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alder larry palm district 15 alder reports

District 15 Development Meeting Wednesday, May 31

Inside this issue:

Earth Day Activities	2
Allied Drive Property Purchase	2
District 15 Assessment Overview	3
Neighborhood Traffic Management Planning	3
Nine IZ Lessons	4

On Wednesday, May 31, I invite you to attend a “District 15 Development Forum.” The discussion will be held beginning at 6:00 p.m. at the Hawthorne Branch Library, 2707 E. Washington Avenue.

Brad Murphy, Planning Unit Director, and Alder Lauren Cnare, a member of the Plan Commission, will be there to talk about the potential for development in District 15, specifics of the newly adopted Comprehensive Plan and its impact on District 15, a description of the development process, and

how neighborhoods and residents can be involved in the process after someone has proposed a development.

This will not be a discussion about a specific project. Rather, it will be a primer and a dialogue about development in general. I encourage you to bring questions concerning the Comprehensive Plan, zoning, and the development process.

Madison City Channel will also record the program for later broadcast on Channel 12. I look forward to seeing you on May 31!

Eastmorland Park Master Plan

Over the past few months, residents of the Eastmorland neighborhood have been working on an Eastmorland Park Master Plan. Master Plans are used by the Parks Division and the Common Council when deciding on improvements to our park facilities.

Residents have been meeting monthly since January to plan mow/no-mow zones, native wildflower areas, stormwater management, facility improvement and playground equipment. The plan is to revitalize the park to be an active use area for our area families.



On Saturday, May 13, residents in the neighborhood were invited to attend a formal unveiling of the plan. When the plan is adopted by Board of Park Commissioners, we will be able to use it to request City appropriation for the improvements as well as request support from the “Parks for People” fund. The fund

matches dollar-for-dollar contributions from residents and businesses to make park improvements happen.

These plans will be available shortly on the District 15 website at www.cityofmadison.com/council/district15.



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Earth Day Activities

April 22 was Earth Day. I was privileged to help out at two Earth Day events: one in Worthington Park and one at Washington Manor Park. I was a little disappointed that I didn't see many residents at Worthington Park, however neighborhood cheerleader Marilyn was there, and Jim and Renee were working along Starkweather Creek where the new pedestrian/bike bridge will go.

Over at Washington Manor Park, many neighbors and a few neighborhood Boy Scouts came around. Some residents picked up trash by the fence near Starkweather Creek and Aberg Avenue, while others were pulling young burdock. A few strong arms were also pulling at the impending thistle boom. Unfortunately, all too often I hear about thistle problems in parks. (Just to let you know, you can call the Parks Division, tell them where the

thistle is, and they will come out. This is especially true when the thistle is several feet high!)

A week later, residents of the Eastmorland Community Association worked on Olbrich Park, OB Sherry Park and Eastmorland Park. A substantial amount of trash was picked up in the area by Woodman's entrance off Milwaukee Street. Afterwards, volunteers and residents met at Schenk School for a neighborhood chili dog potluck.

Overall, I'm excited to see so much activity in our City parks and the emergence of spring in Madison.

Happy Earth Day!



I hope this issue of the District 15 Alder Report is useful to you. To help keep down the costs of production and distribution, please notify the Common Council office if you are able to receive the Alder Report electronically, and we will email it to you in Adobe PDF format.
Email:
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Allied Drive Property Purchase

At the April 18 Common Council meeting, the Council decided to make a bid on the Hawk properties on Allied Drive in an amount of up to \$6 million, payable through TIF (Tax Incremental Financing) money that is available specifically for this area. Fortunately, we were able to buy the property for \$4.35 million.

TIF is a tool the City can use to revitalize "blighted" areas. When we set up a district, we capture the difference in property taxes from when the tax district is established through each year of the district's existence. This money is put into a special fund that is used to pay for projects within the district's area. The district already has about \$1 million in the fund and is fully expected to produce the revenues necessary to pay for the purchase of this land.

Currently, the City spends about \$2.6 million on social and police services for Allied Drive. In comparison, the City spends roughly \$3 million dollars on all services provided by the Office of Community Services.

Considering that there are about 2,500 people

in Allied Drive, this \$2.6 million expenditure averages out to roughly \$1,000 spent for every man, woman and child. And, this doesn't include other basic City services, County services, non-profits and, most importantly, the school district's money.

There are approximately 500 units on Allied Drive. If you do the math again, you will see that the total City expenditure per unit is \$5,000 per year. The City does not receive this amount from the tax base, therefore we must use revenue from other parts of the City just to pay for the situation we currently have. We cannot do this in the long term; something must be done.

