

**SASY Neighborhood Association**  
**Council Meeting Agenda ~ April 11 2013**  
**Goodman Center – 6:30 - 8:45 PM**

<http://www.sasyna.org/> ... *Please read posted committee reports*

**1) Introductions / quorum.**

Excused absences: Catherine Stephens, Betty Chewning. James Montgomery & Melanie Foxcroft leave at 7:30 pm.

Attending: James Montgomery, Brad Hinkfuss, John Steines, Sarah Williams, Lou Host-Jablonski. Donna Magdalena, Brad Kuse, Doug Johnson, Randy Roden, Gary Karch, Lance Green, Melanie Foxcroft, Margo Tiedt

Neighbors/Observers/Invitees: Matthew Miller, Carl Landsness, neighbor, Barbara K., Robyn Seymore, Angelo Castillo, Marsha Rummel,

**2) Approval of previous meeting minutes** ~ see <http://www.sasyna.org/index.php/meetings/> -

There are some incorrect statements in Kipp section. Approval postponed to end of meeting.

DNR has indication that they feel the vapor intrusion does not make a significant health risk.  
... Citizen Action suit, NOT the DOJ suit. Motion & second approve changes as stated.

Discussion that minutes attempt to record what is said at meeting, not what is understood to be correct later. Additions and correction can be substituted in at a later date however to correct the record.

**3) Additions/corrections** to agenda. Identify additional items, guests & invited presenters, items for open discussion.

- a. Timebank discussion (Brad) – not addressed.
- b. Alder Forum - quick update (Randy R.) – Successful event at St Bernards. Nice crowd of about 100 people.
- c. Solstice Committee - quick update not addressed

**4) Invited guests:**

- a. Robyn Seymour, environmental consultant who regularly deals with testing for contamination. Drilling wells; looking deeper into the aquifer

Questions:

If you have an area where PCE's are coming up into bldgs, what kind of testing can characterize the nature of their impact? Timing, etc...

- Vapor Intrusion Sampling is the sampling of vapors that have moved through a basement floor in a 24-hr period. Comparing the substrate (soil) results w/air results to get a better picture of what is happening.

Currently looking for data to determine which way the plume is moving.

Continuous sampling of the groundwater provides that data, determining where plume is moving. (Upper ground water movement varies with seasons, lake levels, well cones of depression, etc).

Also Passive Vapor Sampling is done outside by hanging carbon media that absorbs mass in the air. Use this sampling method in the sewer system. Map these results to find where vapor is moving.

What are action levels for PCE in gw GW (groundwater) and what is PAL(preventive action level)? The legal enforcement standard in GW is 5 ppb. However with a PAL of 0.5 ppb you are probably going to have a continuing problem with vapor intrusion, therefore ignoring reports below 5 ppb is contraindicative for health

standards but is not adequately reflected in legal standards. This may be a regulatory lapse requiring attenuation.

Goal is to test to limits of acceptable results (numbers following). In other words, the PAL numbers are the critical component under which treatment is not indicated and the site is considered cleaned for safety purposes, not legal standard.

Kipp is installing Sentinel Well - near Lowell.

Use of multiple well depths - How do we know at which depths the testing is taking place? For example, they are currently finding contamination at 200 feet and continuing to explore plume the plume thickness. Will keep looking until #'s to drop below 0.5ppb - which will mark edge of plume. Use that info for eventual treatment plan.

Very difficult to determine plume path and this takes a long time. Fractured bedrock makes it difficult to determine direction of the plume as it can shunt movement rapidly in a new or unexpected direction. PCE probably was dumped onto the site periodically without thought (vs single or continuous dump).

