



baycreekmadison.org

# Bay Creek Bulletin

## ALDER UPDATE

By Allen Arntsen



The last couple of months were fairly eventful for neighborhood issues relating to city government. The city agreed to buy the Wisconsin Medical Society property adjacent Olin Park to add to the park. This site is 3.65 acres with 450 feet of Lake Monona shoreline. For now it will be left unimproved pending a park planning process sometime in the next decade, which will include a decision as to what, if anything, to do with the building. The Parks Department is also starting a planning process for Vilas Park, which will go on throughout 2020 and include transportation and shelter issues. My sole amendment to the city budget was to restore funds to implement that plan, starting around 2021.

Some long-pending development projects moved forward. The Peleton at Park and Fish Hatchery started construction. The owner changed the plans to add 16 apartments within the previously approved building shell, which received final city approval in January. Dean Clinic wants to move its Fish Hatchery Road clinic onto the Pick N Save property so it can get exposure on Park Street. This will be part of a new master plan for the entire clinic site. Welton Enterprises, which owns the Pick N Save, submitted a proposal to acquire the city-owned Truman Olson property directly south of Pick N Save on which to locate a grocery store and some affordable housing. The request seeks some city funding, which is under consideration. These properties will probably merit substantial neighborhood attention in the next several years. A couple of recent proposals – Funk Factory using a warehouse across Gilson street to store beer and Catholic Charities replacing the buildings at 810-814 Olin Avenue with an expanded Chris Farley house – also received city approvals.

One of the more controversial neighborhood projects, Heartland Housing’s request to put a 58 apartment building to provide housing for the homeless at 1202 Park Street, has been on hold since it was referred by the Urban Design Commission in early October. The city and Heartland are deciding whether and how to proceed with this proposal given the management challenges at Heartland’s existing properties on Rethke Avenue and Tree Lane, which have generated substantial neighborhood opposition and police calls in those areas. My view has been that Heartland needs to show that it has developed systems to manage its properties so that they do not harm the residents and surrounding neighborhoods before it starts a new building. **(Continued on page 3)**

### BAY CREEK BILLBOARD

**Tues Feb 12 – BCNA Special Meeting at 6:15 pm.**  
See baycreekmadison.org for location.

**Thurs Mar 14 – BCNA Bi-Monthly Meeting at 6:00 pm.**  
Bahai Center, 324 W. Lakeside St. Voluntary annual dues of \$10 per household can be paid at any neighborhood meeting or sent to Sara Richards 710 Spruce St 53715. Please make checks payable to BCNA.

**Sun Feb 10 and Mar 10, 1:30 pm**  
Guided Nature Walks by Friends of Olin Turville (FOOT)  
Meet at the Turville Parking lot off John Nolen Dr.

**Tues Feb 19 – Wisconsin Spring Primary Election**

**Tues Apr 2 – Wisconsin Spring General Election**  
Voter ID Law is in effect. You can still register to vote at the polls on Election Day. Please see article on Page 3 for more information. Bay Creek residents vote at Romnes Apartments 540 W Olin Ave. Polls are open from 7:00 am to 8:00 pm. Union Cab offers free rides to the polls on Election Day, call (608) 242-2000 for info or to schedule a ride. If possible, please call before Election Day to schedule a ride.

**Tue 10:00 am to noon and Thurs 5:45-7:45 pm**  
Food Pantry open at St. Mark’s Lutheran Church 605 Spruce St.

**2nd Sat of every month 10:00 am to noon –Shoreline Clean-up with Friends of Monona Bay.** Contact Nina for info. Email: ninaj@wisc.edu, phone: 258-1788 or 698-9708.

**2nd Wed of every other month 6:30 pm**  
Friends of Monona Bay meeting at Barriques on Park St.  
Call Lisie for info: 266-5248

## FEBRUARY PRIMARY

On Tuesday, February 19, there will be a primary to select candidates for Mayor, 13th District Alder, and School Board for the general election on Tuesday, April 2.

Eight candidates for Mayor will be listed and four for 13th District Alder. All three of the open School Board seats are in the primary. Information about who the candidates are can be found at the City Clerk’s website (<http://www.cityofmadison.com/clerk/elections-voting/candidates-campaigns/madison-metropolitan-school-district>).

