



City of Madison

City of Madison
Madison, WI 53703
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Meeting Minutes - Draft ALLIED AREA TASK FORCE

Thursday, May 8, 2008

6:30 PM

Boys and Girls Club
4619 Jenewein Rd

CALL TO ORDER / ROLL CALL

Present: 12 -

Brian L. Solomon; Joel Plant; Michael T. Zimmerman; Daniel R. Wood;
Robert J. Artis; Alice P. Howard; Evelyn D. Burns; Denise G. Matyka;
Susan M. Corrado; Emily E. Thibedeau; Barry E. Hayes and Leticia
Concepcion Marin

Absent: 4 -

Carousel Andrea S. Bayrd; Lynn M. Green; David L. Jennings and Stephan
D. Uselman

Staff Present: Mark Olinger, Mary Charnitz, Lorri Wendorf, Leslie McAllister

Co-Chair Howard called the meeting to order at 6:40pm.

APPROVAL OF MINUTES

Howard corrected the minutes to reflect that she was not present at the March 27, 2008 Task Force meeting. Solomon moved to accept the minutes with the correction, Zimmerman seconded. Minutes approved with correction appropriately reflecting Howard's absence.

PUBLIC COMMENT

None.

DISCUSSION ITEMS

1. [10286](#) 2317 Allied Drive - Allied Neighborhood Revitalization, Phases I and II, PUD(GDP) and Phase I, PUD-SIP. 10th Ald. Dist.

Olinger informed the Task Force that the CDA has been awarded Low Income Housing Tax Credits from WHEDA for the first phase of the Allied redevelopment project. He recommended that the group review site issues - how the design evolved from the original concept to the current site plan that was submitted to WHEDA with the tax credit application. Olinger reports that City staff and the consultant team have been working on adding detail to the plan since the submission. He explained that the plans for Phase 1 still show 5 buildings nor have they altered the unit and bedroom count significantly. Kate Stalker, consultant with Schriber Anderson, reviewed the elements of the plan that involve

public spaces, including the plaza in front of the community room and the tot lot. The consultants have encouraged participation of Allied residents in the development of a more detailed plan for the public spaces. Stakler suggests at least two public meetings - one to gather feedback and one to bring a more final plan to the community once that feedback has been incorporated into the site plan.

Olinger also reviewed the initial plans for street parking, taking into account the requirements for fire lanes on the site. He reports that the plans call for parking on only one side of Jenewein. There was some discussion about the limitations for parking for the providers that work in the Joining Forces for Families office and the Community Learning Center.

Jim Klett from Epstein Uhen reviewed the latest plans for the buildings for the first phase of the Allied project. The site plan includes 5 buildings - two larger buildings (19 units in one and 13 in the other) on the corner of Jenewein and Allied and three smaller buildings (one with 9 units and two 4-units that are arranged around the tot lot). The plan also includes a community room and business center that could be equipped with computers with direct access to the patio/plaza area in one of the larger buildings.

In addition to a proposed unit count, Jim Klett shared information about the range of room sizes, plans for porches and balconies, and safety features. There was some discussion about a potential loss of 3BRs or 2BR + den units from the original concept in the latest site plan. Solomon requested that the loss be minimized in accordance with the recommendations of Task Force and the comments related to the need for larger units that were heard at the design meetings in the fall of 2006. Solomon also mentioned that he has been working with City staff and the consultant team to ensure that the buildings will be as sustainable as possible, with the hope of reaching *Greenbuilt* or LEED standards.

2. [10309](#)

Schedule additional meetings on Allied Neighborhood Revitalization

In order to meet the deadlines for WHEDA, the Task Force, as a referral body listed in the Solomon resolution, will need to schedule an additional meeting in June to make their recommendations related to the site plan to the Common Council.

Olinger recommended that the meetings with neighborhood residents that will give them an opportunity to provide feedback to the architect consultant team as well as the special Task Force meeting to be completed by June 16th which is the date of the Plan Commission will be approving the land use plan for Phase I of the Allied project.

After some discussion the Task Force agreed to the following meeting dates/times:

- May 22nd, 5pm at the Boys & Girls Club - a regular meeting with primary focus on the Employment & Training subcommittee report
- June 12th, 5pm at the Boys & Girls Club - special meeting to discuss redevelopment planning
- June 26th, 5pm at the Boys & Girls Club - regular meeting

In addition to the Task Force meeting schedule, the group agreed to hold two community meetings for the purpose of providing feedback related to the site plan. At the recommendations of Howard, the first meeting will be held in conjunction with the Allied Dunn's Marsh Neighborhood Association's monthly community meal on Friday, May 30th from 6-8pm at the Boys & Girls Club. Wendorf asked Howard to prepare a budget for the community meal for the Task Force to review at the next meeting. The second opportunity for public input will be at the Allied Community Festival on the 7th of June. City staff and the consultant team will determine if the input session will involve a table in

the information tent at the festival or finding an alternate space for an open house type event.

3. [09704](#) Employment and Training Sub-Committee Report

Corrado provided an update about the activities of the Employment and Training Subcommittee. They have prepared a draft report, which was passed out to Task Force members. The subcommittee requested that the other members provide feedback on the draft report which will be discussed at their next subcommittee meeting. In order to avoid violating open meetings laws, comments about the draft report should be sent to Mary Charnitz, staff to the subcommittee, (rather than to the group email list) so that she may compile them and bring those comments to the next subcommittee meeting. The subcommittee plans on presenting a final report to the full Task Force at the meeting later this month.

4. [09705](#) United Way Initiative Update

Robin Day-LaPorte, CAC program manager, provided an update about their Building Bridges initiative in Allied. CAC staff have made an attempt to contact all of the households in the City property, either through mail or home visits. Staff have had 10 face-to-face meetings with 10 households, and they are intensively working with 3 families to date. Day-LaPorte reports that they are having difficulties overcoming some cultural and language barriers, as more than half of the existing tenants speak a language other than English. They expect that developing trusting relationships will require a lot of time and effort.

5. [10079](#) Staff Update on Safety & Security Work plan

Wendorf reports that she has been meeting with the West District Patrol Lieutenant and police personnel from Fitchburg to develop a work plan for the Safety & Security subcommittee. In order to allow for the participation of Solomon, the plan is to convene the subcommittee once with Employment and Training subcommittee has completed their work.

ADJOURNMENT

Artis moved and Burns seconded a motion to adjourn. The committee voted to adjourn at 8:10 pm by voice vote.