

**Parks, Timothy**

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**From:** Veldran, Lisa  
**Sent:** Monday, March 05, 2007 8:23 AM  
**To:** Murphy, Brad  
**Cc:** Golden, Ken; Parks, Timothy  
**Subject:** Agenda Item No. 3 - File No. 05709 - Declaring former Dudgeon School building and parcel of land as surplus  
**Attachments:** wingra10.doc

(Brad - Please distribute the email and the attachment to members of the Plan Commission for their meeting on March 5, 2007 - Lisa)

To: Members of the Plan Commission  
From: Ald. Ken Golden, District 10  
Re: Agenda Item No. 3 - Legislative File No. 05709 - Sale of former Dudgeon School to Wingra School Inc.

I would like to convey my full support for the sale of the former Dudgeon School building and parcel of land to Wingra School, Inc. The neighborhood meeting that was held on January 31, 2007 showed wide-spread support for the sale to Wingra School, Inc.

Please find attached a memo I sent to Don Marx (City Real Estate Manager) on February 28, 2007 regarding the Wingra School Purchase of Dudgeon and a few changes that I think should be made to the resolution.

If you have any questions please feel free to contact me. Thank you.

Ald. Ken Golden  
District 10  
[district10@cityofmadison.com](mailto:district10@cityofmadison.com)  
Home: 238-4370

**CITY OF MADISON**  
**Common Council**  
**INTER-DEPARTMENTAL**  
**CORRESPONDENCE**  
**210 Martin Luther King, Jr. Blvd., Rm. 417**  
**266-4071**

DATE: February 28, 2007

TO: Don Marx, Real Estate Manager

FROM: Ald. Ken Golden, District 10

SUBJECT: **Wingra School Purchase of Dudgeon**

I've reviewed the documents, and I have a couple of concerns about the City's reply to Mr. Sweet:

- In number 10, the middle of the paragraph seems to imply that the parkland will be parkland only so long as the building remains used by Wingra School. That should not be true. **The parkland shall be parkland in perpetuity.** We may change the easements, etc., but the parkland should remain parkland. I don't think we need to change that with respect to this Wingra School deal, but in any adopting resolutions, I will insist that language be there.
- In that same paragraph, we need to tighten up the definition of official school hours to maintain reasonable neighborhood access. I think we need to define some times and then define exceptions to those times that might be subject to the approval of the Parks Superintendent. In no way should this be interpreted as trying to encroach on the times Wingra School wants to use it. It simply means that if Wingra School were to plan a Sunday afternoon event in the summer, such an event might require some collaboration with the neighborhood to maintain access for the neighbors to parts of the park.
- While number 13 appears to cover the issues of polling place and neighborhood access, it is a bit permissive and doesn't mandate certain uses. I really do want to see the polling place maintained here in perpetuity and have that be a condition of the sale, subject only to the City's decision to move the polling place to a different location.
- Number 18 does not commit to any particular meeting schedule or frequency for the Neighborhood Liaison Committee. I suggest that this be modified to provide for at least one meeting per year unless the neighborhood association and Wingra School mutually agree that such a meeting is unnecessary. If either party thinks a meeting is necessary, the meeting should happen.

Thanks much for your attention.

February 27, 2007

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cc: Joyce Perkins, Director, Wingra School  
Mark Olinger, Director, Planning and Development  
Anne Zellhoefer, Assistant City Attorney  
Audrey Highton, Dudgeon-Monroe Neighborhood Association  
Attorney Michael Christopher, DeWitt Ross & Stevens, SC  
Attorney Lauren Azar, Michael Best & Friedrich, LLC  
Attorney Johanna Alex, Law Offices of Christenson & Alex, LLC