Some time after the primary the Dane County League of Women Voters will have candidate information at their website, <https://www.lwvdanecounty.org>

## BCNA December 6, 2018 Minutes

By Fred Turkington

**Neighborhood Needs Assessment** – The neighborhood heard a summary of the Neighborhood Needs Assessment from Professor Gary Green and his student. They looked at census data and a survey of 300 randomly selected households in the neighborhood to see how the neighborhood is changing over time. [Editor's note: The report from Prof. Green posted at baycreekmadison.org notes that 72 usable surveys were returned.] Takeaways: Bay Creek has gotten younger and has experienced less racial change than neighborhoods to the south. It is wealthier than its southern neighbors; and has become more affluent since 1990. Surveyed residents rate highly our green space, healthcare, and adult outdoor recreation. They rate youth and adult indoor recreation lowest. Most important to them are pedestrian access, access to groceries and green space. What is the gap between satisfaction and importance? i.e. what needs are unmet: the need for more indoor recreation and emphasis on a grocery store.

There was dissatisfaction with sidewalks and walking/bike paths. Biking was found to be especially hard on Park St and Fish Hatchery Rd. Residents are happy with public transit, but most use it rarely due to infrequent bus times. There is strong support for new business development with a strong preference for local ownership and more development on the east side of the neighborhood, away from Park St.

62% of respondents are satisfied with the neighborhood association while 76% say they never come to neighborhood meetings. Top concerns were walkability/dangerous crossings; traffic; gentrification/affordability for younger people; development on Park St & height requirements; grocery store.

In summary, Bay Creek has been very stable, even with so much change in surrounding neighborhoods. There's concern over grocery shopping options and affordability of housing, especially among renters and a strong desire to maintain "neighborhood" feel - walkable, populated with local businesses. This informs the kind of development our residents should be asking for.

**1202 S Park St - Heartland Housing** – Jason, owner of a chiropractic clinic near Heartland's Rethke Terrace, raised concerns about Heartland's ability to run the proposed residence. He is concerned with crime and drug use and is adamant that he feels it's not the fault of the residents, but of the building management. Jason had to fence his business for the first time in 40 years due to ongoing issues which he feels stem from lack of full-time staffing of supportive services because of Heartland's funding model for these services (depends on residents qualifying for certain county and state programs). When asked: "Given your experience - are you advocating that Heartland close Rethke Terrace"? Jason feels it's a difficult question and "a qualified 'no' - because where would you put those 60

people? Especially the homeless veterans in the building." He advocates for substantial change in how the building is run. Some neighbors are concerned that if 1202 S Park is not built, there will be 60 more people who have to sleep another night on the street and not get the support they need, noting that the same problems are not found in Heartland's operations in Chicago. They asserted that some of the staffing issues are a matter of funding and the billing system in Wisconsin, that Heartland is used to billing in Illinois; and that some of the problems are improving now that they're used to Wisconsin billing.

### **Letter to Common Council from the Neighborhood**

At the September BCNA meeting, P&ED presented a letter opposing Heartland's application at 1202 S Park. After some debate on proposed amendments, the association voted 17 to 6 to support sending the letter as amended. The letter is viewable at <http://baycreekmadison.org/1202-S-Park-St-Plan-Commission-Letter.pdf>.

## BCNA January 10, 2019 Minutes

By Fred Turkington

John Beeman facilitated the meeting.

**Police Captain Cory Nelson** – Captain Nelson is the new captain of the Madison Police Department MPD's South district of which Bay Creek is a part. Captain Nelson has a 30-year career with MPD and comes to us from the West district. He answered questions from neighbors about Heartland Housing's complexes, organizing a neighborhood watch, the recent home invasion on South Shore, gang activity in Madison, and speeding/traffic. He shared statistics on the number of calls for service by the neighborhood. When asked how he would characterize issues in our neighborhood, he replied "Mild, to be honest" and stated that we are "very fortunate". In Bay Creek, there were 1,700 calls for service in 2018. The #1 problem was on-street parking complaints, with 7 weapons offenses in the entire year; and 3 burglaries, all non-residential. He suggested that we subscribe to the South District's blog at <http://www.cityofmadison.com/police/south/blotter.cfm>.

