

CAPITOL NEIGHBORHOODS, INC.

DOWNTOWN DIALOGUE

CAP RAPS

Who Cares About Landmarks?

By Davy Mayer, President, CNI

Recently it seems like a lot of new development proposals find their footprints overlapping that of a landmarked building or historic district. No developer looks forward to approaching the Landmarks Commission with the difficult proposition of demolishing a landmark. But the fact is that a lot of today's prime real estate has been prime real estate for decades. That old capitol building and its predecessors have been sitting there at 2 East Main Street for over 170 years and since the first stone was laid, people have sought to build close to it.

Not every old building can or should be landmarked. Special recognition is given to buildings that were designed or built by important architects, feature unique design elements, are excellent or rare examples of an architectural style or hold some other historical context. The landmarking process should not be undertaken lightly and those buildings that receive the mantle of "landmark" should be protected.

Landmarks preserve our history and showcase our culture. Well-preserved landmarks improve property values in the immediate area and provide predictability for developers. Tax incentives can help owners of landmarked buildings to improve their properties and ensure that they are preserved. It is a shame when owners of landmarked buildings neither take advantage

of those incentives nor embark on preservation on their own and instead choose "demolition by neglect," forgoing maintenance and allowing a property to succumb to the elements and wear and tear.

Predictability in the city's approval process for development is a characteristic that developers have asked for time and time again. Predictability means that the process for one development goes the same as the next; that the city applies its rules equally. There should be nothing more

predictable than a building with a landmark designation. This is a plain indication that this property will be maintained and protected for decades to come. It will not be torn down for an office building, a Burger King or a rendering plant.

The landmark designation is not absolute, however. If a developer proposes a truly sensational project that will provide more benefits to the public than are lost by losing the landmark, thereby providing a truly compelling reason for demolition, the Landmarks Commission could be

persuaded to vote to grant a Certificate of Appropriateness and allow the project to proceed. And if not, a 2/3 majority of the Common Council can do the same. One only hopes that commissioners and council members apply the ordinance evenly and give respect to precedent and standards.

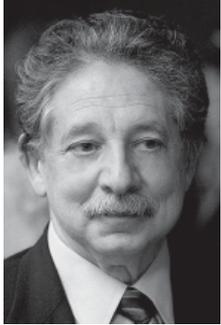


February - March, 2012, Volume 18, Number 1

Emerald Ash Borer

By Mayor Paul R. Soglin

City officials have been working since 2008 preparing for the inevitable arrival of Emerald Ash Borer (EAB). I wanted to give you a brief update on their progress and plans.



The Emerald Ash Borer (EAB) insect has three life stages: adult, egg and larvae. The adult EAB is about a 1/2 inch long (smaller than a penny) and metallic green in color. Adult females lay eggs on the bark. Larvae hatch from the egg and burrow into the tree. The larvae feed and develop underneath the bark where sap moves up and down the tree, effectively girdling the tree and causing death within a couple of years. All ash trees are affected by this insect.

With an estimated 21,000 terrace ash trees, 20,000 ash trees in parks and many thousands more found on private property, the EAB could have a devastating effect on our urban forest. The EAB Task Force was created to coordinate assessment of the EAB threat, plan various response strategies, review the latest research, and act to mitigate impacts on our tree canopy as well as ensure public safety. Members of the Task Force made a presentation to the full Common Council earlier this fall to keep them apprised of the problem and planned action. The City will be discussing proposed recommendations made by the EAB Task Force and making final decisions on a plan of action to implement in 2013.

We don't know when the bug will be discovered here but forestry section workers will be using a technique this winter to continue to search for the invasion. Once a tree has been infested, its demise is inevitable. Once an ash tree has died, the wood is especially dry and can easily break off. This can lead to some extremely dangerous situations.

Page 2

One of the recommendations will be to preemptively remove ash trees when appropriate, and after review by Forestry staff, that are in poor condition or located under power transmission lines. Replacement trees will be planted so that the City's green infrastructure can be rebuilt as quickly as possible. In addition, if there is infrastructure work that needs to be done, like streets, sewer or sidewalk work ash trees may also be removed and new trees will be planted in their place.

Another recommendation is performing evaluations of city ash trees. Some trees will be deemed legacy trees; trees with a higher value because of perhaps their size or location. Extra efforts will be made to preserve those trees for as long as possible.

There is treatment available to protect trees, and homeowners will receive information on this proposed effort. Some of the treatment needs to be applied or injected yearly, some less frequently. We have heard from residents who are willing and able to treat city trees in their neighborhood, trees on the terrace near their home or in a neighboring park. We'll be developing an Adopt a Tree Program for them. Officials will work with them so they can either treat the tree themselves or have the city treat them and assess the homeowner for the cost.

Continued on page 5



131 West Wilson St.
Suite P300
Madison, WI 53703
Phone: (608) 257-8900
www.xerlithprinting.com
Email: print@xerlith.com

*Business Cards • Letterhead • Envelopes
Mailings • Lamination • Post Cards
Design Work • Advertisements • Posters
Banners • Wide Format • Briefs*

**1-2-3-4 COLOR PRINTING
FULL COLOR COPIES
WIDE FORMAT PRINTING • 60" WIDE x ANY LENGTH**

2012 Brings New Opportunities, Challenges for County Government

By: Dane County Executive Joe Parisi

A year ago as State Representative, I watched as working families from all corners of Wisconsin came to Madison to tell the Governor and legislature they wouldn't sit idly as decades' old basic rights were taken away.



Now as County Executive, I strive to lead in a way that shows through mutual respect and working with people instead of against them, that everyone can help solve problems.

That's how we managed through a daunting county budget last fall. Thanks to innovation, creative problem solving, and partnering with county employees on efficiencies, the 2012 county budget spends \$4.4 million more on human services (\$248 million total) while preserving public safety and other programs important to our quality of life.

This New Year certainly brings new challenges, but also many opportunities.

In addition to protecting human services, as a candidate for County Executive I also talked about the need to strengthen the county's ability to enhance economic development. My new Dane County Office of Jobs and Prosperity starts work this spring.

Soon I will unveil a new "Cow Power" facility to create local "green energy" and reduce pollution that runs into our lakes. New partnerships I've formed with the Madison Metropolitan Sewerage District and the Clean Lakes Alliance serve as the foundation for the next steps in our important work to clean up our waters.

