

**Notes from TLNA Steering Committee Meeting on  
Stone House Proposal for the 1000 Block E. Washington (eastern half)**

Thursday, September 6, 2018, at 6:00  
The Lyric Conference Room

**Attendees:**

*Stone House Development* – Helen Bradbury

*Eppstein Uhen Architects* - Paul Raisleger

*Madison Youth Choirs* – Mike Ross

*Children's Theater of Madison* – Allen Ebert

*TLNA Council members* - Patrick Heck, Patty Prime

*Neighbors and Interested Parties:* Sue Marcquenksi, Julie Nischik, Karen Banaszak, Pat Kelly, John Belknap

**Welcome and Intros**

TLNA Development Committee Chair Patrick Heck welcomed attendees and introductions were made. Patrick suggested that Stone House should get right to their proposal updates since all neighbors in attendance were familiar with the committee process and goals.

**Proposal Updates:**

Helen Bradbury and Paul Raisleger presented the revised proposal. Helen noted that the tower is no longer planned as all-commercial – it will be more or less a smaller version of the Lyric with floors 1 through 3 being commercial space and floors 4 through 10 apartments, topped by an 11<sup>th</sup> floor community room. There will be 119 apartments (Lyric has 138). Since the land use for the E. Mifflin side of the block requires lower height and density, they do plan to move forward with the youth arts consortium concept there (discussed later in the meeting and introduced at the previous steering committee meeting). Helen noted that Epstein Uhen also designed the Lyric, so there will be a relationship between the designs of the two towers, although some details are subject to change.

They will no longer require a change to Urban Design District-8 regulations since the floor-to-floor heights for the residential floors are lower than the previously planned office floors. The 11<sup>th</sup> floor enclosed space will be about 3800 square feet, which is within the UDD-8 regulations for bonus community space, so no changes will be needed. They should meet zoning and UDD-8 regulations.

Sue Marcquenksi asked about the depth of the proposed tower. Paul Raisleger indicated that the building will be a bit deeper than the earlier proposed office tower because apartments require more depth than offices. That can be seen in the images.

Paul mentioned that Stone House will need a Conditional Use from Plan Commission for the youth arts center.

John Belknap asked if they would have any affordable housing. Helen answered that it would be similar to The Lyric – about 20% of the units would be income-capped at 80% of Dane County Median Income (note that The Breese, behind The Lyric on E. Mifflin, is a separate building that is almost entirely affordable units, most with income caps of 3-60% CMI). The units will be all 1- and 2-bedrooms, also similar to The Lyric, which leased up with no problems. They anticipate this building will see high demand too. They will be applying for a WHEDA loan program (7/10

Flex Financing) that is not a tax credit program – it is a loan that requires a commitment to have units at 80% CMI.

Patty Prime asked Stone House if there were timing issues and deadlines due to their using this loan program, like with the WHEDA tax credit programs. Helen said no, it is more like a standard loan – you can apply any time and they aren't granted on a cycle, unlike the tax credits that Stone House obtained for The Breese. Helen said that biggest timing issues are related to the youth arts component.

Helen discussed the parking garage, which has been reduced from the office tower version. They plan on 285 stalls, down from 355, which they assume will be easier on the neighborhood. They assume that City Traffic Engineering will still want an additional turn lane on N. Ingersoll for traffic turning onto E. Washington, so some street parking stalls on Ingersoll are likely to be lost. It is not clear yet how many, but Helen estimated 3 or 4. John Belknap asked where the garage will be – Helen said it is similar to The Lyric and the previous office tower proposal – between the tower and the arts center. It will still be 3 stories, but smaller due to fewer stalls. The exit/entrance on N. Ingersoll will not be directly across from Curtis Court – it will be where the current driveway cut exists. Per city demands, there will be no driveway or parking access on E. Mifflin. Drivers can also enter/exit the garage from the mid-block lane that will be between The Lyric and this project. That lane does not go all the way through to E. Mifflin though. Drivers can also enter The Lyric's parking garage off N. Brearly and drive through that, across the lane, and into the new parking structure. Patty Prime asked if the lane between buildings will be bike friendly – yes, plus there is already a large bank of bike parking stalls at the end, near Mifflin. That could be retained and perhaps boosted. John asked about the areas inside the parking garage on the ground level in the ground floor rendering – what are the grey areas? Paul said that they are mostly spaces for utilities, etc.