In the end, if the City of Madison provides no additional financing above the \$6 million in TIF money (as I added to the resolution), and if we reduce the services that, ultimately, we do not have to provide to Allied Drive, we will save money. Plus, that money could be available to other neighborhoods, such as Darbo-Worthington in District 15, that currently need resources that are simply not available because of the immense vacuum of Allied Drive.

District 15 Assessment Overview

For 2005, the city's overall property assessment went up 9.9%. For residential properties, this was 10.2%. Among all homeowners, 61,921 saw an increase in assessments, 582 saw a decrease, and 5,763 had no change.

For the most part, District 15 residents saw an increase in assessment below the citywide average. The highest increase - 11.4% - was, ironically, the previous lowest value assessment district for the area east of Milwaukee Street to Highway 30. Last year, their average assessment was \$127,700. Now, the northern part of Eken Park (my neighborhood) has the lowest assessment average: \$139,400.

Lake Edge, #34

2005: \$149,200

2006: \$161,900 (8.5% increase)

SASYNA/Worthington Park, #39

2005: \$127,700

2006: \$142,300 (11.4% increase)

Eastmorland, #40

2005: \$151,000

2006: \$157,700 (4.3% increase)

Eastmorland, #41

2005: \$148,600

2006: \$161,100 (8.4% increase)

Eastmorland, #71

2005: \$151,000

2006: \$145,600 (8.4% increase)

Eken Park, #50

2005: \$130,700

2006: \$139,400 (6.7% increase)

The southern part of Eken Park is also in the Emerson East assessment area.

Carpenter-Ridgeway, #51

2005: \$142,400

2006: \$154,600 (8.6% increase)

What does all this mean?

Increased assessment value is good. Just because the average increase in home values went up 9.9%, it does not mean your property tax bill will go up 9.9%. This is merely the change in the portion of the overall city property that you will be taxed upon.

If your home had a decrease, you will pay a smaller portion of the City's property tax. If your house went up less than 9.9%, you will also pay a smaller increase than the average homeowner.

Your actual change in property taxes will be very dependent on the budget the Common Council adopts in November. So, for those of you who are concerned about your home assessments now, remember that, and contact me and the mayor next November when we draft the City's budget for 2007.



Your opinion counts:

Please share your ideas and comments with me.

I can be reached at

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Neighborhood Traffic Management Planning

Congratulations to residents on Schenk Street for successfully petitioning to be a part of the City's Neighborhood Traffic Management Program (NTMP)! This program allows residents to decide if they want to install traffic calming devices (e.g., speed humps, traffic islands, traffic circles, and sidewalk bump-outs) on their street. Residents held several meetings and three households walked door-to-door to get the necessary neighborhood support.

It also wouldn't be a District 15 Alder Report without reminding you to SLOW DOWN! Currently, I am working with residents in the

triangle from Milwaukee Street, S. Fair Oaks Avenue and Starkweather Creek about "cut through" traffic on S. Bryan Street. **Our first meeting will be on Tuesday, May 30, 6:30 p. m. at Holy Cross Lutheran Church, 2670 Milwaukee Street.**

Remember, cutting through residential streets may cut moments off your travel time, but it also increases the risks to children, seniors and others who use "quiet" neighborhood streets.

If you're interested in your street being part of the NTMP, please let me know!



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Nine Inclusionary Zoning Lessons

An ongoing issue for the Common Council and the mayor is Inclusionary Zoning (IZ). I can't tell you right now where the Council is heading, but two city groups are currently meeting to work through all the details. The Plan Commission and a mayor's group with seven alders, including myself, are assessing different scenarios for improving the current ordinance.



For those of you unfamiliar with IZ, it is a required program in which the City provides incentives to developers to supply more "affordable" units to homeowners who might not otherwise qualify.

Several years ago, Inclusionary Zoning got started by David Rusk who offered nine "lessons" of IZ:

Lesson 1: Enact a mandatory, not voluntary, IZ law.

Lesson 2: Advocate IZ primarily as meeting workforce housing needs rather than advancing social justice.

Lesson 3: However, advocate firmly (if more quietly) that IZ must serve the full range of workforce housing needs.

Lesson 4: Be fair to builders.

Lesson 5: Use other public subsidies to achieve deeper affordability.

Lesson 6: Focus on getting an area's first IZ law adopted.

Lesson 7: Counter fears and bad information with facts.

Lesson 8: Organize broad-based, pro-IZ coalitions.

Lesson 9: Fight for statewide IZ laws.

Given the average assessment in District 15, new IZ units will be priced *above* the current price of a home where we live. However, it is important to look out for future affordability as well as making sure that our schools are balanced based upon family income (one factor in students' success in school).