

List of Neighborhood Issues

1. Neighborhood/Personal Safety

- Some people feel unsafe in their homes and in the neighborhood.
- There are areas that have become big hangouts and they need a lot of attention (i.e. Hammersley and Meadowood Park).
- Some people see deterioration in the condition of property (i.e. New Berm Court) and the behavior of area residents.
- It seems that there has been an increase in destructive and violent people in this area.
- There is concern that people moving to the area from Allied Drive may create problems and that the SW area will become even worse than Allied Drive.
- There are pockets of poverty in the neighborhood that may experience increased noise and crime.
- There is a perception that the wholesomeness of the area has deteriorated.
- The streets are still too dark, which encourages negative activities.
- There has been a lot of overreaction about crime -- homes still sell, appreciate, and are improved.
- The area does not have enough eyes on the street.
- There are a growing number of panhandlers and mentally disabled people.
- The tunnel under the beltline is unsafe.
- There needs to be a decrease in vandalism at El Mercadito.
- There is not enough police presence (Teresa and Hammersley areas for example). Some people feel that law enforcement is applied disproportionately and inappropriately at times toward populations of color.
- Police do not respond quickly enough (i.e. calls about noise and fast cars).
- There is a lack of cooperation among the City, police, and landlords.
- There has been a substantial increase in police calls concerning violence and drugs over the last five years.
- Businesses and apartment managers do not get enough police attention.
- Would help if there were two police officers working solely in this area and the community could get to know them and works with them consistently.
- Need more police education and not just law enforcement; police should be more proactive than reactive.
- There has been an increase in gang activity and there are more mental and emotional problems with youth.
- There is open market drug use and drug dealing in the area and there have been drug-related shootings.
- The community has not put enough effort into reaching out to gangs to prevent vandalism.

2. Housing Preservation, Maintenance, and Stability

- Some developers are building housing that never sells and renting places room-by-room.
- Do not build concentrations of low-income, multi-family housing.
- An oversupply of housing drives down rents and drives up vacancies creating pressure to rent to anyone in anyway possible.

- Some landlords are not willing to take any responsibility for tenant behavior because they think it is not for them to deal with.
- There is no ordinance in Madison designed to deal with landlords.
- There are excessive rental vacancies
- Rules and laws in WI are stacked against landlords.
- Landlord training is needed. Need to develop uniform landlord policies and need help with background checks, eviction, and communication.
- There is loud music, people loitering in the street and disrespect for property.
- Trash should be cleaned up.
- There should be an increase in the enforcement of zoning/building codes, not driven by complaints but by action on the City's part.
- There has been a decline in the physical appearance of rental units and some of the owner-occupied housing.
- People take pride in their homes, and lots – and keep them in good repair and groomed.
- The run down housing (Hammersley and Schroeder Road duplexes) detract from the area.
- There are many stray cats, and deterioration of housing in nearby areas.
- Some of the houses and many of the rental properties have not been maintained.
- New Berm Court and other properties have deteriorated.
- Market problem where the rents cannot be raised due to oversupply, and rents do not generate enough money for reinvestment in properties.
- The area needs financial investment in multi-family units to avoid another Allied Drive situation.
- There is an abrupt transition between single-family owners and multi-family renters which creates a softening of the market.
- Prairie and Hammersley areas need to be cleaned up.
- Gammon Lane area: units go on the market, stay awhile, then cannot get people to even look at them, and there has not been an exceptional effort to sell them because they are low priced and troubled.
- People who did view the area last year saw a lot of garbage around, people who intimidated them, and other issues.
- It is difficult to rent because people are intimidating.
- The Balsam Road area looks like a project.

3. Circulation/Connections for Pedestrians, Bicyclists, Vehicles, and Busses within the Neighborhood and to Destination Points

- a. Verona Road
 - Verona Road improvement and impact it will have on the neighborhood, new bridges over the road.
 - Verona Road will become a University Avenue – not 2020 high speed.
- b. Buses
 - There is a lack of direct bus routes, busses do not run frequently enough, and the transfer point system makes getting to work time consuming.
 - The walk to the bus stop at night for Route 51 is too long.

- c. Traffic
 - The intersections of Raymond/Whitney and Lindale/Barton are difficult to negotiate for vehicles and pedestrians.
 - Traffic patterns are problematic. Drivers are cutting through the neighborhoods, sometimes because of heavy traffic on the Beltline.
 - Traffic moves too fast on Monticello Way, Piping Rock, Hathaway, Woodington, Loreen, Schroeder, and Hammersley.
 - Its difficult for people to get to Elver Park (consider building an overpass for walkers, bikers, and adults with small children).

- d. Youth transportation issues
 - There are a lot of good opportunities for teens but transportation is not affordable or consistent enough.
 - There is a surprising amount of needs in this area and an equally surprising void of services in walking distance for those in need (there are few community centers and programs geared towards low-income and/or high-risk families, child care/after school options, etc).
 - A youth center exists across from Elver Park but it is too far for Meadowood children to walk alone. Verona Road is a major divide.
 - Need to take three busses to access the south side pool.

- e. Access to community services
 - Lack of centralized support with food, housing, and utilities.
 - Most services are on the north side and people cannot easily access them.
 - Wisconsin Youth Center is too far to walk.
 - Need to drive to purchase groceries.

