

From: tlna@yahoogroups.com <tlna@yahoogroups.com> on behalf of Mauretta Mattison mattisonwm@sbcglobal.net [tlna] <tlna-noreply@yahoogroups.com>

Subject: Re: [tlna] Dairy Development: chalk up one more nay vote

We all have our axe to grind, however, I take exception to old people not on the list serve and them not wanting development. We have been in the neighborhood 44 plus years, we were in the fight to save Lapham school which is a very important component to a family friendly healthy neighborhood. We don't oppose development or change but we don't want to add components that will discourage families from wanting to be in the neighborhood. The location of this large music venue does not belong here. I applaud the young neighbors diligence for their influence in keeping development in perspective for a fit to keep this a family neighborhood. Yes, family unit is singles, couples and encompasses race, religion and even some old people.

From: tlna@yahoogroups.com <tlna@yahoogroups.com> on behalf of Ryan McCormick kineylikes@gmail.com [tlna] <tlna-noreply@yahoogroups.com>

Sent: Tuesday, October 28, 2014 7:37 AM

To: tlna@yahoogroups.com

Subject: [tlna] Dairy Development: chalk up one more nay vote

All..

I continue to marvel at the degree to which some proponents of traffic congestion, diminished pedestrian safety, noise during quiet hours and petty theft insist on generalizing us opponents of the Frank Development as "opponents to growth and development".

I am all about growth and development. I bet if the entire TLN were polled, the majority would stand on the side of forward progress. I know that I'm excited for Festival Foods. Even though it's not a mom and pop market, it is good development in our neighborhood. It remains to be seen how beneficial Constellation is or will be, but so far I have neither seen nor heard of any major issues.

I am visibly, as in ear-to-ear, excited about the pending public market along the river. Long before I was a homeowner in the hood, I had thought something needed to happen in some of that wasted space near the river. And that is good development and growth.

A 2500 seat music venue in our neighborhood isn't. Initially, because I am still a naive and young homeowner, I was keeping an open mind about the whole thing. I tend to make quick opinions on issues when they look good superficially. I'm not even sure if this ever looked good on the surface. Three months into my 36th year on earth and I feel more and more like the "get

off my lawn" curmudgeon. But it has nothing to do with fearing or opposing growth and development.

I will concede I was a little snarky in my opening lines above. I don't mean to generalize either side here-- I'm sure some old neighborhood dwellers ARE in fact opposed to growth and development. They are likely not on this listserv, either. To generalize all opponents as being opposed to progress is.... so ludicrous I can't even think of a good simile. It's also ballsy.

Again, to my snark above. I know proponents are not in favor of traffic congestion, diminished pedestrian safety, noise and thievery. Who is? But these four issues are already problems. I've experienced all of them in the past couple weeks. Traffic congestion and safety are my two biggest problems, but home invasion and robbery are quickly coming around.

I want the Mifflin bike boulevard to be completely redone. Traffic circles, raised pedestrian crossings, a permanent fix to the misleading Blair St crossing; the whole nine yards. I don't want cars speeding up and down the entire length of Mifflin, I don't want cars to outnumber bikes, and I don't want those who live around the 1000 block to fight with concertgoers for parking. I want to feel safe on my bicycle, in my car, and while walking my dog.

I want thieves and thugs to not feel like they can waltz into our neighborhood on any given night and easily score some cash and valuables.

By putting an establishment that not only welcomes vehicles and late night activity, but almost exclusively exists because of them, is throwing fuel on the fire. More traffic all-around-- whether it be by car, bus, taxi, bike or foot. Welcoming hundreds of people to the neighborhood a few times a week and a couple thousand several times a year is not the kind of growth and development we need here. It only welcomes more of the issues we need to eradicate. And that's effectively the opposite of growth and development.

Do we have the kinds of small business that are open at night that can accommodate late night concertgoers? What are we getting out of this? Why do we want to welcome 72'000 people annually [a modest estimation based on three weekly shows of 200, 26 of 800 and eight at capacity]? They are essentially squatting in our neighborhood for an evening, polluting our streets and air with litter and noise, roaming our streets to find their cars, blocking our streets with taxis, all the while Franks and Tag, et al, make a lot of money. I don't see the point.