Thanks to my new partnership with Operation Fresh

Start, more kids from challenged neighborhoods will spend this year learning life and job skills.

Construction starts soon on new systems to help our police and fire responders get to emergencies quicker, and communicate better through development of a new countywide radio network.

A recently completed assessment of our criminal justice system offers a menu of possible reforms to ensure our public safety tax dollars are spent effectively.

We have much to do! Together, we'll manage our challenges and maximize our opportunities in 2012.

Terry's Car Care

Between the Capitol and Campus

332 West Johnson Street 251-4084



- **Serving Downtown for over 40 years**
- **Locally owned**
- **Nationwide Piece of Mind Warranty at over 14,000 outlets**
- **Same Day Service on 99% of Repairs**
- **4 ASE Certified MASTER Technicians**

www.terryscarcare.com



District 6 Updates

By Alder Marsha Rummel

Judge Doyle Square

Judge Doyle Square includes Block 88 and Block 105 in Downtown Madison. The Madison Municipal Building is located on Block 88 and Government East parking ramp is located on Block 105.



The City of Madison has teamed with Kimley-Horn and Associates Inc. and its local project partners Potter Lawson and Urban Assets during the planning process for Judge Doyle Square. Kimley-Horn will assist in project management, public involvement, traffic

impact analysis, environmental scoping and master planning. The Phase One goal is to develop a final master plan for Block 105 that is feasible, and most importantly, supported by the community.

Phase One will include the replacement of Government East parking ramp with underground parking on both blocks, connected under Pinckney Street. It may also include such uses as a hotel, bicycle center, retail, restaurants, office, and housing. Three Public meetings, three meetings of the Advisory committee and several focus groups were held in 2011 to gather neighbor and stakeholder input.

Project details are available at <http://www.cityofmadison.com/planning/judgeDoyleSquare/>

The planning for Block 88 is being undertaken by a public private partnership that includes the City of Madison, Marcus Hotels, and Urban Land Interests. No updates were available at time of writing.

JDS is now located in Alder Verveer's district but I will continue to participate in the Advisory Committee. Stay tuned.

Crowley Station

First Settlement neighbors have been working on improvements to the roof of Well 17, aka Crowley Station for over a year to implement the vision of creating more open park space as identified in the 1995 FSN Master Plan. An informal group of residents and business owners in the First Settlement District have created the "Friends of Crowley Station". They have been working with the Parks Dept and the Water Utility to create a usable public open space and have been actively raising donations of resources and labor for the improvements. Last year we saw temporary art by Erika Koivunen and the addition of a Free Little Library kiosk. I was able to reauthorize funding for 2012 to continue efforts to install seating, landscaping, lighting and other improvements.

Downtown Plan

I am interested in hearing your comments in regard to the draft Downtown Plan, please contact me at district6@cityofmadison.com.



The Kitchen Gallery
EXCEPTIONAL CULINARY PROVISIONS

It was a dark and stormy night, somewhere. But in the Capitol Neighborhoods the sun was setting, a chill was seeping into all nooks and crannies, and thoughts were turning to feasts with dearest friends. Evenings were ahead that would surely warm the hearts of all. The new Emile Henry bakeware was being filled with tasty lasagna. The Staub Dutch Oven was cooking up another memorable lentil bean soup, and all ingredients were sliced so artfully with the new Wusthof Santoku. Ah, what a delight, sharing food with those who make life a blessing!

107 King Street
608-467-6544 www.thekitchengallery.biz
M-F 10-6 Sa-Su 10-5

A New Year, a New District Map

By Alder Scott Resnick

Redistricting officially went into effect on January 1st, 2012. Approximately 3,000 new constituents were welcomed into District 8.

For the first time in decades all UW dormitories are now contained in the same district, eliminating confusion for many students new to Madison. Lakeshore dorms west of Babcock Drive, including Kronshage and Bradley, are now in District 8. In the Southwest, Smith and Ogg are also new additions.

The boundaries are also more consistent around campus. Student housing between N Randall Ave and N Park St is now entirely in District 8. This includes Toppers Pizza on Regent Street and housing areas adjacent to Camp Randall.

Outside of District 8, many student community groups remain intact. Graduate housing along old University Avenue and Eagle Heights will continue to be represented by Alder Shiva Bidar-Sielaff in District 5. Additionally, the Langdon Greek Community will now almost entirely reside in District 2 with Alder Bridget Maniaci.

As others around the nation have used re-districting for political purposes, the City of Madison, and particularly the districts surrounding the campus, has set a standard that other communities with major Universities could follow. It is my opinion that the modifications to district will strength the student voice on the council for the next decade.

Emerald Ash Borer, Continued from page 2

The plans are still being developed and City Parks and officials will work to keep residents up to date. You can access additional information at: <http://www.cityofmadison.com/parks/services/forestry/pests/EmeraldAshBorer.cfm> This is not going to be an easy project, but I know that working together, we can accomplish what we need to do, protect our tree canopy and keep our streets and neighborhoods safe.

responsibl@education

Free Power Tomorrow Workshop

High heating bills? Ice dams? Drafty rooms?

Talk to the energy experts from MGE. Learn about the Green Madison program and how you can get a Focus on Energy home energy evaluation to identify the causes of these problems.

Tuesday, February 7, 2012, 6:30 p.m.

Goodman Community Center, 149 Waubesa St.

Free refreshments • Free-energy saving gift • Door prizes

Please register in advance:

- Online at mge.com/workshops, or
- By phone, leave a message at 252-5671.

mge[®]

your community energy company

GS1276 01/09/2012

Protecting our Frozen Assets

By Don Heilman

As I write this Lake Mendota remains unfrozen, more than four weeks after the average freeze date. As President of the Clean Lakes Alliance, I was surprised that our Mendota Freeze guessing competition has not yet been won, as the lake has not yet frozen over. Ice fishermen, cross-country skiers and other folks in the Capitol neighborhoods have missed out on weeks of wonderful winter activities that make Dane County one of the best places to live. The lack of ice late in the season reminds us how valuable our lakes are to our community and our daily lives.