For those interested in a more active neighborhood watch, he recommended Midvale Heights as having a great neighborhood watch program and suggests getting involved in MPD's Good Neighbor program. He can invite the officer who does Good Neighbor training to a meeting if we want.

He noted that if you have security cameras you can register to volunteer to share your footage if a crime is committed outside your house. (<http://www.cityofmadison.com/police/forms/securityCamera.cfm>)

### **Chris Farley House Remodeling Update with guest**

**Jackson Fonder** – We last heard from Jackson at the September 2018 meeting and was back with an update on progress of the Chris Farley House's renovation plans.

(Continued on page 3)

# Planning and Economic Development (P&ED) Update

By Lisie Kitchel

**Peloton** – T. Wall has begun construction of the Peloton under its existing 2017 permit but needs a new permit to add another 16 units to its fifth-floor apartments. The 2017 Condition of Approval (CoA) stated: One parking space to be included in the price of rent for each dwelling unit in the project, with the ability for a residential tenant to opt-out of this requirement. Past and current Alders supported this; however, it was removed by Plan Commission at Planning Staff recommendation in January 2019. Without the CoA, there could be 200 or more cars on nearby residential streets daily. To minimize the impact of the Peloton on Bay Creek, P&ED, Alder Arntsen, and neighbors urged the 1/22 Common Council to keep this CoA, a requirement T. Wall has confirmed he can meet. At the time of this newsletter deadline it is not known whether this remains a CoA for the Peloton. Nothing has changed about the Peloton to warrant its elimination in 2019.

**1202 S. Park Street** – Heartland is in meetings with the city while it continues its search for funding for services and staffing. According to Jim O’Keefe (Director, Community Development), city staff will meet with neighbors before the approval process for Madison’s third proposed Housing First development begins, to answer how they will ensure positive outcomes for all affected by 1202. The city has until March 2019 to approve this project or turn back WHEDA tax credits.

**Alliant Energy Center** – The County and consultants have completed work on a draft master plan guided by the “three E’s” – economy, environment and equity – it includes expansion of Exhibition Hall, additional hotel facilities, enhancements at Willow Island, interior streets, restaurants, and storm water management for the entire site. The project is considered a broad catalyst for economic development by attracting more visitors and creating new opportunities for adjacent neighborhoods in south Madison. Neighbors present who were part of the planning process expressed their disappointment that the three E’s have not been met.

**Needs assessment** – We received permission from the city to continue our Needs Assessment through 2019 and will meet with city planners on how to connect with other South Madison neighborhoods to complete the Park Street portion of this effort. Volunteers for this important project are needed. ❖

# ALDER UPDATE

From page 1

Another controversial project--Edgewood’s efforts to add lights to its athletic field--is also on hold for the moment.

City elections are coming up, with a February 19 primary and an April 2 general election. There are four candidates to succeed me as 13th district alder: David Hoffert, Tag Evers, Lee Lazar and Justin Kirchen. There’s also a mayoral election and many other council seats will have new occupants, so city government should be pretty interesting over the next couple of years.

Feel free to email me at [district13@cityofmadison.com](mailto:district13@cityofmadison.com) with any questions, concerns or comments. ❖

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## BCNA January 10, 2019 Minutes

From page 2

The Chris Farley House is a residential & outpatient treatment center for people suffering from addiction and has been in the neighborhood for 21 years. The House wants to expand and has bought the property next door. They’ve been working on all the details with the architect. Jackson presented architectural renderings of the building, especially in response to requests from neighbors who wanted the building’s dimension and color to try to fit into the neighborhood. He answered questions from the neighborhood and took suggestions on horticultural therapy programs.

**Guidelines for Civil Discourse** were reviewed and committee updates heard. ❖

# Senior Notes

**NewBridge** officially came into existence on January 1, 2019, as a non-profit organization serving older adults in Madison and Monona. While a new organization, it has a long history of service. NewBridge formed from the merger of the four Madison Senior Coalitions (East Madison Monona Coalition of the Aging, North/Eastside Senior Coalition, South Madison Coalition of the Elderly and West Madison Senior Coalition). Each of these Senior Coalitions has provided service for over 40 years.