I love the idea of a[nother] big music/events venue on the isthmus, just not in TLN. Across East Wash seems like such a headslapping "no duh" option.

Also, the proposed location isn't on the fringe, any way that you define it. Just because it's not completely surrounded by houses on all sides doesn't mean it's the fringe. Geographically speaking, northeast to southwest it's almost exactly in the middle of TLN.

Ryan.

East Mifflin Dweller // Cyclist // Driver // Dog Walker // Concertgoer // Fist-shaker // Robbery Victim // All-around Proponent of Growth and Development, but not at the cost of safety and peace

----- Original Message -----

Date: Wed, 08 Oct 2014 10:29:08 -0500

From: Nick Balazs njbalazs@gmail.com [tlna] <tlna-noreply@yahoogroups.com>

The discussions on the list serve have all been around the Frank Productions venue. The venue is a piece of a whole development that needs to be assessed, let's not lose sight that there are some good parts of the development.

I live on N. Ingersoll, I work across from the dairy at Research Products. All of my daily activities take place around this development; I don't want my quality of life to be negatively affected by this development and I feel that the Frank Productions portion will negatively affect my quality of life. When I discuss the proposal with people, I say I don't want a music venue because it doesn't fit with the neighborhood. It is hard to verbalize what I want to see and easy to say what I don't want.

So, what do I actually want to see?

I would like to see 4 stories of residential development, a mix of affordable and owner occupied, with reasonable set back (akin to the constellation) on Mifflin. No loss of parking on Ingersoll because the people that live on the east side of the 10 block don't have driveways so it is their only source of parking. Businesses/employment generators facing E. Washington, no more than 5-6 stories on the E. Washington side. Loading dock and parking access from Brearly, those functions would be internal to the block A reasonable amount of green space through out the project.

The Capital Gateway district was meant, in part, to increase employment opportunities in an historically employment heavy area of the city. I want to see significant employment opportunities, but I am not sure what that means or how it is achieved.

What do you want to see in place of the dairy?

----- Original Message -----

Subject: [tlna] Re: Music Venue Proposals

Date: Tue, 07 Oct 2014 12:47:33 -0700

From: Steven Huxmann steven.huxmann@sbcglobal.net [tlna] <tlna-noreply@yahoogroups.com>

To: tlna@yahoogroups.com <tlna@yahoogroups.com>

We have several music venues already....why do we need more? Who will benefit more from this development, the general population, the people who live in the neighborhood, who will deal with additional traffic, parking, noise, not to mention their additional tax subsidies... or the developers who will push the idea of needing greater size, etc?

Is point, in part, perhaps just to create competition for the beautiful space we already have, and pay for, at Overture?

In my view, several smaller venues, in addition to the large Overture location seem to be doing

the job well in terms of attracting artists, providing amenities, offering tickets at reasonable prices, being guided by local tastes, and local owners.

----- Original Message -----

On Thu, Oct 2, 2014 at 9:48 PM, Sara Christopherson <sarachristopherson@gmail.com> wrote:

I tried hard to get behind the music venue (I like music and "vibrant" neighborhoods and I choose to live in an urban part of Madison...) but I really think that this is the wrong location for it.

I'm concerned about the impact on the bike boulevard. I'm concerned about 2,500 people (minus the few that parked in the proposed parking lot) spilling into the residential area after midnight, all pumped up from an awesome show. (Pumped up from an awesome show = great, but it's just the wrong location for this!)

I had originally thought that the proximity to Lapham Elementary was a non-issue (b/c there would be zero overlap of shows and school, I'm guessing) but people have argued that there would most certainly be "use" of the Lapham playground and fields by concert-goers -- and I think that's very true, especially in fair weather. I can't imagine a scenario when 2,500 people are attending shows and not happening to linger at the empty playground/park across the street. In an ideal world, lovely and fine, but in reality this will mean wear and litter and who-knows-what that will end up as problems for the school -- and we all know that our public schools don't need more burdens.