Our organization, the Clean Lakes Alliance, is dedicated to protecting the water quality of lakes, streams and wetlands in the Yahara River Watershed. An outgrowth of the Clean Lakes Festival, organized by the Madison Ski Team to raise money to help clean up the lakes, we work with businesses, community organizations, scientists and government officials to identify practical solutions and fund projects to protect our lakes from an overabundance of nitrogen and phosphorous. Our goal is to reduce phosphorus coming into our lakes by 50%.

Cleaning up Madison's lakes is becoming a priority for many in our community and it has become more critical than ever. The Wisconsin State Journal's editorial board named the issue one of its top five priorities for 2012 calling for bold action led by the Clean Lakes Alliance. Throughout this coming year you will see us working hard to raise awareness and support to meet our goal of clean lakes. This spring we will be releasing two critical reports: The State of the Lakes Report which will provide more information about the health of our lakes, and an Engineering Report by Strand and Associates which will identify the priority, benefit and cost of actions for reducing Phosphorus to our lakes. We will also be hosting a number of community events which we invite you to join.

- Frozen Assets: Celebrate winter at our apres-ski party and fundraiser at Graze February 18.
- World Water Day: Support clean water by dining at participating restaurants March 19-25.

- Save Our Lakes Summit: Join in a community discussion of the State of the Lakes and the Strand Engineering Report April 21st.
- Take A Stake in the Lakes: Join Clean Lakes Alliance and the Dane County Lakes and Watershed Commission in a series of community activities celebrating our lakes June 8-18.

For more details on our events or to find out how you can get involved, please visit our website at Cleanlakesalliance.com. I am honored to be part of this historic partnership advancing the goal of clean lakes in our community and I hope that you will join us as we work together to build healthy lakes and a healthy community.

Don Heilman is President of Clean Lakes Alliance. He can be contacted at don@cleanlakesalliance.com

Heidi WEGLEITNER
Dane County Board - District 2
FriendsOfHeidi.org

Courage In Hard Times

We need government that works for all people.
My years as a public interest attorney, union member and community activist have given me the experience and the passion to find real solutions to Dane County's challenges. I will work tirelessly to support and fund programs that help all Dane County residents meet their basic needs and achieve their full potential.

JOIN US IN SUPPORTING HEIDI! • Dane County Supervisors John Hendrick, Al Matano, Carousel Bayrd, Kyle Richmond, Melissa Sargent, Dianne Conway Hesselbein, Melanie Hampton, Sharon Corrigan and Robin Schmidt; Madison Alder Marsha Rummel; Fitchburg Alder Dorothy Krause; School Board Members Marj Passman and Arlene Silveira; Former District 2 Supervisor Judy Wilcox*, Former Madison Alders Brenda Konkel* and Andy Heidt; Former School Board Members Anne Arnesen* and Carol Carstensen, and Former Supervisor Dorothy Wheeler (*District 2 residents)

VOTE Feb. 21!

AUTHORIZED AND PAID FOR BY FRIENDS OF HEIDI WEGLEITNER, MARY ANGLIM TREASURER

Historic Districts Require Continual Public Education

By Frederic E. Mohs

It is important to keep reminding residents living in a historic district, as well as owners, about the benefits and the responsibilities that go along with living or owning in a district. The responsibilities of owners are obvious, having to do with maintaining their properties and complying with the requirements of the Landmarks Ordinance. The owners have many choices confront them each year such as paint color or standards for repair or replacement of building parts that need to be replaced. Owners need to be reminded that the City Preservation Planner is a resource, as is the Trust for Historic Preservation. They need to be reminded to check-in before any substantial renovation is undertaken on their property.

Residents, whether or not they are renters or owners, are responsible for choosing their own representatives. Buildings do not vote. Only residents can vote for their Alder or Mayor. Interfacing with the City is continual. Street or park improvements and maintenance will always be important. The placing of street-trees or the design of street-lighting is important. Having an Alder who is a champion for the historic district is absolutely necessary. Yet, just making wise and appropriate choices with building maintenance and campaigning for useful and appropriate civic improvements are not enough. Residents and owners must continue to teach and explain the benefits, goals and challenges that are connected with a historic district.

The many constituencies who benefit from historic districts need to be pointed out and understood. People go to Europe and are charmed by buildings and neighborhoods that are hundreds of years old and appreciate the fact that somehow or other they are largely intact and have not been ruined. Here in the US, we value our historic districts, think of Georgetown in DC, and vaguely we appreciate that there must be some system in place that has

maintained the nature of that historic neighborhood. We need to have as many residents and owners understand the basic mechanics of landmarks regulation. We should take every opportunity to inform our neighbors and to make use of the inevitable conflicts that focus public attention on landmarks issues and see those conflicts not only as an opportunity to have a good result from a landmark's perspective, but to engage the sympathies and interest of the general public in landmark issues.

Innovative, Independent Banking
Conveniently Located on the Square

HOME SavingsBank
There's no bank like Home!

Member FDIC home-savings.com 282.6000

TD Custom CONSTRUCTION INC.

- Remodeling & additions
- Design/build services
- Efficiency improvements
- Historic preservation
- Certified Kitchen Designer
- Over 25 years of experience

1431 Northern Ct. • 251.1814
tdscustomconstruction.com

NARI ENERGY STAR We deliver Home Performance with ENERGY STAR®

Adam PLOTKIN County Board
PROTECTING OUR PROGRESSIVE VALUES

Primary February 21st • General April 3rd
www.AdamForDane.com
Authorized and Paid for by Friends of Adam, Judy Karofsky, Treasurer

Notes From December's Meeting With The Mayor

By Davy Mayer, President, CNI

Members of CNI's Executive Council meet quarterly with the mayor to discuss various matters of interest to downtown residents. This practice was established under former Mayor Dave Cieslewicz and continues today with Mayor Paul Soglin. You can expect to see a write-up of the highlights in every other issue of CNI's Downtown Dialogue.

CNI's Downtown Plan Ad Hoc Committee has been meeting regularly for the past three years. Now that city staff has formally presented the plan to the Common Council and it has begun to make the rounds of various city committees, the Downtown Plan was made the primary topic of this quarter's discussion.

We outlined our general support for the Downtown Plan, the open manner in which the city developed it and appreciation for being part of the process. We also shared our concerns over a few items in the plan, including the concept of "bonus stories" being granted to certain developments when they exhibit exceptional architecture. If

this idea is to be retained, then "exceptional architecture" needs to be codified and defined, as it's been a rather nebulous subject and the bar has been set low.