#### Mitigation options:

We are stuck with treating the groundwater once it becomes contaminated as this site is too big and deep to remove soils (excavate). They're testing and designing the remediation system. Injecting ozone works as a mitigation strategy as ozone breaks down PCE in several steps. Pilot study is to get data identifying plume then oxidize components of contaminant (eliminate it) via a chemical reaction of the perchlorate with ozone. Remediation system needs to be done carefully or you can isolate parts of the plume. Pure and simple, you can not define a mitigation plan if you have not fully mapped the extent of the contamination. Mitigation systems in every home should be a goal. However in the field this is more difficult than one might imagine as people will not be home or will refuse to answer.

Expert's report says it will take "decades of time and millions of dollars" to get rid of the PCE (a residue is left as the material moves through soil components). Robyn points out that as the PCE dilutes it gets harder to remove.

#### What to expect about mediation plan (form, what does it look like):

Process point – The consultant will submit a report (remediation plan) to DNR, but can't complete the plan until they define extent of components in soil, water, air. Vacuum system currently acts to pull vapors. Vapors scrubbed with carbon. This is a mitigation action to treat surfacing vapors. Vapor suction may influence flow toward treatment zone thereby reducing some risk elsewhere (likely nearby).

Just above the water at 15 feet. (at 20ft there's water, and yes the water depth varies with season and conditions).

PCE was used to clean machinery parts. It is a degreaser. (also used in Dry cleaning)

PCB's? Kipp/DNR/EPA – This is a recent discovery. Usually in oils. Removing soils removes PCB. It is mainly an ingestion and inhalation hazard. Unlikely to get into groundwater (oil soluble not water soluble). Acceptable levels are determined by cancer risks. How much soil will you eat over time? PCB has cumulative effect and is stored in fat tissue. Low levels have risk. Capping PCB contaminated soil is an acceptable method to keep it from spreading. However if the cap is disturbed, the PCB may again become an exposure problem. Removing the soil is a better solution.

How does a packer work in a well? Use packer to determine best place for monitoring holes. This refers to packing a section of a well off so that you can independently monitor conditions in that section of groundwater. Can then potentially have several disconnected testing sections within one well drill. Packing seal a section off.

Remediation plan needs to be submitted to the DNR. It will be public information by law. Data estimated to be available by June, 2013. Chris Taylor has needed to pursue FOI Act in order to get some info recently.

#### Citizen's Advisory Board:

KIPP Committee is assured by Chris Taylor that with a Citizen's Advisory Board, we will effectively gain access to info through monthly meetings. DNR wants to go forward w/regular meetings w/Citizen Advisory Board. Chris can't get info from DOJ as it is involved in lawsuit action. CAB comes from Federal law and is used on military sites where clean up is required. There is no CAB representing neighbors. This is a new application of CAB, but provided under statutes. No statute actually gives us any power or standing other than meeting format. Kipp committee is effectively acting now as a CAB, and action power does not improve with a CAB designation. However it may now be our remaining and best option.

Does the Citizen's Advisory Board have any teeth? Yes and no. It guarantees a monthly meeting with involved parties. Contains no enforcement or legislative power in it's own right (no formal statutory authority in CAB).

Sewer track: Many people and dry cleaners used to regularly dump PCE in sewers. Today we use sewers to trace vapors because the disturbed fill around sewer pipes makes it a good conduit for vapors from contaminated ground to travel.

Does SASY want to start a CAB? Is there a benefit? DNR has been hesitant to commit to meeting w/public. Where (how) does a CAB become real, in contrast to SASY Kipp Committee? According to Chris, we can define what we want in a letter to the DNR, and that creates the definition of the difference btwn SASY Kipp and a CAB.

Can the council sustain this kind of effort? Council needs to consider how it can support the KIPP Committee as CAB if that is the direction taken. The council needs to take an active part need to select for the skills that will get the most benefit out of our attendance at DNR meetings. It is suggestion that the KIPP Committee come back with written language regarding what a CAB would look like. As part of this language, the KIPP Committee needs to help identify skills needed (not necessary only scientific skills, also need effective questioners). The council needs to assist in identifying the skills needed on the CAB.