I can get behind the argument that Madison is ready for another large music venue -- but there's SO MANY better (and nearby) locations for such an endeavor -- like the SOUTH side of E Wash (not residential, no prob!) or even as part of (or near) the proposed development at 1st and E Wash (again, a non-residential block).

Overall, I love Tenney-Lapham (and have lived here for over 10 years) -- I welcome the new energy, new people, growth, etc. but I want all of this to be POSITIVE growth. I want businesses and developments that add to the greatness of our neighborhood -- and I don't think that the music venue is something that will contribute positively to Tenney-Lapham.

Thanks to you all for your dedication to the 'hood!!

S. (1105 E Johnson)

Blog Post by Jessica Becker who lives on E. Dayton near Lapham School.

10.01.2014

Parking is a Big Problem, but Not the Only One

Development proposals come and go. In the Cap East District along East Washington, they are

coming fast. I follow along as a resident, a home-owner, a parent, but like all of us, I pick and choose when to get involved.

Proposals are just that, after all. They all will not come to be.

The proposal on the table now for a music venue next to Lapham Elementary School is one that warrants careful attention. Looking at the details, I think this particular project has the potential to permanently degrade many of the things that make our neighborhood so great.

Like everyone I've talked to, the first issue of concern is parking, which is related to traffic. Many of us live downtown because we mostly go car-free. I want development that pushes for smart transportation solutions that discourage car use. As it is proposed, this one doesn't make the mark.

Can the proposal be fixed? Maybe. It depends in part on Frank Productions, and if they will be an asset and ally in the neighborhood.

The Logistics of the Proposal:

Frank Productions has proposed to build a 2,500 seat music venue as part of the Stone House development. The proposal includes a 200 stall parking garage that would be shared with other tenants of the development.

Cars would come and go via Ingersoll and Brearly streets. There is no East Washington access, which means all cars coming and going will cross the Mifflin Street Bike Boulevard.

Frank Production estimates 2-3 shows a week, though this is not a firm commitment.

On one side of the development is BreeseStevens Stadium, which has a capacity of 4,000. It is owned by the City of Madison and managed by the Parks Department. The historic stadium has just received its biggest facelift ever, paid for by the City, so that it can host more sporting events and concerts.

With the Constellation now built and "filled to capacity," parking is a problem already. It is 12 stories tall and has 275 parking stalls. The construction for the Galaxie next door is underway.

Parking is tight in the neighborhood. Mifflin St. and Paterson St. on a Monday afternoon (before people presumably return from work) are full of cars, even without the coming Galaxie multi-destination high-rise.

Traffic and parking are obviously going to be a problem.

The Bike Boulevard, which the City is working hard to promote in attempts to win more first place prizes for being livable and bike-friendly, will not work with all this new traffic.

The residential side of East Washington cannot support the traffic or parking that this size venue would need. Without any changes to the current proposal, this would cause significant disruptions for the neighborhood. We would be looking at a lot more vehicles looking for parking nearby the venue at least 2-3 times a week. With most shows getting out between 11 PM-12 AM and the venue not closing till 1 AM, the impact on the residential neighborhood would be significant.

I like music, I think live music is part of a vibrant downtown, and I want the neighborhood to thrive. But this is not the right proposal, it is not the right project, and Frank Productions is not the right company for our neighborhood.

Now is the time to get involved.

This week, yet another proposal was unveiled. This one includes a 1,500 seat performance space. It would be on the Other Side of East Washington (directly across from the Gallaxie on the 800 block), away from Lapham School and the residential neighborhood. This makes much more sense, and would complement the High Noon Saloon and Brink Lounge nearby.

I just hope that the music promoters and their developers are not playing out some personal feud in our neighborhood and that we can pick and choose among proposals what is right for the community. In the Isthmus article, Tag Evers of Frank Productions said he had no comment the new proposal. "We're moving forward with ours, planning to break ground next spring and be open a year later."