- 4. Delivery/Support of Community Services and Programs**
 - Need to improve social programs for those less fortunate.
 - Need an improved job service.
 - Living wage jobs are difficult to find (electrical and housing industries have helped).
 - The growing elderly population needs individual care.
 - There are many hungry people in the area that need food assistance.
 - Need to expand the library.
 - There are continual problems with plumbing; roter roter is coming out every three months to fix pipes.
 - There has been a good “grassroots” effort, but people get discouraged when they are not supported by funding or services.
 - There are not enough places for students to go to be active and to stay out of trouble.
 - Increase programs and activities for kids, but realize that youth lack financial resources.
 - Children are disrespectful.
 - There are not enough opportunities for youth to become part of our community.
 - It is difficult for youth to travel to the Allied Boys and Girls Club or Wexford Community Center, and even if they could, the resources at these facilities are completely exhausted.
 - The Wisconsin Youth Center will dissolve if it does not receive more funding.
 - Need more support for elementary and middle school children.
 - There are a lot of very high maintenance kids in the area.

- The staff at Wexford Village and WYC are stressed.
- There is a lack of access to the Internet, computers, and education [for youth at Wexford Village].
- There is deep concern over after school and summer youth activities, no supervision in households with several jobs, and no programs that do not require fees.
- There are too many kids hanging around Cameron and Russett Streets.
- Kids are really starved for attention and get into trouble and need direction.
- When kids hung around Meadowood Shopping Center, they would intimidate customers, prevent them from driving into the parking lot or entering stores, run out in front of cars, had foul mouths and were rude, and got into fights.
- There are 8-year-olds watching 3-year-olds and this is bad parenting.
- The youth at Girl Neighborhood Power need a dependable location and staff.
- The area needs a boys and girls club in this area because Allied Drive facility is scary.
- There are no Summer programs in parks for upper elementary and middle school students.

5. Strengthening Community Interactions/Networks/Alliances

- Some people feel that police are bullying and creating fear/they are the “enemy”.
- There is harassment by certain minorities against other minorities (i.e. gay, developmentally disabled), and there are racial problems between Black, Hispanic and Asian gangs.
- There is a lot of racial tension.
- There is a lack of community integration and overall cooperation.
- There is a lack of communication between neighborhood associations and a failure to see the big picture.
- Allied Drive and dispersion – diversity and lack of integration of new residents
- Education – schools. Student-teacher ratios. Keeping up with growing neighborhood and turnover of residents – empty nesters to growing families.
- Restructuring of school/school boundaries, impact on community.
- Strong neighborhood coalition – more involvement, neighborhood community center. Efforts to reduce “tagging” and graffiti.
- White flight and a drastic racial imbalance in public schools, also racial and class hostility.
- At one time, Falk Elementary School was seen as a desirable school, but now many Greentree residents will not send their children there because of the many “problem” children attending school there.
- The Parkridge Condo Association needs to be strengthened.
- There must be pride in the neighborhood.
- Pockets of poverty have developed and are dividing/segmenting the community.
- Finances and race always cause problems in social integration.
- Support JFF, WYC, Animal Crackers, landlords, and schools.
- Maintain awareness of neighborhood changes; motivate people to keep asking questions, claim ownership, have pride, respect, safety, and opportunities.
- Mobility is a problem and there is no real effort by renters to be involved in the community.
- One of the biggest challenges is a lack of formal support.
- Crime occurring in schools is more frightful than crime in the neighborhoods.
- School staff is overwhelmed.
- Madison schools should take more leadership in the community, like Middleton and Verona.
- There is no central place to congregate or celebrate.

- Teachers need to adapt to changes better.
- Need to develop a sense of identity.
- There are a lot of hidden elements in the community with housing, culture, and activities.
- Students at OR and Falk need a lot of attention.
- Most residents do not attend neighborhood meetings.
- Need to collaborate on resources and opportunities through better networking.

6. Physical Appearance/Places/Image

- The Meadowridge Shopping Center could use a modest redevelopment.
- Renovation and new construction is necessary for community pride, but UDC is too restrictive and is picking the Meadowood Shopping Center to death.
- Wisconsin is nice because zoning, but goes way over the top with landscaping and façades, compromises utility and outweighs profit potential.
- The Elver Park and Meadowood Shopping areas are most visible and critical.
- Transmission lines and possible impact to property values.
- No high voltage power lines along the Beltline.

7. Parks, Open Space and Recreation

- There is no senior center.
- The City should rebuild the tennis courts at Norman Clayton Park.
- Greenway and Lucy-Lincoln-Heistand Park are scary because there is no one there, people cannot see you, people have had problems.
- Need improved park maintenance.

8. Business Attraction, Retention and Employment

- There area needs more coffee and browsing shops.
- The Meadowood Shopping Center is in transition with a lot of vacant stores.
- There is no competition from Walgreen's force out Aurora pharmacy.
- The City does too much micro-managing of businesses.
- There have been many ownership turnovers and variable lease ranges in the Meadowood Shopping Center making community investment difficult.
- The minimum wage, smoking ban, and sick leave squeeze small businesses out.
- The City has to be careful not to victimize the business owner.
- Efforts to employ people with little job or social skills hurt businesses.

Other:

- I would like to change the perception that this neighborhood is not a desirable place to live to one that is. I would like the area to appear stable, attractive and a positive place for middle class people to live. I would like to feel that the neighborhood is improving, not getting worse.
- Tenant education group, or any groups in general to guide people.
- Lessen the distinction between "living" somewhere and "staying" somewhere.
- It should be a peaceful area.
- Communities should be diverse, respectful, and supported (for hard work, priorities, and goals--not enabled by having anything remitted). A lot of sensitivity, knowledge, and

willingness to learn and teach are essential to a healthy community. Quick fixes never work and people in need are repelled by them and that general attitude.

- Create a safe, supported, respected, non-threatening environment.
- Need to have a promise of impact.
- Have area south of the Beltline and by Raymond Road remain “viable and vibrant” and avoid a slow decline.
- Need ownership, support, and sustainability.