Mayor Soglin also expressed general support of the plan. He told us that while it contains several interesting ideas for civic improvements such as the Frank Lloyd Wright boathouse on Lake Monona or a Mendota lakeshore path connecting the Memorial Union to James Madison Park, there has been no funding established for these items and a lot of work will need to be done if any of them are to be realized.

The proliferation of mopeds and scooters in the downtown area and their haphazard parking on terraces and front lawns is another of the mayor's concerns. Until late last year, mopeds were equivalent to bicycles under state law when it came to where they could be parked. Recent changes have given municipalities the ability to better regulate them. The mayor intends to form a

Continued on page 11, column 2



It's a Wisconsin thing. Really.

Wisconsin—home of snowmobiles and... surfboards? Inventions like the weather service, jockey shorts, professional wrestling, and the electric guitar all have Wisconsin roots. Get the scoop on the inventions you know and discover the intriguing stories behind the innovations you might not expect!



WISCONSIN INNOVATIONS

FROM THE ICONIC TO THE UNEXPECTED

Wisconsin Innovations is supported by a lead gift from the Madison Community Foundation. This exhibition is also made possible by American Family Insurance; The Evjue Foundation, Inc., the charitable arm of *The Capital Times*; and Sentry Equipment Corporation; with additional support from Ann L. Koski and Promega Corporation.








Wisconsin Historical
MUSEUM

ON MADISON'S CAPITOL SQUARE
30 North Carroll Street | Madison, WI 53703
608-264-6555 | WisconsinHistoricalMuseum.org
Open Tuesday–Saturday, 9:00 AM–4:00 PM



ACCESSIBLE

Excitement on Mifflin Street

By Mary M. Kolar

More often when the word “excitement” is associated with Madison’s Mifflin Street, it has to do with the block party in May or any night after a Badger Football game. The excitement this year is the Block 100 Foundation’s proposal for the 100 Block of State Street that will also impact Fairchild and Mifflin Streets.

As a Mifflin Street resident, I am very excited by the proposal submitted to the city by the Block 100 Foundation. Nearly every day for the last four years, I have walked on the 100 Block of State Street and Mifflin Street. I have been saddened by the condition of the historic buildings on these streets as they have taken much abuse and neglect over the last century. I also have had many opportunities to walk on Fairchild between State Street and Mifflin Street but usually avoid doing so as it feels like walking through an alley when on the east side of the street.

Having owned and refurbished seven houses, I can appreciate that previous owners of these buildings may not have had the commitment nor the money needed to restore these historic buildings. Contained in these buildings are street level businesses and rental units above that may have generated income, but for whatever reason, the facades have been allowed to deteriorate and the insides of the buildings are likely not up to current livability standards including ADA compliance.

The Block 100 Foundation’s proposal, with no public funding, will maintain the historic character of State

Street, greatly improve the appearance of Fairchild and Mifflin Streets, and make this entire block an exciting downtown triangle. The magnet that is the City of Madison’s State Street will grow outward to include Fairchild Street, Mifflin Street and beyond.

I have seen presentations by both the Block 100 Foundation and the Madison Trust for Historic Preservation. Both used many of the same photos creating a record of the numerous changes to State Street buildings throughout the decades. I appreciate knowing these two groups agree on preserving the character of State Street. The Block 100 Foundation project will preserve the historic Castle & Doyle building at 125 State Street (currently Shangri-La), and the façade of the adjacent historic C.E. Buell Building, 121-123 State Street (currently Eye Contact). The project will also preserve the scale and architectural character of State Street. It will retain the small-scale retail and restaurant spaces and will not introduce large retail spaces generally desired by non-local businesses. Additionally exciting, this project keeps it “local” for a restaurant and other businesses.

As an environmentalist, I am also excited to know that this project will include recycling and reusing as much of the current building materials as possible, with a goal of an 85% recycling/reuse rate. The resulting buildings will be much more energy efficient than the current ones. Another goal of this project is to pursue US Green Building Council Leadership in Energy and Environmental Design (LEED) third party certification. Also, through the City of Madison’s new Downtown Plan, many, including me, want Madison to become a model of sustainability and this project is an example of sustainable urban infill. All the above are

Continued on page 11, column 1



Fairchild Street between State and Mifflin

New and Renewed Members of Capitol Neighborhoods November - December, 2011

Mary Elizabeth Allen
 Jaron Acker
 Susan J.M. Bauman
 Ellis Bauman
 Caroline Benforado
 Rick Broughman
 Diane Broughman
 Megan Christiansen
 Jonathan Cooper
 Dan Cornwell
 Pat Cornwell
 Bob Davenport
 Susan Goeres
 Susan Goldwomon
 Roger (Jack) Hagen
 Thomas Haig
 Robert Hauser
 Taissa Hauser

Franny Ingebritson
 Dr. Maryl Johnson
 Craig Jolly
 Michelle Jolly
 Marthe Jones
 Murray Katcher
 Carol Katz
 Peter Kemble
 Gregory P. Lawinger
 Patrick Meehan
 Wanda Meehan
 Terry Mehus
 Carol Milanich
 Sonja Moskalik
 Peter Ostlind
 Jim Ostrander
 Ralph Rabin
 Jane Richard

Fred Risser
 Nancy Risser
 Pat Roberts
 Jim Roper
 Steve Rubin
 Steve Saunders
 John Schroeder
 Rosemary Sprenger
 Anne N Stoelting
 Danny A. Tzakis
 Jeff Vercauteren
 Alex Wagner
 Kati Walsh
 Karen Weiss
 Keith Weiss
 Arlene Zaucha

We Appreciate Our Business Members

Xer-Lith Printing & Copying LLC
 The Great Dane Pub
 Cameron Management, Inc.
 Capitol Centre Market

Dines Incorporated
 Bert Stitt and Associates
 Samba's
 Hammes Company

Thank you for your support!



Become a Member of Capitol Neighborhoods, Inc.!