Summary: They are likely trying to address what is most dangerous first (PCB', vapors, soil removal). Ground water process is going to take a lot longer and it is a lower concern at present as compared to vapor mitigation or soil contact. The process they are following makes sense from a scientific perspective.

This site is so complex that it may be more than any one group can keep up with. This might warn against CAB and certainly warrants further discussion prior to decision making.

#### *Related to discussion:*

- a. Kipp Committee - recent news and SASY response letter submitted and response not received yet (Gary).
- b. SASY letter to DNR and press release posted on Kipp committee page.

<http://www.sasyna.org/index.php/recent-activities/kipp/>

## 5) District 6 Alder Report (Alder Marsha Rummel)

Regarding the 1924 Atwood project (Scott Lewis & Randy Bruce, owners): It was supposed to come to Urban Design (informational meeting) but needed to be postponed due to miscommunication between city and UD staff. Meetings are twice monthly.

At Union Corners the city still no agreement w/Gorman & Co. Sale is still as title only w/no "meat". Marsha is not really privy to negotiation detail (TIF & land negotiation details). It is taking a long time to negotiate. But, they are still active. In the background is Livesy-Stone if Gorman negotiations fail to reach a conclusion and as this is new process, no one knows how it will turn out.

Regarding the Next Door Brewing meeting last month, people around site are still a little concerned with proposal, noting past problems with former businesses in area. Outdoor seating is not in plan but might be desirable by owners in future (casual answer in meeting to a question), and that is a neighborhood concern. Someone thing the capacity for the building is small, like 100 people supposedly.

One note in report is in error, specifically that HVAC will not be exclusively internal. It will have an external component and therefore a sound component. HVAC info is omission in Keith's letter and HVAC noise may be an issue. Fence and parking remain issues and there will probably be an informal agreement with St Bernards regarding parking. Marsha would prefer thi be a formal request form neighborhood as one parking solution. Marsha's understanding is that Keith ash already approached St Bernards and this is in works. Suggestion made for letter from SASY to Marsha/ALRC asking that owners look at shared parking relationship with St Bernards (and others) to allay concerns of neighbors. This encourages discussion and suggests solutions to proactively address issues. Keith says they will be formalizing agreement specifically with St Bernards, so SASY is supporting that conversation.

Going to ALRC on April 24.

**Motion** to write a letter to ask the ALRC to make sure the developer follows through with their plan to alleviate parking concerns through an agreement with St. Bernard's.

**Passed Unanimously**

Alder Appointments: Marsha is now on Ped/Bike/Motor Vehicle, and Landmarks Commission, Housing Strategy Committee - looking at affordability and implementation, schools, South Capital Transit-Oriented Development, Local Food Committee (Public Market).

Solstice committee is reviewing language for bonfires with upcoming meetings May 21 (Safety Board) & Common Council, June 4<sup>th</sup>, 2013.

## 6) SASY Membership Committee (Margo)

a. [SASY Annual Membership Meeting with proposed agenda](#) – **Thursday May 2<sup>nd</sup> 6:30-8:30 pm**

Council reps up for re-election: *Circle Park, Evergreen, Olbrich, Wirth Court Park, Yahara, Special Reps 13 and 15*. Please help promote and invite neighbors to attend. John Steines will likely be absent & out of state.

SASY Council potluck for May 2<sup>nd</sup>. Poster being prepared.

Food Sign-Up sheet.

Volunteers needed to help with check in, collect dues, setup and cleanup. Kim Neuschal confirmed as speaker. She is a Public Health Nurse working on healthy communities and spoke at recent Bioneers and Neighborhoods conference. Sarah has also communicated with Kim.

Sandwich boards under construction for SASY neighborhood special events such as annual meeting. Planned with permanent design or with plexiglass cover so that content can change with use. Reimbursement needed for material costs of \$45. Minor crackdown on sign boards in city so will need to be placed on private property.