In 2015, the directors of the four Madison Senior Coalitions began conversations about sharing resources, integrating services and reducing administrative redundancy. This led to three years of planning with representatives of each of the four Madison Coalitions. The result is a new agency that will be a single, strong voice for older adults in Madison and Monona. By maximizing our resources and integrating services and administration, NewBridge will more effectively address the issues of race and poverty and better serve the rapidly growing population of older adults in our communities.

Over the next five years, NewBridge will work to increase the total number of older adults they serve by 20%. In each of the past few years, over 5000 seniors have worked with one of the four Madison Senior Coalitions. NewBridge anticipates that by 2022, over 6000 area seniors will work with the new agency each year. Serving more seniors is critical because of the dramatically increasing number of older adults. Those ages 60+ are currently the fastest growing demographic group in Dane County. This is due to the large number of Baby Boomers reaching their sixties and to increases in life expectancy.

In addition to the rapidly growing senior population, the challenges older adults face are increasingly complex. Issues such as outliving retirement savings, lack of family support, mental health and addiction struggles, and lack of transportation combine to make life for older adults difficult. Unfortunately, these growing challenges come at a time when there is a decrease in resources available through city, county, state and federal programs to help seniors who are living at risk. NewBridge provides a variety of programs and services for these older adults to ensure longer, safer and healthier independent lives.

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NewBridge services include:

- Case Management that connects case managers to seniors who need assistance accessing resources such as food, transportation, affordable housing, energy assistance and benefits.
- Nutrition Sites that provide socialization and meals to seniors throughout Madison and Monona.
- Home Chore Program that connects volunteers to seniors who need assistance with household chores so they can remain in their homes.

By merging into one agency, NewBridge can integrate these core programs to provide high quality service citywide with reduced wait times.

In addition, NewBridge will expand current programs that serve one portion of Madison into the whole city of Madison and Monona. Moving forward, NewBridge will have the infrastructure in place to develop new programs to respond to new issues affecting older adults. ❖

# Neighborhood Notes

**Meet the New Layout Editor** – Victoria Horn brings professional experience as a graphic designer to the Bulletin. She worked for The State Historical Society from 1970 until 1980 and then for The Department of Public Instruction from 1980 until 2004. She and her husband, Kenneth (goes by K.C.), moved to Bay Creek neighborhood in 2006 from the Monroe Street area. Victoria has two daughters, one of whom also lives in Bay Creek. Victoria describes herself as a gardener and a knitter. Welcome, Victoria!

**New Advertising Contact** – Judy Robinson will be the new contact for those seeking information about advertising in the Bulletin.

Many thanks to Judy for years (literally!) of serving as layout editor. Judy and I worked closely together setting schedules, correcting grammar and spelling errors in the copy, conferring about ad rates, squeezing in last-minute ad requests, and managing to get the copy to the printer on time. Before that, Judy held the Bulletin together as editor in addition to doing layout. Thank you, Judy.

**New Acupuncture Clinic** – Mischa Karter sent information about a new business, Monona Bay Health, which recently opened at 618 South Park Street (near Erin Street).

He describes it as a “family-owned acupuncture and herbal boutique providing holistic health care for a wide variety of ailments including chronic pain, mental health, women’s health, and even colds and allergies. Our acupuncture treatments often include e-stim, moxibustion, infrared heat therapy, cupping, and essential oils. Furthermore, we stock over 100 granule herbs to create herbal formulas. We would love to offer your members a 15% discount and we also offer discounts for those on fixed/ low incomes.”

Visit the website, [mononabayhealth.com](http://mononabayhealth.com), or call 608-571-4376 to schedule an appointment. ❖

## CONTRIBUTE TO YOUR NEWSLETTER

The Bay Creek Bulletin is your neighborhood newsletter and we’d love to hear from you!

Have you taken a trip, read a good book, discovered a great hiking trail, met an interesting neighbor? If you have an idea for a story or an article, please see last page for contact info.

Thanks!