Name: _____
 Address: _____
 City: _____ State: _____ ZIP: _____
 Work Phone: _____ Home Phone: _____
 E-mail address: _____

- Regular Membership: \$20.00
- Additional Household Membership: \$10.00
- Associate Membership: \$20.00
- Business Membership: \$100.00
- Sliding Scale Membership: _____
- Additional Donations to CNI: _____

Capitol Neighborhoods, on occasion, has made its mailing list available, commercially, to those we feel assist the neighborhood. However, we're concerned about your wishes as our member. If you do not want these mailings, please check this box:

Please mail your completed membership form and payment to:
 Capitol Neighborhoods, Inc.
 P.O. Box 2613, Madison, WI 53701-2613

Capitol Neighborhoods is a 501(c)(3) organization. Membership fees and all donations are tax deductible

Continued from page 9

positive aspects of this project

As I write this, I have an early 1900s photo of the building at the corner of State and Fairchild. What a beautiful building it was a century ago. Again, from the photos shared by both the Block 100 Foundation and Madison Trust for Historic Preservation, it has changed many times and not always attractively. Sadly, it now stands empty and from the outside, it appears to be falling apart. I also look at the photos of the landmarked Shubert Building on Mifflin Street that has also suffered through the decades and stands empty as well. Change is inevitable and can be good or bad. While I mourn the loss of these two buildings and the Stark Building at the corner of Fairchild and Mifflin Streets, I accept their loss knowing that the Block 100 Foundation's proposal represents a positive change.

The Block 100 Foundation's proposal will dramatically improve this dynamic area of downtown Madison. I look forward to seeing State Street historically preserved and restored, and Fairchild and Mifflin Streets beautifully enhanced. These are exciting and needed changes for downtown Madison.

**Shop & Play
With us on
the Capitol
Square**

**capitol
kids
LTD.**

**Clothing
Toys Books**

8 South Carroll • 280-0744

Continued from page 8

student group to help develop a better plan for moped parking regulations.

Finally, Mayor Soglin was very pleased to add two building inspector positions to this year's budget. These new professionals will help to make the building inspection department more responsive and better equipped to service the aging housing stock of the downtown and greater Madison area.

Capitol Neighborhoods Needs Your Help!

Please remember Capitol Neighborhoods with your charitable giving. CNI works to improve the experience of residing in Madison's vibrant downtown. Help us continue that work by donating generously. Capitol Neighborhoods is a 501(c)3 organization. All contributions and membership dues are tax deductible. Make your check payable to Capitol Neighborhoods, Inc. and mail to:

**Capitol Neighborhoods, Inc.
P.O. Box 2613,
Madison, WI 53701-2613**

Winter Workshops for Owners of Older Homes

The Madison Trust for Historic Preservation is sponsoring a series of workshops that will provide practical maintenance information for owners of older homes. These workshops will be held on the second Tuesday of each month from January through April at 7:00 pm in Randall School at 1802 Regent Street. The topics and presenters of the workshops are:

- February 14 - Repair and Maintenance of Historic Wood Windows, Iver Bryan, historic window specialist
- March 13 - Plumbing and HVAC in Old Houses, Regan Howe, Howe Brothers Plumbing and John Novak, RA Heating
- April 10 - What to Expect in Working with AN Architect/Contractor, Sam Breidenbach, TDS Custom Construction and Elizabeth Cwik, architect

The cost for each workshop is \$10. Attendees will also have the opportunity to join the Madison Trust for Historic Preservation for a reduced rate. If you are looking for information on maintaining your older home, this may be the opportunity for you. If you have any questions, please call MTHP Executive Director Jason Tish at (608) 441-8864.





Car - Home - Life - Health - Business

Patrick Marsden
 14 N Carroll St "On the Square"
 Madison, WI 53703
 Phone: (608) 255-4544 Open 9-7 M-F Sat 9-3
 Email: PATRICK.MARSDEN.JXAW@STATEFARM.COM
 Providing Insurance and Financial Services

State Farm Insurance Companies Home Offices: Bloomington, Illinois



Capitol Neighborhoods, Inc.
Downtown Dialogue
 February - March, 2012
 Volume 18, Number 1

Scott Kolar, *Editor*

Distribution: Ilse Hecht, Adam Plotkin,
Megan Christiansen

Contact us at info@capitolneighborhoods.org
For more information visit our website at
www.capitolneighborhoods.org

Executive Committee Members

- Davy Mayer, *President*
 Scott Kolar, *Vice President*
 Dan O'Brien, *Secretary*
 Megan Christiansen, *Treasurer*
 Rick Broughman
 Cliff Fisher
 Michael Johnson
 Brenda Konkel
 Fred Mohs
 Lupe Montes Tydrich
 John Sheean

District Chairs

- Larry Warman, *Mifflin District*
 Eugene Devitt, *Mansion Hill District*
 Jim Skrentny, *First Settlement District*
 James Madison Park District
 Peter Ostlind, *Bassett District*

Committee Chairs

- Megan Christiansen, *Finance Chair*
 Peter Ostlind, *Development Review Oversight Chair*
 Mary Kolar, *Membership/Media/Development Chair*
 Joe Bonardi, *Garden Chair*
 Davy Mayer, *Physical Linkages Chair*
 Bill Patterson, *Education and City Issues Monitoring Chair*
 Jonathan Cooper, *Downtown Plan Ad Hoc Chair Program Chair*
 Ledell Zellers *Zoning Code Rewrite Chair, Past President*
 Melissa Berger *Past President*
 Bert Stitt, *Past President*
 Adam Plotkin, *Past President*

Alderpersons

- Mike Verveer, *Alder 4th District*
district4@cityofmadison.com
 Marsha Rummel, *Alder 6th District*
district6@cityofmadison.com
 Bridget Maniaci, *Alder 2nd District*
district2@cityofmadison.com

Affordable Business Space

By Joe Bonardi

I'm writing this article as a departure from my usual topic of the volunteer efforts for Period Garden Park, 110 East Gorham St. The park is doing fine in its winter state of dormancy, and people continue to respect the grounds as far as my weekly inspections go for this time of year. As always, we are in need of donations for the coming year, so please consider a tax deductible financial gift sent to CNI/period park to the CNI address located in the newsletter.

My article for this issue comes from my experience as a downtown small business owner of 14 years. I have a small hair salon at 438 North Frances called Genre Hair Studio. It is a one chair operated salon, and I'm the only worker in my space. It measures about 140 square feet, and the space is in a one hundred year old multi-use building that was once originally a fraternity house. There are two other businesses located there, with mostly student rentals on the top two floors. My space has been home to at least three other hair salon owners over the years, and serves the need for a one chair studio very well. Although the building is old, it is well maintained considering all the years of service it gives. My rental is about average per square foot for the rate in and around campus and the State St. area, which according to the chamber of commerce and also after an inquiry to Mullins rental office, is anywhere from \$29-\$34 a square foot. I actually pay a higher rate than that, but it is manageable where it is.