**Motion** to reimburse Brad Hinkfuss for supplies  
Seconded. Passed unanimously

SASY Council reminder: Our May Monthly meeting takes place May 9<sup>th</sup> (elect Chair, Business rep, and Exec Committee)

#### **7) Corridor Planning group** (Brad / Lou)

- a. Review SASY [committee mission and goals](#)
  - More formalized sub-committee w/in Traffic
  - Brad created Committee Charge and submitted for review.

#### **Next steps to create committee**

Update SASY committee page.

Briefly state goals in Committee charge

b. Group members are invited to meet with the Mayor shortly. It would be helpful to have formal standing as group within SASY council prior to that meeting. Group is looking for commitment from city to assign or make available people from engineering, traffic engineering and planning involved in the process.

**Motion** to adopt the charge and thereby create a new ad hoc committee made and seconded. Motion carries unanimously with kudos to composition of charge statements. Comment that #1 & 5 of principles are very similar and could possibly be combined.

#### **8) Communications committee** see Committee report (John/Sarah/Betty)

- a. Poster/Flyer design for Annual Membership Meeting. Please help distribute.
- b. Include update on Paul Heenan activities. Postponed.

#### **9) Transportation Committee** - see Committee report (Donna): Update

a. Bike path project alters the pedestrian bridge location across Dixon Greenway foot path near Milwaukee Street (foot bridge is to be moved ~ 75' West of its current location). A public meeting is to be announced soon regarding this. <http://www.cityofmadison.com/bikeMadison/planning/project.cfm?id=9>

**\*\*On Fri, Apr 12, 2013 at 5:44 PM, Donna Magdalena <[dmagdalina@gmail.com](mailto:dmagdalina@gmail.com)> wrote:**

*I have a few more transportation items to report.*

#### **DIXON GREENWAY PEDESTRIAN BRIDGE INFORMATION CORRECTION**

*I reported erroneous information about this bridge at last night's council meeting. The moving of this bridge 75' west cannot be toward Milwaukee Street because that street is north and not west. I went to look at the bridge again last night and realized the city will be moving it SOUTHWEST along the ditch, 75' closer to Dixon Street. Curious about details, I called Tony Fernandez at city planning today, since at the PBMVC meeting he and I had both attended, he had happily showed me the plans and told me he is the architect of current and new bike paths in Madison.*

*The pedestrian bridge is currently in the way of where city wants to build the new bike path bridge over Starkweather Creek. Therefore the pedestrian bridge will be moved west, closer to Dixon St., to still be used as a pedestrian crossing over the ditch and not as part of the new bike path.*

*The city installed that ditch about five years ago. It begins at the end of a stormwater pipe used for discharging water from streets west of the greenway in the Wirth Court Park area. The greenway functions as a stormwater basin, allowing some stormwater to be absorbed into the ground before the excess is carried northwest through the ditch to Starkweather Creek.*

*Neighbors had complained about their inability to continue strolling circuitously around the greenway as they had before the ditch was built, so the city installed the pedestrian bridge for their continued enjoyment and use of the greenway.*

*Here is a description of the new Starkweather East branch bike path that will be called "Goodman Path": <http://www.cityofmadison.com/bikeMadison/planning/project.cfm?id=9> although, as of today, it still needs to be updated a bit. The path originates in the Dixon Greenway and goes northeast until it joins the Marsh View bike path on the other side of Highway 30. This is part of a bike path system that will eventually connect us to the East Towne area and Sun Prairie. The city is currently purchasing property necessary for this Goodman Path section.*

*Attached are maps of where the Goodman Path will be located. In the closeup map, the current Dixon Greenway pedestrian bridge is delineated by the green lines. The map doesn't show the new bridge location, but you can see where 75' to the left might place it. For scale reference, I measured the north edge of the bridge to currently be about 100' south of the Milwaukee St sidewalk. It looks like they will alter the end of the ditch slightly (the blue lines). The left edge of the blue lines look to be about 75' from the bridge's current location and where I am guessing they will place the bridge.*