A friend and lawyer who rents a house on Mifflin Street, where she has raised her two East High School kids, told me she was "trusting the process" on this one. She attends the Steering Committee Meetings and is getting involved, which is the only way the process works. [The next Steering Committee Meeting is on Monday, October 13 from 7-9 PM in the Community Room of the Constellation.]

And importantly, a coalition of neighbors who support smart restrictions on this development is growing. In order to shape this and future development, we'll need to do things like restrict visitor parking on neighborhood streets, hold the developers to their promises, and work with the City and traffic engineers to make it easier to cross East Washington

If you care about these things, please email Alder Zellers, TLNA president Joe Lussen, and the Steering Committee chairman David Waugh. It's important to put your concerns in writing.

----- Original Message -----

Subject: Re: [tlna] Isthmus: Frank Productions announces major music venue for Madison along resurgent East Washington Avenue

Date: Fri, 20 Jun 2014 12:07:03 -0500

From: Barb & Dave bdflla@att.net [tlna] <tlna-noreply@yahoogroups.com>

The project sounds good overall, yet my big concern is the sonic environment of the neighborhood. Will there be increased loud sound coming through the airwaves during concerts?
Barbara Flesch

----- Original Message -----

Subject: RE: [tlna] Isthmus: Frank Productions announces major music venue for Madison along resurgent East Washington Avenue
Date: Fri, 20 Jun 2014 17:08:36 +0000
From: Keith Wessel keith@greatdanelaw.com [tlna] <tlna-noreply@yahoogroups.com>

I think we must also look at parking. 200 spaces for 2,000 patrons, + road crew, + staff etc will not be sufficient.

----- Original Message -----

Subject: Re: [tlna] Isthmus: Frank Productions announces major music venue for Madison along resurgent East Washington Avenue
Date: Fri, 20 Jun 2014 12:23:21 -0500
From: Cannon mpcannon@charter.net [tlna] <tlna-noreply@yahoogroups.com>

Ditto to Barbara's concerns about sound. What will take place on the "balcony" of the major music venue?

Not only traffic but parking is another concern in this residential area.

Marsha Cannon

----- Original Message -----

Subject: Re: [tlna] Isthmus: Frank Productions announces major music venue for Madison along resurgent East Washington Avenue
Date: Fri, 20 Jun 2014 12:24:27 -0500
From: Alicia Boll alicialboll@gmail.com [tlna] <tlna-noreply@yahoogroups.com>

My concern is also parking--just eliminating Johnson street parking during construction is a headache. Adding more people/cars/traffic to the neighborhood is going to squeeze out those of us who utilize street parking. I already think twice about what time or day I take our car to run errands out of fear of coming back to a jam-packed parking lot.

I'm all about Madison adding another music venue, and I hope Frank Productions will add parking with this development.

Alicia L. Boll

----- Original Message -----

Subject: Re: [tlna] Isthmus: Frank Productions announces major music venue for Madison along resurgent East Washington Avenue
Date: Fri, 20 Jun 2014 13:01:17 -0500
From: Nick Balazs njbalazs@gmail.com [tlna] <tlna-noreply@yahoogroups.com>

Sound will not be an issue. Any modern concert venue has sound abatement such that you can't hear anyone playing if you walk into the lobby. With 65 apartment units abutting the property, they would not be able to rent to anyone if there wasn't sound abatement.

That said, I don't think there is a chance in hell that Frank Productions will pull it off, for one simple reason. There is no parking.

200 spots for 65 residential apartments plus 2000 people is laughable, there is no other public parking available within a mile. A venue like this belongs close to the highway, not in a residential neighborhood.

Residents in close proximity are already concerned about traffic. Add 2000 people driving around, half in the bag, on Mifflin, Dayton, Ingersoll and Breatly trying to get out of the neighborhood at 12:30 in the morning and see how desirable our neighborhood will become.

I for one am soundly opposed to a development project of this nature.