Sue Marcquenksi asked about square footage of the parking structure (footprint) – it seems to dominate the block. Could they narrow it and increase the number of levels so that it has a smaller footprint? Helen said that it is as narrow as it could be given the need for ramps and circulation – it is as small as it can be and still allow passage between floors.

Helen noted that they were meeting all setback requirements, but they will be stepping back more than required at the corner of Ingersoll and E. Washington to create a small plaza area. Paul noted that Ken Saiki will be doing the landscaping plan. There will be grass along E. Washington if at all possible. Sue mentioned the recent flooding situation – most of the homes in the area are raised 5 or 6 steps from grade – have they considered this? They could have more landscaped area too, allowing for more water to filter into the ground. Helen said that they don't believe that they will be at risk of flooding because it will all be above grade like at The Lyric. She also noted that the City requires them to get rid of their own storm water – they can't put more into the storm sewers. Patty Prime asked about the flooding experience at The Lyric. Helen said they did not have a drop of water, although they did sandbag along Brearly and otherwise. Paul added that the City looks at the high water marks and flood elevation maps – they advise developers where to put their first floor elevations. It was noted that the water at Ingersoll and E. Washington has recently been curb height.

Karen Banaszak asked about the early office tower's proposed height. Are the same tenants still interested? Helen said yes, that some of those tenants are still interested, but will take the lower floors only. Helen noted that the biggest problem with the office tower version was traffic – city Traffic Engineering prefers housing to all offices for that reason. They could have supported

120k square feet of commercial demand, but the market for the housing is there too. Paul mentioned that the peak traffic burden will be substantially less than it would have been with the office tower since apartment traffic is much less concentrated. Helen said that they expect the offices to be service-oriented retail on the ground floor. Patty Prime suggested that they could also spread out the demand by asking tenants to stagger coming/going. Paul said that some office workers will likely not drive or have cars. Helen added that The Lyric actually has a lot of extra parking spaces, which is good for Breese Stevens events since attendees can park in those spots.

John Belknap said that the block will be all concrete – where will 10” of rain go? Paul answered that engineers will be involved in the storm water management and that process is just beginning. The alley in-between the two developments already has its own storm sewer. Karen mentioned that all the flooded streets hindered access to Veritas Village and that this weather is not going to go away – cities need green space to percolate water downward. She still thinks there is a lack of green space in the proposal and that there is too much parking. It is a waste of land if no green space – she doesn’t get it. She wishes the arts facility was on the front or side rather than the tower and parking structure. We are behind the ball with respect to green, whereas we need to be ahead of the game. Helen said that there would be some green roof features – they don’t want to create a water problem since their people will be living and working in the building. She also mentioned that trees are often an issue for the Fire Department – they need access in emergencies. The big trees on the corner would have to go away anyway if there is a building next to them. Stone House said that it isn’t practical for them to give up a half-acre of land for a green space. Karen said that a green space/park is practical for absorbing rainwater and practical for creating a healthy city; it isn’t practical for your pocketbook.

Patty Prime asked if there was any parking under The Lyric – no. Paul said you can’t go down more than about 7’ at the site due to the water table. John Belknap recounted the storm sewer construction at Ingersoll and E. Washington. It was torn up after the sewers were done because of poor design and it wasn’t built properly. Even now the bigger sewers aren’t doing their job.

Paul mentioned again that there would be 3 levels of parking. The tower would be 135’ tall, which is just a bit taller than The Lyric. He anticipates that the exterior will have more masonry and some buff colors/materials - more than The Lyric does. They want it to stand alone. The Ingersoll facing portion that is parking will be treated as a building – not open air, but they don’t have that designed yet.

