



City of Madison

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

Meeting Minutes JAMES MADISON PARK PROPERTY PLANNING COMMITTEE

Monday, November 17, 2008

5:30 PM

215 Martin Luther King, Jr. Blvd.
Madison Municipal Building
Room LL-120

1. CALL TO ORDER / ROLL CALL

Present: Wallner, Hees, Glen, Schumacher,
Absent: Judge, Verveer, Konkel
Staff: Rolfs, Harmon, Widstrand, Zellhoefer

The meeting was called to order at 5:31 PM. A quorum was noted and the meeting was properly noticed

Present: 4 -

Sheridan A. Glen; Philip K. Hees; David L. Wallner and Michael Schumacher

Absent: 3 -

Brenda K. Konkel; Michael E. Verveer and Eli Judge

2. APPROVAL OF MINUTES

Motion by Schumacher, second by Glen to approve the minutes of the October 29, 2008 meeting. Motion carried.

3. PUBLIC COMMENT

Joe Brogan (440 Few St.) – He thanked the Committee for their work. He noted that he was concerned with Item #9 under the Lincoln School. He suggested amending the language to:

“The sale price of the Lincoln School Property shall include the Present Value of the City’s ownership interest in the (future value of the) building. In addition, the building and land shall be sold at a value based upon the highest and best use, which is assumed to be the conversion of the existing apartments to condominiums.”

Schumacher asked who owns the Lincoln School. Zellhoefer said that the partnership made up of ULI owners owned the building. She noted that, while one Council could not bind another Council, when the original land lease was completed, the will of the Council, as noted in the lease agreement, was to renegotiate the lease.

Judge arrived at 5:37 PM.

Zellhoefer noted that in 2034, if no changes were made, the land would revert to the City of Madison.

Konkel arrived at 5:40 PM.

Zellhoefer also stated that if the lease was not renewed in 2034, the land lease would terminate and the building itself would revert to the City.

James Roper (746 East Gorham) – Roper said that with the new information that came out of the previous speaker’s comments, the neighborhood would want to revisit this issue in their own committees and re-analyze their position.

Paul Schoeneman (1108 East Gorham) – He said he opposed selling the land under Lincoln School. He noted that there was a lack of parkland downtown, specifically citing the development of Central Park.

Chris Schramm – (10 East Doty St, Suite 300) – Schramm reviewed some of the history surrounding Lincoln School. He said that the sale price of \$30,000 recognized the original condition of the school and the costs associated with converting it to a residential use. He said that there were two concerns with the revised version of the conditions. The first concern was with Item #10, where the City would get the land back at no cost if the building were destroyed and the owners did not want to rebuild.

The Committee discussion was to restore the language that was originally proposed by ULI that referred to the land value adjusted for CPI in Item #4. This language was in previous versions of the List of Conditions. Also, Item #10 was removed to address the building owner losing the land if the building is destroyed and they choose not to rebuild.

[12785](#)

James Madison Park Property Planning Committee - Registrations (November 17, 2008)

Attachments: [James Madison Park Written Registrations 111708.pdf](#)

[12599](#)

James Madison Park Property Planning Committee Communcation (Senatori)

Attachments: [Interest Letter - Senatori 2008 1030.pdf](#)

Present: 6 -

Brenda K. Konkel; Eli Judge; Sheridan A. Glen; Philip K. Hees; David L. Wallner and Michael Schumacher

Absent: 1 -

Michael E. Verveer

4. REPORTS

[11520](#)

Conditions for Sale of James Madison Park Property

Attachments: [Conditions for JMP](#)
[Conditions for JMP Properties 2008 0925.pdf](#)
[Conditions for JMP 2008 1024.pdf](#)
[Conditions for JMP 2008 1111.pdf](#)
[Conditions for James Madison Park FINAL 2008 1117.pdf](#)

This Report was Return to Lead with the Following Recommendation(s) to the BOARD OF PARK COMMISSIONERS, due back on 12/10/2008

Absent: 1 -
Michael E. Verveer

Ayes: 5 -
Brenda K. Konkel; Eli Judge; Philip K. Hees; David L. Wallner and Michael Schumacher

Noes: 1 -
Sheridan A. Glen

12566 Zoning Use Table

Attachments: [Zoning - Current Use Table.pdf](#)

5. DISCUSSION AND ACTION ON JAMES MADISON PARK PROPERTY RECOMMENDATIONS

Schumacher said he would like to separate the three different sections with the Collins House, the Worden / Ziegelman Houses, and the Lincoln School.

Konkel said that she would like to have the neighborhood associations get more time to review the new information related to Lincoln School.

Motion by Schumacher to sell the Worden and Ziegelman houses and lease the land under them, with the Standard and Special Conditions listed on the Draft List of Conditions for Disposal of James Madison Park Properties (dated 11/11/2008), with a second by Glen. Motion carried unanimously.

Motion by Schumacher to sell the Collins House and lease the land under it, with the Standard and Special Conditions listed on the Draft List of Conditions for Disposal of James Madison Park Properties (dated 11/11/2008), with a second by Hees. Motion carried unanimously.

Glen said that he felt it was relevant to the Committee to determine how this land would be best used now, as opposed to when the land lease terminated in 2034. Schumacher asked what ULI would do if the land were not sold. Schramm said that ULI would most likely continue to operate the building as apartments.

Schumacher said that the argument has been made that the City does not have the capacity to maintain and operate these buildings, as evidenced by the sale of the Worden, Ziegelman, and Collins House sales. He asked if the funds from

the sale of the land under Lincoln School outweigh the potential for future park space. He said that he no longer felt that the sale of the land under the building was such a large benefit.

Glen said that he felt that the sale of the land would provide the City with additional revenue through both the sale of the land and property taxes. He also said that the building would be better maintained by outside parties, versus the City.

Konkel said that the rental units in the building were very nice compared with many of the rentals in the existing neighborhood. She said that at this point, she could not vote to sell the land.

Hees said he was not inclined to sell any of these parcels, and had stated so from the start of this discussion. He noted that the ability to reacquire the land under the building would be very difficult.

Schumacher noted that the intent for his previous two motions was to ensure the land under the other three buildings was not sold.

Konkel said that she felt that the neighborhood would probably understand a decision to not sell the land.

Schumacher made a motion to not sell the land under Lincoln School, second by Konkel. Motion carried with Glenn in opposition (5-1).

6. ADJOURNMENT

Motion by Glen, second by Judge to adjourn. Motion carried by acclamation at 6:37 PM.