

Town of Madison Attachment Public Information Meeting

June 9, 2022 – 6:00 pm at Penn Park

Meeting Notes

Welcome by Reuben Sanon from the Mayor's Office

- We have City staff presenting from the following City agencies: Community Development; Economic Development; Department of Civil Rights; Building Inspection; Police Department; Fire Department
- Meeting is not being recorded
- The City is working hard to reach out to residents to help them learn about the Town of Madison attachment. A primary method is through the four Community Navigators that we hired to be on the ground and talking to residents. They are here tonight
- More public information meetings will happen before final attachment in October 2022
- Lisa Sanford and Jeremy Crosby from City of Fitchburg are here to answer questions as well

Short presentations from City agencies

- Economic Development Division – Saran Ouk
 - Office of Business Resources helps entrepreneurs looking for support in starting or growing their business
 - Financial assistance programs and grants: Community Ownership Assistance Program, building improvement grant to improve interior of your business, façade grant for exterior improvements
 - We partner with Madison Development Corporation and Wisconsin Women's Business Initiative Corporation (WWBIC)
 - We can also help you learn about permitting, such as getting a liquor license
- Community Development Division – Linette Rhodes
 - We work with Dane County and the State – in most cases, the City's Community Development Division doesn't directly provide services, but we partner with nonprofits that provide services
 - Major programs:
 - For renters – Dane CORE to cover rent and utilities for up to 18 months
 - For homeowners – WI Help for Homeowners program to help homeowners who have experienced economic hardship from the COVID-19 pandemic – up to \$40,000 for eligible households
 - Any property owners – repair/rehab for rentals
 - Single family – repair/rehab programs
 - Property Tax Assistance for Seniors Mortgage Loan Program – helps older adults (65+) cover the cost of their property tax
 - Access to child care – Child Care Assistance Program to help families pay for child care if they don't qualify for the state assistance program
- Department of Civil Rights – Byron Bishop and Jesus Sanchez-Cruz
 - The Department of Civil Rights is responsible for ensuring that the rights of all people are respected and that all persons are given the equal opportunities to succeed based upon their personal merits
 - Department of Civil Rights has several units including Affirmative Action, Racial Equity and Social Justice, and Equal Opportunities Division
 - Equal Opportunities Division addresses discrimination regarding housing, employment, and public accommodations issues. You can [file a complaint](#) using a form in six different languages

- Madison has more protected classes than any other city in the country
 - Protects more than just Madison residents but also people visiting Madison
- Streets Division - Charlie Romines
 - Proposed parking restriction changes:
 - Most of the Town will not need parking restrictions changed
 - Because the City provides more services than the Town does, we are suggesting some changes to parking. Without changes, we will really struggle to provide services with our large trucks for example
 - [These maps](#) show proposed parking changes to three areas once they are attached to the City of Madison. The changes are being proposed to ensure all traffic can pass these streets safely throughout the year – this includes snow plows, emergency vehicles, and passenger cars. Please note that parking rules vary by the side of the street. In the maps, the colored lines drawn indicate the side of the street where the proposed changes would take place. Several neighborhoods currently have no parking year round, but we plan to take those restrictions away from one side of street
 - The streets in red on the maps – have no parking anytime currently and we will leave that as is.
 - The streets in blue on the maps – we want to add a parking restriction there but we will engage about it further with alders and residents. Two potential options include:
 - No parking any time year round, which is best for our service provision in Streets, but also for Fire and EMS access
 - Or alternate side parking (parking allowed on either even or odd days during winter) no parking on Mondays year round to allow for refuse collection as well as better access for services such as leaf, brush, and large item collections
- Police Department – Assistant Chief Brian Austin
 - We have 6 police districts in Madison
 - Most of Town areas on the south side will be served by South district (located on Hughes Place)
 - The small north areas will be served by the North district
 - West parcels will be in the West district
 - 8 new positions are being added to incorporate serving the new Town area
 - We value our partnership with the Town Police Department – we work closely together
 - Madison Police Department runs patrol 24/7, 365 days per year
 - We want to get to know you all and build strong relationships with residents
- Fire Department – Chief Christopher Carbon
 - City of Madison has provided Fire and EMS services to the Town of Madison since November 2020
 - We have 9 ambulances in total - one has been added because of the Town attachment to the City
 - Station 6 on Badger Rd serves the South Madison area
 - Many of our units are mobile and out and about throughout the day
 - Like to go out to neighborhood events and our stations' doors are always open – come and talk to us
 - Two programs to highlight:
 - Community paramedic programs – help patients connect better with the health care environment
 - Community Alternative Response Emergency Services (CARES) program - these teams are trained and equipped to respond to behavioral health emergency calls that do not require law enforcement