I have great concerns for the future of small business in the downtown area with the upcoming demolitions and newer buildings being proposed under the Frautschi plan for the 100 block of State. It is known that the buildings were purchased at a rate higher than their assessed value, which can be used as precedent for other building owners as to the value of their buildings. This could result in rents escalating downtown to the point that small independent business will be priced out of the market and only franchises and chain stores will have the budget to afford the rental rate of the new spaces. We often hear of affordable housing issues for apartment renters, but there must be affordable rents

for small business as well if we are to have any independents making the diversity of a retail, restaurant and shopping community.

I understand that not one of the independent businesses being displaced located on that part of the 100 block are returning. I'm sure they could not wait for the construction to be finished, and I doubt they would be able to afford the increase in rent for what could be the same amount of space they had before, and I believe, the square foot cost will be much higher. I understand there is a number that the Frautschi group uses as a profit it will realize when the spaces are rented, and that profit will help finance the Overture. As of this writing I have been unable to get what the square foot average rental cost will be in the new spaces. That number must be known, or how could anyone come up with what the profit will be?

The big improvements we have heard of since this plan was announced do not seem to include the former businesses of that block, and if this remodel does not incorporate the older existing buildings that could stand improvement, but not demolition, and keep the rental costs from a larger increase, it certainly does not bode well for the rest of us that try to make our living downtown.

I have already lost employment due to rental increase downtown, as did many others I know. I worked at the Madison Repertory Theater, and a major factor of their demise was the huge rental increase of the Overture development. It was not the only reason that killed that company, but it was a factor.

If the one hundred block development has an impact that would affect the rental cost of my business, I would certainly look to another area of Madison, and leave State St. to its non-diverse future. That is not the future I would like to see happen, but I'm afraid it is the vision held by others. I hope I am dead wrong on my assumption on rental increases in the State St. area due to the current 100 block plan, but If I am right, I'll be looking for affordable space in one of our wonderful diverse neighborhoods to continue my business, and leave State St. to the people that can afford it.

Madison Public Library Update

of reach. For more information, visit the library online at www.madisonpubliclibrary.org/tax-assistance

Voting Update

Was the Central Library your polling place? You can find updated polling place information on the City Clerk's Where Do I Vote website at www.cityofmadison.com/WhereDoIVote. This city website reflects the new wards, districts and polling places established through the redistricting process.

Central Library Construction Update

January 3, on the advice of the City Attorney, the Madison Common Council voted unanimously to rebid the Central Library construction project. A new bid is currently scheduled to be awarded by the Common Council on February 28. Construction is set to begin March 28, 2012 with re-opening still on schedule for 2013.

The end result will be a three-week delay for the Central Library construction schedule. Tripp Widder, Madison Public Library Library Board President and Foundation Central Campaign Chair, says he is not concerned about the three week delay and even sees an upside. "I don't believe we will lose any economic ground by going through the re-bidding process," Widder said. "In fact, it should allow the already low bids to perhaps come in even lower."

Tax Assistance Moved to Hawthorne Library

Last year over 500 people received tax assistance and had their tax returns filed at the Central Library. Due to space restrictions at the interim Central Library, VITA tax assistance will be moved to the Hawthorne Library this year. Tax assistance will occur on alternate Saturdays from 9 am – 1 pm on January 28, February 11 & 25, March 10 & 24, and April 7. **Call Central Library at 266-6350 to make an appointment.** Free tax filing of Wisconsin and Federal taxes will be done on site. Income tax assistance is available for low- to moderate-income individuals, individuals with disabilities, non-English speaking taxpayers, and the elderly. In addition, the program assists individuals who qualify for homestead credit or the earned income credit. The VITA program is aimed at those for whom paid assistance may be out

Computer Assistance

Computer assistance has resumed at the interim Central Library on 126 S. Hamilton St. Library staff will take appointments for individualized assistance with a librarian or trained volunteer on Saturday mornings. The library is also scheduling times for individualized assistance with ebook readers and the library's ebook collection. **Call 266-6350 for more information or to schedule an appointment.**

Persons interested in learning or refreshing their computer skills may wish to check out LearningExpress Library. This online service offers popular software tutorials for Microsoft Word, Excel, Access, Outlook or PowerPoint as well as Corel WordPerfect X3 and Windows and Mac Operating Systems. Access LearningExpress Library with your valid Madison Public Library card online at www.madisonpubliclibrary.org/databases/learningexpress-library



GIM PRESENTS
LORD OF THE FLIES

March 24 - April 1, 2012
Overture Center Playhouse

TICKETS:
ctmtheater.org
608.258.4141

Recommended for ages 10 and up - children 8 and under will not be admitted.

CTM Brings Three Classic Books to Stage in 2012

By Heather Oppors

Embrace the opportunity to stay toasty warm indoors this winter as CTM brings three classic books to life on the Playhouse stage of the Overture Center. Kick off February with lots of laughs as Harold the dog and Chester the cat set out to solve this rabbit tale of mystery when Bunnacula takes the stage. The first in a series of children's chapter books written by Deborah and James Howe has sold over 3 million copies and introduces us to the adorable long-eared, fluffy-tailed baby bunny... with fangs?! Best enjoyed by ages 6 and up. CTM is also proud to announce that for every Bunnacula ticket sold after January 1st, we will donate \$2.00 to the Dane County Humane Society. DCHS will also be on-hand opening night with a few fuzzy bunny guests and will share information about keeping rabbits as pets.

Next up is the ultimate survival story, as director Rose-

ann Sheridan takes you into the deep green jungle in the classic novel, *Lord of the Flies* by William Golding. Chosen by TIME Magazine as one of the top 100 English language novels from 1923-2005 and an educational literary staple, this epic tale of loyalty and human nature begins when a plane full of schoolboys crash-lands on a deserted island and then takes you on a journey that heads for the dark heart within. It is recommended for ages 10 and up due to mature content.