----- Original Message -----

Subject: [tlna] Re: [MarqNA] Isthmus: Frank Productions announces major music venue for Madison along resurgent East Washington Avenue

Date: Fri, 20 Jun 2014 21:56:29 -0500

From: Ed Blume eblume2702@gmail.com [tlna] <tlna-noreply@yahoogroups.com>

Compare this location to the Barrymore, which doesn't seem to have all of the problems imagined for the E. Wash location. Or how about the Brass Ring complex. Not one bit of parking there.

Just saying.

Ed Blume

----- Original Message -----

Subject: Re: [tlna] Re: [MarqNA] Isthmus: Frank Productions announces major music venue for Madison along resurgent East Washington Avenue

Date: Sat, 21 Jun 2014 00:26:08 -0500

From: Anne Katz annedave@chorus.net [tlna] <tlna-noreply@yahoogroups.com>

The Barrymore and Brink/Brass Ring/High Noon are not 2000 seat venues contained within a larger housing/retail complex. It's a totally different scale. Not saying that the issues can't be addressed...but there will be issues, especially concerning Lapham and the strong walk/bike-centric culture. (not to mention parking).

This is a neighborhood of families. I believe -and others I've talked to today agree-that what we really need in the 'hood are more affordable homes for families. The near east side is beyond the reach of many working and even middle class people (I couldn't afford to buy my house if I were to buy it now). Oh, and a movie theater would be popular since there is no downtown theater and Eastgate is about to close, leaving the entire East side without that kind of venue. I trust that there will be opportunities for the people who live here to provide constructive input to make this development work where it's planted.

Anne Katz

----- Original Message -----

Subject: Re: [tlna] Re: [MarqNA] Isthmus: Frank Productions announces major music venue for

Madison along resurgent East Washington Avenue

Date: Sat, 21 Jun 2014 08:52:00 -0500

From: Nick Balazs njbalazs@gmail.com [tlna] <tlna-noreply@yahoogroups.com>

The brass ring complex had tons of on street parking because it isn't in a residential neighborhood. The Barrymore is a venue half the size that isn't tailored to the big names this venue is hoping to attract. People are going to travel from much farther away to see the bigger bands putting a lot of pressure on the neighborhood. Put the venue somewhere that makes sense. This isn't good land use in a residential neighborhood with tight land constraints.

----- Original Message -----

Subject: Re: [tlna] Isthmus: Frank Productions announces major music venue for Madison along resurgent East Washington Avenue

Date: Sun, 22 Jun 2014 12:51:11 -0400 (EDT)

From: WIPOET@aol.com [tlna] <tlna-noreply@yahoogroups.com>

Indoor soccer fields? Affordable housing? Great, great. Nightclub? Oh hell no. As my neighbor Kristin Pires, we have quite enough drunk walk moments, with the accompanying noise and vandalism and peeing in driveways. I have seen it all. No thank you. Strongly opposed. And besides that, the Brink Lounge compound is huge and meets many music needs. Gay D-Z 1010--1013 E. Gorham

norma gay

----- Original Message -----

Subject: Re: [tlna] Re: [MarqNA] Isthmus: Frank Productions announces major music venue for Madison along resurgent East Washington Avenue

Date: Sun, 22 Jun 2014 12:42:28 -0500

From: Erik Paulson epaulson@unit1127.com [tlna] <tlna-noreply@yahoogroups.com>

It's worth remembering that Breese Stevens is a 4000-seat stadium, and once the turf upgrade is complete it's going to get more usage and with it more parking demands.

Now's also probably the time to flip through the Eash Wash plans, and look at the size of the buildings that were envisioned - and to remember that there's no way the officespace/residential mix is going to be as skewed towards employment as was imagined in 2007 and 2008. Even with just the 800 block, Reynolds, and now whatever Stonehouse is building beyond the Frank Production, there's going to be a lot of new neighbors in the next few years. If folks want to change their minds and reconsider the plan, now's the time to do it :)

Tenney-Lapham's had it pretty easy for street parking up til now, but that's going to start changing.

-Erik