*This entire project is so exciting!*

### **DUNNING STREET DIAGONAL BIKE PATH**

*Good news! I forgot to report that installation of the diagonal bike path crossing at Dunning and Atwood will begin later this month, about April 30 or 31, and be under construction for one month. Also, the green time allowed for crossing on the diagonal will be very short, but once it's yellow, we're told there will be enough time to get all the way across.*

### **SASY COUNCIL LISTSERV**

*Brad was kind enough to explore the listserv issues I mentioned in a previous email. We discovered that Brad also does not have access to reading messages directly on the listserv. It appears the settings of this listserv only allow moderators to see messages on the listserv, which is contrary to all other yahoo group listservs I am on. The rest of*

*us can only read messages once they arrive in our email inboxes.  
When issues get noisy and popular, it's much easier to follow discussion threads by reading on the listserv rather than in disjointed emails. Will the moderators please adjust the settings so we can all read messages there?*

b) Committee met with traffic staff and had an excellent meeting regarding plan details (see submitted reports). Members also attended a transportation oriented design workshop on bus rapid transit. Design workshop is making use of models (prototypes) for compact neighborhoods at existing shopping centers, designing what the area would look like in a form of small scale place-making and theoretical modeling. One site is East Town Mall. Stations is about 1/2 mile from surrounding stores and attractions. Target population is transit oriented profile. Plan to use these models to show the economic value of design concept to improve business and value.

Transport committee members will attend upcoming CARPC meeting as well.

<http://www.sasyna.org/files/7113/6560/8129/CapCityBikePathDraftPlan-SASYrecommendations-Final.pdf>

Olbrich pedestrian crossing is on list of problems to address and both committee and city are well aware of problems at that site.

## **10) Union Corners**

a. SASY can take a lead role with proposing housing options at Union Corners. Outreach, Inc. took the lead to call a meeting to determine if there was sufficient interest in attempting to seek LGBT Senior housing at site. There is interest in LGTB Community for finding a safe and welcoming retirement space. The interest comes from a variety of providers and individuals such as independent living. Current models are to create accessible space and assist people to age in place with increasing support services. Neighborhood has option to take a lead in planning w/Gorman as Gorman will initially be focused on clinic before housing. Gorman's average housing model currently focuses on 1500 sq. feet per unit. This may be too large for some neighborhood needs.

Willy Street Coopa has signed letter of intent for store with corporate offices above at second level. Would SASY approach the Willy St Coop about their building to consider adding some housing component to meet city needs, such as Youth Services facility, which is currently located at Schenk's Corners. SASY could ask Youth Services to consider building onto their space needs specifically for LGTB youth targeted population, perhaps in collaboration with local nonprofits and service providers.

No public money now exists specifically for affordable housing. Discussions are starting on this topic. This is a good opportunity for the neighborhood to take a lead in looking at how design and type of housing can influence affordability.

Joe Mingle is looking to extend the discussion with Gorman on co-housing specifically (meeting next week). SASY benefits from a committee to work with adjacent residential neighborhoods, the city and Gorman on planning. This task is a P&D task but may be big and complex enough to need its own committee focus. It has been kept separate in the past because it's so big. Union Corners committee needed to address issues. In planning, it is best to invite members from across the avenue. People have volunteered on listserv noting their interest, so SASY can draw people from that conversation.

John Steines is prepared to take charge of that charge draft. Marsha states that Land sale negotiation in progress. Land Use negotiations will then follow and housing would be a part of that discussion.

**11) New Business / Old Business**

Alder Forum: Really well-done event. It brought people in for an interactive and positive event. It is helpful to see a side of SASY that isn't always dealing with "issues". This can bring more people into realm of neighborhood discussions.

**12) Adjourn**