CTM closes out their season with one of Kevin Henkes' best-loved titles *Lilly's Purple Plastic Purse*. Named one of the 10 best performances of 2009-2010 by 77 Square, this spunky little mouse learns about the value of friendship in a heart-warming tale for the whole family. Enjoyed by ages 5 and up.

Tickets for all of these shows can be purchased at ctmtheater.org or by calling 608.258.4141. CTM, established in 1965, creates vibrant theater experiences that engage the whole community. CTM is a resident organization of Overture Center for the Arts. To learn more about their 2011-2012 season, please visit ctmtheater.org.



Downtown Madison's **sweet** spot is the Dayton Street Grille. Chef Charles Lazzareschi has created a menu where the **savory** powers of contemporary, imaginative American cuisine welcome irresistible international flavorings and sustainable, farm-to-table ingredients in a casual and tasteful setting. Entrées are paired with sweet, savory and **spicy** sauces on the side. It's fine dining, times three.

dayton street grille
in The Madison Concourse Hotel

serving dinner 5:30 - 10:00 pm | 1 w. dayton st. | 608 257 6000 | daytonstreetgrille.com



At MMoCA

Houdini: Art and Magic

February 11–May 13, 2012

Harry Houdini (1874–1926), the renowned magician and escape artist, was one of the twentieth century’s most famous performers. His gripping theatrical presentations and heart-stopping outdoor spectacles attracted unprecedented crowds, and his talent for self-promotion and provocation captured headlines on both sides of the Atlantic.



Harvard Theatre Collection, Houghton Library, Cambridge, Massachusetts.

New York, Houdini: Art and Magic is the first major art museum exhibition to examine Houdini’s life, legend, and enduring cultural influence. MMoCA will be the only Midwest venue for the exhibition, which illuminates Houdini’s evolution from fledging circus performer to internationally renowned escape artist to muse and inspiration for contemporary artists.

The public is invited to a magical MMoCA Nights opening celebration for Houdini: Art and Magic from 6 to 9

pm on Friday, February 10. The evening will include a talk by the exhibition’s curator, Brooke Kamin Rapaport, at 6:30 pm in the museum’s lecture hall, followed by live music from Yid Vicious, roaming magicians, Fresco hors d’oeuvres, and a cash bar. The evening is free for MMoCA members and \$10 for nonmembers.

Drop-in tours will be available on Saturdays, February 11–May 5, excluding April 7 1–1:30 pm. Led by MMoCA docents, these 30-minute tours will consider Houdini’s craft and notoriety in relation to contemporary artworks in the exhibition.

Monona Center Events

The Wright Design Series

“An Architectural Impact on Community: New Orleans”

Presented by Allen Eskew, FAIA, Principal of Eskew+Dumez+Ripple
Thursday, March 15, 7:00pm - Lecture Hall

Allen Eskew has earned a national reputation for excellence in architectural design through a wide variety of projects. He has been involved in downtown development and waterfront revitalization efforts in Louisiana for over 30 years and spent four years directing the 1984 Louisiana World’s Fair Exposition Design. Following Hurricane Katrina, Allen was heavily involved with a number of recovery planning efforts and is currently working on The New Orleans Riverfront Development Plan. The firm’s growing reputation reflects its effort to connect every project to community and environment. The collaborative, intensive design process promotes the ability of architecture to touch the lives of its users in profound and powerful ways.



WHOLE PET
Veterinary Clinic

Megan Caldwell, DVM & Lisa Olson, DVM
529 S. Park Street
Madison, WI 53715
Ph: 608.270.1070
wholepetclinic.com

Promoting Health to Prevent Disease

Offering your dog, cat or other small mammal the best options in conventional and complementary medicine

Services include:

- Wellness Visits
- Vaccines
- Nutrition Consultation
- Acupuncture
- Spinal Manipulative Therapy
- Surgery and Dentistry
- Behavior Consultation



Genre Hair Studio

Joseph Bonardi, Owner/Hairdresser
438 N. Frances Street, Suite A
Madison, WI 53703
608.280.8980

www.genrehairstudio.com

Look for our \$20 off first visit coupons at
www.MadisonECoupons.com

At the Madison Senior Center

Consider the Conversation

Home Health United will host a remarkable documentary, *Consider the Conversation*, on Friday, February 10 at 10 am. The inspiring program focuses on how to communicate and prepare for end-of-life situations. Created by two Wisconsin natives, the film is “not a story about death ...but about living life to its fullest up to the very end.” Medical social workers will answer questions and guide you in completing advance directive forms (healthcare power or attorney). No charge, but kindly call 266-6581 to register.

Book Bites with Author Gail Baker

Gail Konop Baker was a runner, a yoga practitioner and lifelong subscriber to Prevention magazine. But right before her forty-sixth birthday, she heard the words that would forever change her life: Just to be safe, I think we should biopsy. It was the beginning of her yearlong battle with breast cancer and its fallout—a battle that would upstage any midlife crisis she’d worried was waiting in the wings. *Cancer Is a Bitch* is her raw, moving, and funny account of juggling midlife, motherhood, and marriage with a rogue boob—and, ultimately, triumphing. It will, as author Lolly Winston said, “crack [you] up one minute, then bring [you] to tears the next.” Meet Author Gail Baker on Tuesday, March 13 at 1 pm for this interesting discussion. Refreshments served.



State Street from the Capitol Square. 1929. Photo: Hanks Coll., WHI-25199.

The Christensen Company LLC



Central Madison
Residential & Investment Real Estate

Tom Christensen
SRES, ABR, GRI, CRS, RECS

Call Tom C. at 255-4242
1243 Jenifer St. 53703 www.centralmadison.com



FINANCIAL SOLUTIONS
COME WITH A SMILE
AND HANDSHAKE

Drew Kennedy
Financial Advisor

640 West Washington Ave, #110
Madison, WI 53703
608-251-0545
www.edwardjones.com Member SIPC

Edward Jones
MAKING SENSE OF INVESTING



S. BASSETT AT W. MAIN | *Bassett Neighborhood*

TUSCAN PLACE

Viva Toscano!