## VOTER IDENTIFICATION AND REGISTRATION INFORMATION

### Call for information on Photo Identification Card and Registering to Vote:

- Wisconsin Division of Motor Vehicles (DMV) Hotline, (844) 588-1069
- Dane County Voter ID Coalition Hotline, (608) 285-2141
- Wisconsin Elections Commission (WEC), (866) 868-3947 or (608) 266-8005

### Online Information about getting a photo ID card:

[wisconsindmv.gov](http://wisconsindmv.gov) or [bringit.wi.gov](http://bringit.wi.gov)

**Free rides get a photo ID:** Union Cab can take you to the Division of Motor Vehicles (DMV) where someone from the Voter ID Coalition can meet you and help you through the process.

### For more information:

- League Of Women Voters Of Dane County  
608-232-9447, [www.lwvdanecounty.org](http://www.lwvdanecounty.org) OR [office@lwvdanecounty.org](mailto:office@lwvdanecounty.org)
- South Madison Voters (SMV) James Kreft at [james.kreft@gmail.com](mailto:james.kreft@gmail.com) or Renee Sandler at [jwarenee@gmail.com](mailto:jwarenee@gmail.com)

### TO REGISTER TO VOTE

#### City of Madison

- City Clerk’s Office, 210 MLK Jr. Blvd  
Room 103, from 8 am 4:30 pm  
(until the Friday before election)
- Any public library
- Online at [myvote.wi.gov](http://myvote.wi.gov) (20 days before election) or [cityofmadison.com/clerk/elections-voting/voter-registration](http://cityofmadison.com/clerk/elections-voting/voter-registration)

#### Town of Madison

Town of Madison Town Hall  
2120 Fish Hatchery Road, Madison, WI

#### City of Fitchburg

5520 Lacy Road, Fitchburg, WI

# Gardening Classes

## Master Gardener Volunteer training

The UW-Extension Master Gardener Volunteer Program provides 17 sessions of horticultural training to adults who in turn volunteer for horticulture-related work or projects in their community in support of the Extension mission. MGV training is a great way to learn, give back to your community and meet some new like-minded friends. On an annual basis, MGVs must complete a minimum of 24 volunteer hours and 10 hours of continuing education for re-certification. Some of the classes include Soils and Composting, Plant Anatomy, Plant Propagation, Tree Pruning and Planting, Small Fruits (Berries), Tree Fruits, Lawn Care, Phenology, Wildlife in the Garden, Native Plants and Pollinators, Perennials, Annuals and more. The training in 2019 is on Monday nights 6-9 pm starting February 25 and ending June 24. The cost is \$260, which can be broken into two payments. Between classes, readings and required volunteer work, participants can expect to spend a minimum of about 5 hours a week on the program between February 25 and August 30, when the 24 volunteer hours are due. All classes are held at the Dane County UWEX office on the east side of Madison, at 5201 Fen Oak Drive. For more information visit <https://dane.uwex.edu/horticulture/master-gardener/> or contact Lisa Johnson at 608-224-3715 or [johnson.lisa@countyofdane.com](mailto:johnson.lisa@countyofdane.com).

## Green Thumb Gardening

Green Thumb Gardening classes are offered to the public on Thursday nights 6:30-9 pm starting February 21 and ending April 18. All classes are held at the Dane County UWEX office on the east side of Madison, at 5201 Fen Oak Drive. Register for the complete class series at a discounted price (\$90.00) or individual classes (\$12.00) according to your interests. Onsite simultaneous translation services are offered for those needing the lectures in a language other than English. Registrants needing translation need to contact the Extension office after registering so that translation services can be arranged. There are nine classes in the series. The topics are seed starting/saving, vegetable garden planning and techniques, garden landscape design, vegetable garden pests and diseases, backyard chickens, composting and vermiculture, lawn care, flower gardening, and native plants for gardens and pollinators. To register and for more information, visit <https://dane.uwex.edu/horticulture/greenthumb/> or call Kathy Ottem at 224-3705 or [Ottem@countyofdane.com](mailto:Ottem@countyofdane.com). ❖

