sustainability

### Bill Patterson

Bill Patterson for his tremendous work in providing fundamental information to allow people to more readily learn what is going on in our downtown environment . and for sharing information that provides a broader context for what makes an urban environment great - and information about the challenges to making and keeping it great.

Bill has set up the web site [UrbanMadison.org](http://UrbanMadison.org) that is a wealth of very up-to-date information about upcoming community and government meetings where decisions are made about our neighborhoods. The web site also includes press articles about what is going on and being done in the Isthmus area. In concert with the website Bill also has developed an email list which he uses to send out alerts and up-to-the minute information on urban living, architecture and preservation. (He will add anyone - ask him if you are interested.)

Bill follows city meetings, knows the players and is incredibly articulate about the issues that swirl about us. He is modest about the impact of his observations and public comments - but those that have heard him speak up know his thoughtful approach, the depth of his knowledge and the passion of his convictions have swayed more than one decision maker. Thank you, Bill, for your work for the good of the downtown and for developing and sharing your knowledge.

## Leadership

### Gene Devitt

Gene Devitt for his leadership in support of saving the historic homes on the Isthmus.

Gene has a love for and an incredible knowledge of the neighborhoods that surround the Capitol. He has worked hard to help others recognize the importance of retaining the lines and feeling of the neighborhood streetscape, likening it to a painting that is destroyed when pieces are chopped away from the middle or edges. He worked with the Lutheran Chapel to save the late 19th century homes they own . . . and to keep another surface parking lot from detracting from the Gilman Street entrance to Mansion Hill.

He worked tirelessly on the Quisling Clinic project to save a beautiful and unique piece of Madison Art Moderne architecture and to assure that the development in association with it would be an attractive part of the neighborhood. He worked to keep a key home, the Hart House, on its original site in the neighborhood rather than being moved away.

We also recognize Gene for another major contribution to our wonderful downtown neighbor-

hoods - for his work on the homes he owns - for saving the Keenan house when others said it was too deteriorated to be worthwhile, for maintaining the lovely Bashford house, for striping paint and painting, for replastering, for reproducing deteriorated stonework, for planting flowers. We honor you, Gene, for saving pieces of our downtown ...we thank you Gene for caring and for acting on your feelings to help make our downtown neighborhoods better.

## Community Elder

Lois Bird

Lois Bird for her wonderful and inspiring essays in the Downtown Dialogue, our neighborhood newsletter, and for her always pleasant and ready assistance at our monthly program meetings.

You tell wonderful stories and share lessons from your life experiences in Merrill, Wisconsin as a little girl, kindergarten teacher and community member.

You moved to Madison a few years back to take up retirement residence at Meriter Heights and you very quickly started attending Capitol Neighborhood Programs and meetings. We enjoy the benefits of your helpful presence, your wonderful stories and your bright smile. Thank you Lois as an inspiring elder who makes us all feel and act younger.

## Political Leadership

Mike Verveer

While Capitol Neighborhoods will soon have four alderpersons, we have come to rely singularly on Mike Verveer for guidance, information, advice and counsel. He has become the principal conduit for up to date information.

We communicate with Mike every day. Mike works tirelessly for city issues, whether fun, like attending city events, unpleasant, like witnessing the horrors of late night Halloween or just keeping the flow of information regarding the many new developments downtown.

Mike attends virtually all of Capitol Neighborhood's events and programs. He is universally well regarded and has a particularly likeable demeanor, even as the political events of the day swirl around him. Mike embodies all that we want in a civic leader.

# Financial Report of Capitol Neighborhoods, Inc., Annual Meeting, June 30, 2005

Capitol Neighborhoods, Inc. is a neighborhoods organization with four separate districts. Each district has many local items and expenses of interest. The total organization has always assumed responsibility for the financial debts of each district. Bassett District accumulated a debt regarding its creation of a Master Plan, some of which is still owed to Schreiber/Anderson Associates, Inc. The current balance on the Schreiber/Anderson account is \$1,912.00. At the same time, Jerry Pasdo loaned Bassett District \$7,300 to help meet its expenses. That was during the time when Capitol Neighborhoods had a paid staff person. Recently, we were pleased to learn that Jerry has removed \$3,500 from the debt, leaving a balance of \$4,000. We are currently paying off the loan to Schreiber/Anderson at \$250.00 a month and Jerry Pasdo at \$150.00 per month.

Our current financial situation is in the black for the first time in many years. We have physical assets of \$1,900 worth of Mansion Hill booklets for sale, a portable computer, valued at \$1,300, a portable PA system, a card table and two folding chairs.

Our current bank balance is \$5,336.00 with the debts noted above.

Last year, for the first time, we created a budget, which was helpful in estimating income and outgo. Although we were unable to stick to it very well, it led to a more accurate budget for 2005. Copies are available from Lynn Phelps, Treasurer. So far, in 2005, we are running very close to our budget, with only a current deficit of \$33.00. The total budget for the year has a \$73.00 deficit.

Interesting budget items are as follows:

#### Income:

Membership dues: \$7,600.00  
Fund Drives (such as home tours): \$4,000.00  
Income from ads in the newsletter: \$3,500.00  
Program Income: \$1,500.00  
Donations: \$1,000.00  
Other income from book sales, boutique sales, Bucky Books, etc. \$1,517.00  
Total budgeted Income: \$19,117.00

#### Expenses:

Program Expenses: \$5,050.00  
Bassett District debt (note above): \$4,800.00  
Newsletter Expense: \$4,750.00  
Donations: \$1,000  
Rent Bellevue Office: \$770.00  
Membership Expenses: \$450.00  
Insurance: \$325.00  
Christmas Party Expenses: \$300.00  
Bulk Mailing Permit: \$150.00

Other expense items, such as postage, stationery, P.O. Box, supplies, etc.: \$1,595.00  
Total budgeted Expenses: \$19,190.00

Lynn Phelps, Treasurer, CNI, 251-4834



# CAPITOL

NEIGHBORHOODS, INC.

MADISON, WISCONSIN

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obriendj@doj.state.wi.us

Lynn Phelps (Treasurer, Finance Committee Chair)  
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lphelps@facstaff.wisc.edu

Jim Skrentny (Capitol Centre Chair)  
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Peter Ostlind (Bassett Chair)  
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~ First Settlement ♦ Bassett ♦ Mansion Hill ♦ Capitol Centre ~

P.O. Box 2613 ♦ Madison, WI 53701 ♦ Capitolneighborhoods.org





94 AERIAL VIEW OF MADISON, SHOWING THE STATE CAPITOL, LOOKING NORTHEAST, MADISON, WISCONSIN



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