Q&A session

- Question about private wells and septic (Arboretum Neighborhood – Arboretum Lane, Arboretum Drive, Marshall Pkwy, Balden St., Covall St., etc. there are 55 houses in the area that this will apply to). What will it cost me as a homeowner in terms of permits and inspections? In our area, we have our own private wells and septic. I get my well checked already but it seems like I will have to pay an additional \$355 for a well permit - why is that? I am also concerned about a variety of other costs I've researched related to my well and septic and that I will have to connect to city water and my perfectly good well and septic will have to be filled and sealed, which will also be expensive.
 - Answer: Madison Water Utility (Sarah Scroggins). The state of WI and associated code requires that communities with a municipal water system implement a program to regulate private wells, in order to protect groundwater resources. The City of Madison falls into this category and passed a Madison General Ordinance to fulfill this requirement (MGO 13.21). This ordinance outlines the process that must be followed and requirements that must be met in order for a private well to be permitting and mandates a permit fee. The \$355 fee covers up to four water quality tests (2 consecutive bacteria free/safe samples taken at least two weeks apart are required in order to permit a well), the required inspection of the well by a Water Utility staff member who is a certified pump installer in order to ensure they meet state code structurally, and staff time to process applications and permits. Permits are good for 5 years with the fee paid each time it is renewed
 - As far as water related requirements, there are 3 situations for properties currently in the Town which will be attaching to the City:
 1. If your property has access to a water main and you are not already connected, you have to connect to the water main within 180 days of attachment to the City. For this attachment that would mean connection by April 30th, 2023
 2. Those who do not have access to a water main (the Arboretum Neighborhood in question does not have access to a water main at this time and there are no plans currently/in the next five years to extend main to this area) may continue to use their private well as a source of drinking water as long as it is permitted. These properties will be required to submit a well operation permit application
 3. Those who are already connected to the water main and already receive Madison water will see no change other than the way they are billed. They will begin to receive a Madison Municipal Services Bill, which includes their water bill and fees for various other City services
 - For those located in the Arboretum Neighborhood (those on private wells with no access to a water main) there is no requirement to abandon/fill and seal their wells at this time, unless it is unable to be permitted
 - The Madison Water Utility does not manage septic requirements, but we will follow-up with appropriate agencies
- What are the housing assistance programs?
 - Answer:
 - For renters – [Dane CORE program](#) to assist households struggling to pay rent and other housing costs
 - Homeowners – for those financial hardship from pandemic
 - Property Tax Assistance for Seniors Program – for older adults who need help paying current or delinquent property taxes – it works as a reverse mortgage. No inspection required
 - Rental property owner rehab/repair (this is a new one that Town residents currently doesn't have available to them). Requires an inspection
 - Single-family rehab/repair program. Requires an inspection
- Do we need a City of Madison sticker for our vehicles?
 - Answer: Vehicle registration is required every year in the City of Madison (approx. \$40)

- Are the maps of proposed parking restriction changes on the website?
 - Answer: They will be posted online early next week (week of June 13)
- When will property assessment be done once attached to the City of Madison?
 - This year's assessments for Town properties have happened and that assessment info (assessment/tax roll) will be transferred to the City of Madison. The only difference will be the mill rate applied to your assessment this year (2022)
 - In 2023 and 2024, we will confirm the property data that has been transferred to us by the Town's assessment firm. Any updates will be reflected in your assessment in either 2024 or 2025. One appraiser will be assigned to all Town properties to conduct the assessments and they can talk with you about the changes
 - The City's mill rate will apply for 2022 and beyond
 - In 2023, it is likely that properties will be "trended". This process is mass appraisal. We review sales of similar properties in your area and evaluate how assessments are performing related to sale prices. For example, if the sales in the assessment area (generally neighborhoods with like housing stock) are at a price 10 – 25% over assessments, we remove any outliers (unusually high or low assessments) and take a median or average percentage and apply that percentage trend to all like properties within the assessment area
 - In 2023, formerly Town values will be derived by an appraiser with the process differing a bit from prior years for Town residents. The City does undergo an "open book" period but it is relatively limited as we have a Board of Assessors process that allows us to pivot from mass appraisal to an individual appraisal of a property triggered by an objection/appeal of value. The City's Assessor webpage provides updates, resources, and valuable information about our processes. (<https://www.cityofmadison.com/assessor/>)
- There's rumors that the whole 800 block Ridgewood Way is being bought up and redeveloped
 - Answer: City staff are not aware of this, seems to be a false rumor
 - The [South Madison Neighborhood Plan](#) was adopted by the Common Council in January 2022 and makes land use recommendations for the block in question, along with the rest of the South Madison area

Closing remarks

- Thank you for coming! There will be another public information meeting in the future before final attachment. You can contact City staff if you have further questions. Here are some ways you can connect with us and learn more:
 - [Town of Madison attachment website: www.cityofmadison.com/townofmadison](http://www.cityofmadison.com/townofmadison) - the website is in English, Spanish, and Chinese (Mandarin)
 - Hotline: call 608-267-1188 and leave a voicemail with your question
 - Email use: townofmadisonattachment@cityofmadison.com
 - Text alerts – sign up on the website
 - Digital newsletters
 - Social media
 - Podcasts
 - And more!

Photos