# FOOT Notes

## By Andria Blattner

We recently had some very exciting and welcome news for our neighborhood and the entire city. The City intends to approve the proposal of the Parks Department to buy 3 1/2 acres of land from the Medical Society bordering on Lake Monona. This will preserve a critical parcel of land as public lands. I'm sure there will be many meetings and discussions and an extensive planning process about how to manage this land and to try to accommodate all the contending stakeholders. There is also a bigger picture to keep in mind and that is the importance of Public Lands to the well-being of the nation. Our neighbor, Steven Davis, has written an excellent book "In Defense of Public Lands" which spells out the arguments for keeping our public lands and not allowing them to become privatized or sold off. Federal and state-owned public lands comprise the largest areas but many of the same arguments apply to small locally owned and managed public lands. His arguments are very well presented and cover the biological, economic and political aspects of the issue. What resonates most with me is the economic value of the ecosystem services performed by green spaces. They provide services usually taken for granted such as photosynthesis, biomass production (carbon sequestration), nutrient recycling, water quality, purifying the air, cooling and many others. Even small urban green spaces provide these services for the wellbeing of all citizens.

FOOT's major concern is to encourage people to get to know our Parks and to become involved in maintaining them. Climate change has eliminated our Ski Event, so we are now considering whether we will have a Spring Fling again in May this year. Last year's event went very well – as the weather was perfect and we enjoyed being outside playing games. We would like some input in the interest and the possibilities of help with the planning and execution of this event. We will be making the go-no-go decision in February and we would really like to hear from you.

We will also be sponsoring a project in the prairie, which I have written about. Thank you to those who have expressed an interest and those who helped out by providing seeds and plants and suggested other projects.

Another way to provide important help to our parks is to come to Service Days. Local companies provide time off and busses for their employees to do useful work for the city. The city staff coordinates these events. They have really helped us by sending volunteers to our parks. We can help by sharing our knowledge of the park and trails with the service teams. We usually have 3 or 4 of these service days throughout the spring and early summer.

The Bird and Nature walks continue throughout the winter. Paul Noeldner will be leading the walk on February 10 with a special effort to find the Great Horned Owls that live in the park. Paul will also lead the March 10 Turville walk.

Mild weather is nice but I for one hope we have some real winter before spring. Time for some cross-country skiing! ❖

# BAY CREEK NEIGHBORHOOD ASSOCIATION CONTACTS

## BCNA BULLETIN

The **Bay Creek Bulletin** is published every other month by the Bay Creek Neighborhood Association (BCNA). The Bulletin provides news and information about our neighborhood and helps connect neighbors to one another. We welcome your contributions: comments, articles, drawings, photos, poetry, announcements, book and restaurant reviews.

**Next Bulletin** to be delivered: First week of April  
Submission deadline: March 22

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## New to the Bay Creek neighborhood?

Contact the Welcome Committee  
at [baycreek.welcome@gmail.com](mailto:baycreek.welcome@gmail.com)

## BCNA COMMITTEES

**Planning/Economic Development** – Alex Elias  
(973) 803-9716 • [novoalexandria@gmail.com](mailto:novoalexandria@gmail.com)

**Welcome** – Doug Noot  
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**Web** – Jim Winkle  
259-1812 • [jimwink-madison@yahoo.com](mailto:jimwink-madison@yahoo.com)

## BCNA NEIGHBORHOOD REPRESENTATIVES

**Area 1** – Abby Davidson  
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**Area 2** – Kirk Elliott  
Northwestern RR Tracks, east to Olin-Turville Park  
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**Area 3** – Consuelo Sañudo  
Lakeside St to Monona Bay & west to Park St  
(608) 322-5522 • [sanudoc@tds.net](mailto:sanudoc@tds.net)

**Area 4** – Jim Winkle  
Central area between Lakeside St & Olin Ave  
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**Area 5** – Bob Lockhart  
Tree Streets  
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520-7173 • [jbeeman53715@gmail.com](mailto:jbeeman53715@gmail.com)

**SMPC Representative** – Lisie Kitchel  
225 Potter St. • 220-5180

**POLICE DEPT LIAISON** – Officer Mark Alle  
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## GOVERNMENT REPRESENTATIVES

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**State Representative** – Sheila Stubbs  
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**State Senator** – Fred Risser  
266-1627 • [sen.risser@legis.state.wi.us](mailto:sen.risser@legis.state.wi.us)

**U.S. Representative** – Marc Pocan  
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