



February 16, 2018

## Campus Area Landlords Roundtable, Thursday, February 15, Myrick Center

### Notes from Attendee Input:

#### Crime

- Theft is immensely underreported, especially bike related theft
- Vandalism is largely goes unreported (speaker noted paint splashed on buildings)
- Incidents of break-ins to washers, dryers and basement storage cages
- Some areas that were traditionally student housing areas are turning into “bad neighborhoods”
- Some crime connection to Salvation Army (speaker noted policy allowing drinking has been detrimental)
- Seasonal foot traffic (warmer months) results in more crime
- Police presence on the street would make a big difference
- Cameras at the ends of streets on light poles may be useful
- Pin maps of the types of crime per year would be useful to determine environmental contributors
- Even minor crimes create a public relations problem for the City as students use social media and spread the word around the State about the perceived crime problem in the City (even for minor crimes)
- Several reports of homeless people breaking into units and sleeping in basements
- A “Bait Bike” program would be useful in deterring bike theft
- Council and Mayor need to know tenants are characterizing areas of the City as “Bad Neighborhoods”
- More police interest in property-vandalism crimes needed
- Concern about overbuilt rental area impact on crime, quality of life, etc.
- Full time officer in Goosetown
- Lighting on Pine Street

#### Rehabilitation of Housing

- More incentives needed to convert rentals back to single family on fringes of campus area would benefit student rental market
- Matching demolition grants may be beneficial for removing structures
- Some type of PILOT incentive, delay or waiver would incentivize demolition toward reconstruction when land is not bringing in revenue
- Generally, the attendees did not see the need for more City sponsored rental rehabilitation funding as bank financing is readily available and interest rates are low

JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR  
TIM ACKLIN, AICP, SENIOR PLANNER - HERITAGE PRESERVATION  
LEWIS KUHLMAN, AICP, ENVIRONMENTAL PLANNER  
ANDREA SCHNICK, ECONOMIC DEVELOPMENT PLANNER  
SARA OLSON, CLERK STENO

CAROLINE GREGERSON, COMMUNITY DEVELOPMENT ADMINISTRATOR  
DAWN REINHART, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE  
TARA FITZGERALD, FEDERAL PROGRAMS ACCOUNTING TECHNICIAN  
KEVIN CLEMENTS, HOUSING SPECIALIST  
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST

- Enforcement of condemnation orders to raze is needed
- Code enforcement
- Rehabilitation programs for rentals is very thin
- More money toward rental conversion to owner occupied needed

### **Alcohol**

- There was interest in looking at some type of zoning separation ordinance to prevent future densification of alcohol related establishments in the campus area

### **Neighborhood Associations**

- There was concern expressed about the potential for Goosetown to get absorbed in part into the new downtown association as interests vary widely between the downtown and campus area

### **Data Needed**

- Determine how many units were lost as a result of demolition and replaced with new multi-family construction since 2012
- Determine the number of beds associated with new multifamily construction since 2012
- Question about the length of time a property owner has to respond to a condemnation order
- What is the total economic impact of campus area student housing (tax base, rent income/spending, etc)
- Is there a way to tie campus area tax income to fund a neighborhood resource officer
- Do the lighting investments in the City or even smaller investments like the blue light at Mike's Old Style Inn make a difference in crime patterns
- Look at how macro-economic influencers are turning traditional ownership areas into low rent areas

### **Greatest Challenges Ahead for Campus Area Landlords:**

- Crime
- Overbuilt Rental Market
- Economics and rising interest rates
- Colleges building dormitories
- Softening market

### **Greatest Opportunities Ahead for Campus Area Landlords:**

- UW-L and WTC Expanding (enrollment)
- Rising rents in the City

One last observation by the City Planner: While the City has been irritated by the lowest denominator of student housing; those structures that area in disrepair or catalyze nuisances, there was clearly an interest by the attendees to demolish poor structures, reduce crime, stabilize economics, protect fringe areas from conversions, prevent alcohol proliferation near housing and generally find a way to improve the campus area housing climate. I mentioned the importance of campus area neighborhood authenticity and not looking to replace everything with new, like UW Madison's famed Mifflin Street or Breese Terrace, which add character to our campus areas due to the long history of the institutions as long as they are maintained sufficiently.

I would recommend a follow up to this event, focusing on finishing the data collection requested, along with inviting PD representatives to discuss strategies toward neighborhood policing, a draft zoning strategy on alcohol related uses and some more resources for demolition of decayed structures and a representative from area Neighborhood Associations.