Eight Seasons Grille

COFFEE
BREAKFAST
LUNCH
DINNER

Sadhana Wine

GREAT MICROBREWS
WINES & LIQUOR
FROM AROUND
THE WORLD

Friendly & Knowledgeable Staff

608.250.2389

NEW! **TUSCAN PLACE APARTMENTS**

Affordable • Upscale • Villa Living Downtown

Robert Keller • (608) 577-2451
448 W. Washington Avenue | Madison, WI 53703 | (608) 227-6543

KELLER
REAL ESTATE GROUP

The Hidden Overdose Story

Prescription Painkiller Overdoses Outweigh Heroin and Cocaine Combined

By Jeff Golden, Public Health Madison & Dane County

Despite all the headlines about heroin overdoses, the misuse of prescription painkillers is an even bigger problem. According to the Centers for Disease Control and Prevention (CDC), one in 20 people in the United States, ages 12 and older, have used prescription painkillers for non-medical reasons, with nearly 15,000 people dying each year from overdosing on these drugs. This outweighs the combined number of deaths from heroin and cocaine overdoses.

Misused painkillers include such drugs as hydrocodone (Vicodin®), oxycodone (Oxycotin®), oxymorphone (Opana®) and Fentanyl. In 2009, there were almost a half a million hospital emergency room visits due to the misuse or abuse of these products, costing up to \$72.5 billion a year.

Another interesting fact is that middle-aged adults die from prescription painkiller overdose at a higher rate than other age groups. Many more men than women die of overdoses. While it is true that heroin overdoses have been increasing and are still a very serious problem, the misuse and abuse of painkillers is a much larger problem.

In Dane County we have seen a dramatic increase in poisonings over the last 10 years, and the numbers have now surpassed motor vehicle crashes as a leading cause of injury death. The majority of all poisonings (hospital visits and death) are due to drugs, (prescription, over the counter and illicit), but of particular concern are opiates. Prescription painkillers account for 61% of those that end up in the hospital for opiate poisoning, while only 25% are from heroin.

These rates are highest for adults over 35 years of age.

The CDC offers several suggestions on what individuals can do. Prescription painkillers should only be used as directed by a health care provider. Problems begin to develop when these medications are accessible to younger

family members and if they are shared with or sold to others. It is very important to make sure that leftover medications are securely stored until they can be disposed of properly. Proper disposal does NOT include flushing them down the toilet or putting them in the trash.

Fortunately, in Dane County, the MedDrop program now has four permanent medication drop-off locations:

- Madison Police East Precinct, 809 South Thompson Drive Available 8am-4pm Monday-Friday
- Middleton Police Department, 7341 Donna Drive Available 24 hours in the lobby
- Fitchburg Police Department - 5520 Lacy Road Available 7:30 am-4:30 pm Monday-Friday
- Sun Prairie Police Department - 300 E. Main Street Available 24 hours in the lobby

Another local response to this problem was recently announced by Dane County Executive Joe Parisi and Madison Mayor Paul Soglin. The county and city budgets, approved three weeks ago, include funds to coordinate an initiative to stop both heroin and prescription drug overdoses. These efforts will be coordinated by Safe Communities, a local public/private partnership that supports and sustains a range of safety initiatives through collaborations between area agencies, businesses, and neighborhood organizations. The next steps include a kick-off planning event after the first of the year to bring together multidisciplinary groups to locally address this growing epidemic.

For more information on painkiller overdoses nationally, see: <http://www.cdc.gov/Features/VitalSigns/PainkillerOverdoses/>

For more local information on poisoning see the Featured Topics section on the home page of the Public Health website at www.publichealthmdc.com.

For information on the activities of Safe Communities, see: http://www.safercommunity.net/news_events/general/pdrug_overdose_prevention.html.

For more details on the MedDrop program, see: <http://www.safercommunity.net/MedDrop/index.html>

Low Salt Diet Continues for City Streets

From the City of Madison Engineering Division

The City has undertaken quite a few changes over the last few years that have improved the practice of snow removal while continuing the overall goal of keeping salt use to a minimum. This has been accomplished by the increased use of liquid salt brine both for pre-wetting salt as it is spread on pavements and as an anti-icing application to prevent snow and ice from forming a bond with the roadway, aiding removal with snow plows. Additionally, the City has utilized pavement temperature sensors located in a few of our City streets that accurately informs us what the temperatures of the pavement are, allowing for better educated decisions as to when salt should or should not be spread. Standard road salt only works to about 15° F.

New for this winter is the use of an additional type of deicing liquid to the City's collection of winter maintenance tools. We are using Ice Bite®, a derivative from the sugar beet canning process. This organic deicer is used in

blends with salt brine which can be used at lower temperatures. While this "beet juice" is not used at all times due to its higher cost, it is used when the temperatures of the pavement fall below the 15 degree threshold.

Other changes include how the city communicates with city residents as to what winter road maintenance is going on around them. First, people who travel into the Snow Emergency Zone (primarily the Isthmus), are greeted with signage on each block reminding them that they need to make sure they keep aware of whether a Snow Emergency has been declared or not. These new signs are meant to further inform those who must park on the street in this area. We certainly don't want the snow to lead to a ticket or a tow.

The latest addition to the city's winter maintenance plan for this winter is an online "MapQuest Directional" feature (there's a map for that). Residents are able to get directions to their destination via salt routes which are plowed and salted throughout the entire storm. We hope this makes traveling during a snow event less stressful and safer for those who must travel during a storm. For further information go to our website at <http://www.cityofmadison.com/residents/winter/SnowIce/findRoute>

Coming To The Watrous Gallery Encountering Cultures: Tom Jones

On view March 9 - April 29, 2012, Overture Center for the Arts James Watrous Gallery 201 State St., 3rd Flr.

Opening reception: Friday, March 9, 5:30-7:30 pm, Artist's talk beginning at 6:30 pm

Photographer Tom Jones's Encountering Cultures series captures the Rendezvous, historical re-enactments of the French fur trade in North America. This subculture has utilized and adopted the material culture of Native Americans,



often posing and presenting themselves dressed as Indians. Through turning the camera lens back on these re-enactors, Jones explores their romanticization of Native American life. The exhibition may also include a group of related vintage photographs from Jones's personal collection (tomjoneshochunk.com).



CAPITOL NEIGHBORHOODS
P.O. BOX 2613
MADISON, WI 53701

FORWARDING SERVICE REQUESTED

PRSR STD.
U.S. POSTAGE
PAID
MADISON, WI

PERMIT NO. 535

The Corner of N. Fairchild and W. Mifflin

Now



Future?

Rendering of the 100 Block
Foundation's proposed
redevelopment

