

## **CHANGE REQUEST ON LAND USE MAP**

On March 12, 2018, six neighbors representing BCNA attended the Plan Commission meeting to discuss changes to the Imagine Madison Land Use Map; specifically, BCNA's requested change east of Gilson Street from Employment to residential housing (See BCNA's Land Use Change Request Form submitted on March 2, 2018). The Imagine Madison team proposed to change the land use for the area east of Gilson to Medium Density Residential instead of making it an Employment District. Neighbors attending the Plan Commission requested keeping the land use east of Gilson in line with the recommendations of the South Madison Neighborhood Plan, as follows:

- Owner-occupied, single-family homes on the 1200 block of Gilson to the east
- Townhouses on the 1300 block of Gilson to the east
- Non-owner-occupied multi-family dwellings on the 1400 to 1600 blocks to the east

Plan Commissioners backed the neighbors' request, but left the exact transitions from LD to LMD to MD for Plan to suggest. P&ED is following up with meetings with the Plan Department and with Alder Eskrich, who has expressed her support for neighbors in meetings with them but not yet with Plan.

## **HEARTLAND HOUSING**

WHEDA awarded funding to Heartland Housing to undertake its proposed permanent assisted housing development at 1202 S Park Street with 58 units for homeless, single adults. P&ED requested to see a copy of Heartland's most recently submitted proposal, so neighbors can familiarize themselves with the details of the proposed plan. WHEDA informed us that this is proprietary information that they cannot release until after the development is constructed. Alder Eskrich has informed us that in some circumstances a development can be relocated to another nearby site and that there will be an opportunity for community input during the Land Use application process.

## **RFP FOR DEVELOPMENT AT 1402 S. Park Street**

The city's RFP to adjacent landowners to develop the Truman Olson site, including a Cedar Street extension, will be reviewed shortly as to what to include on the 1402 site. P&ED has requested to meet with Alder Eskrich, Alder Carter, Planning staff, and the landowners/developers adjacent to 1402 S. Park Street to discuss community needs and possibilities for development at 1402 to meet those needs. We also requested to meet with the members of the RFP review team to discuss the strengths and weaknesses of submitted proposals as they pertain to and address community needs. It became clear at the BCNA meeting of 1/29 (See minutes in newsletter and on the website) that neighbors do not support the Cedar Street extension because it would compromise the quiet character of the tree streets and that many neighbors still support extending West Olin across Park Street to Fish Hatchery. (See Heartland Housing above).

## **FUNK FACTORY CUP**

P&ED and the Funk Factory's nearby neighbors met three times with Amanda Funk to discuss their concerns about the proposed new patios on Gilson Street (seating only) and in the alley to the west (seating with fire pit and sound stage for amplified events). The purpose of these meetings was to identify and balance the needs of the Funks with the needs of neighbors. While neighbors are appreciative of the positive impact the Funk Factory has had on its block, neighbors are concerned that the enjoyment of their property would be hindered by the expanded business hours, fire pit, and amplified music events. BCNA backs neighbors in wanting to ensure that conditional use standards for approval are met and that the Funk Factory expansion will not interfere with the uses, values and enjoyment of their residential properties. P&ED is working, with Alder Eskrich's support, to find a compromise prior to the Plan Commission meeting. The Funks will present at the Plan Commission meeting April 2.

## **NEEDS ASSESSMENT**

BCNA submitted a proposal to Plan to receive funding to conduct a statistically reliable needs assessment of the Bay Creek neighborhood to be led by UW-Madison, Department of Community & Environmental Sociology professor Gary Green beginning summer 2018. The goal is to gauge community strengths and weaknesses with the long-term objective of preserving and growing neighborhood assets. The assessment will include outreach to South Madison businesses, nonprofits, and other neighborhoods (Burr Oaks, Bram's Addition, Capitol View, and Greenbush) concerning S Park Street impacts. It will consist of a survey, interviews, focus groups, and at least six community-wide sessions to facilitate conversation among neighbors to begin summer 2018 and conclude December 2018. We will find out if our proposal will be funded in April or May.

**NEW COMMITTEE CHAIR**

At the March BCNA meeting Alex Elias was elected as the new P&ED committee chair. Alex moved to the neighborhood in April 2017, and has been on the P&ED committee since September. If you would like to be involved on the P&ED committee or learn more about any of the above topics please email [novoalexandria@gmail.com](mailto:novoalexandria@gmail.com)