The top of the garage will include a deck space for the arts groups to use. The idea is to have some performance space for children on that deck, but that hasn’t been designed yet. They are trying to pull the building back some from the Ingersoll and Mifflin corner. The arts groups want the building to be welcoming too – the spirit of the design is from them. Karen suggested that they should leave all existing trees. Patrick Heck mentioned that the City does typically not support removing any street trees. Karen said that the McGrath project (Factory District) tried to have more setback for trees, but the Fire Dept. didn’t approve of that. Patty Prime mentioned that Alder Zellers typically pushes for retaining as many trees as possible, so she will likely push back if the Fire Dept. is too restrictive. Karen still hopes that Stone House will push the building back from the sidewalk on Mifflin. Paul said they are trying to pull it back some at the corners there and still meet the programming needs.

### **Youth Performing Arts Center:**

Mike Ross from Madison Youth Choirs, one of the two prospective main tenants of the youth performing arts center along Mifflin, mentioned that the Milwaukee Youth Arts Center was built

13 or 14 years ago and Madison has a need for a similar facility. The Madison Youth Choirs (MYC) serve 1,000 kids directly and thousands more in other ways. Westgate is where they are now. They don't have the right spaces for their needs, which are mostly rehearsal and learning spaces. If this facility is built, they would no longer be in a basement with a low ceiling – it would be a great place to serve kids. They want to serve kids from the entire city and this location would help that effort. Being across from Lapham School would help with teaching and learning, plus have some performance space and offices, all in one facility. They and the Children's Theater of Madison (CTM) would be the core tenants, but the facility would serve other youth organizations. Allen Ebert, in his 3<sup>rd</sup> year with CTM, said they have been looking for 2 years to find a home for the program. Currently they are spread out over 7 venues with different landlords – costs keep going up due to being spread out – they would like to be in their own spaces. With their own permanent home, they would financially be able to do more in other parts of the city. The proposed site is the most viable they've seen. They have a major donor who is interested in it. They cannot grow at this point – they need more space – the CTM turns away maybe 100 kids each summer at their youth summer camps. Mike Ross added that MYC wants to be where neighborhood kids can come. Lapham kids already participate and they partner with MMSD. They are an Overture Center resident company but they can't sustain their programs at Overture because of the competition for dates. The facility here would have a 250- to 300-seat theater. They like being along E. Mifflin, across from the school - they don't want to be on E. Washington. Karen Banaszak mentioned that she is still disappointed to lack of attention to the environment, particularly for an arts center.

A discussion of parking for the arts center, including the theater ensued. It was guessed that perhaps a maximum of 100 parking stalls would be required for events. Helen mentioned that city parking requirements for the arts center and the tower component would be met. Patty Prime suggested that many youth could walk or take city buses. Allen mentioned that there would be a drop-and-go inside the parking structure so most of that activity would not be on Mifflin or Ingersoll. Helen said she would work with the City to get 2-hour parking restrictions on Mifflin if needed, to encourage those coming to the center to park in the garage. Mike Ross said that typical are Sunday afternoon rehearsals when parents drop kids off but don't stay. The drop-off would be inside and covered - safety is key from their point of view. Patty asked if buses could drop off inside – no, they wouldn't likely fit, but perhaps they could drop at Lapham – TBD. Allen added that typically their daytime programs are while kids are already in school or weekends, rather than at rush hour, so traffic wouldn't be too busy.

Sue asked about the in-garage alley that would have the drop-off location. How is that going to work since other users of the building will be able to drive there? Paul Raisleger said that there would likely be a sidewalk along the drive lane and it could be 2 lanes wide. He added that some parents would drop off outside too, rather than in the garage. Sue suggested that the drop off area be closer to the mid-block alley between the buildings rather than closer to Ingersoll if cars are entering off Ingersoll – this would prevent backups onto the street and be safer. Allen agreed and added that they would work with parents to inform them on how to enter and drop off. Patty Prime mentioned that TLNA is working to have a 4-way stop installed at Mifflin and Ingersoll – would that help with traffic concerns for drop-offs? Helen mentioned that recent traffic problems due to flooding, e.g., closed streets, has created some aggressive driver problems in the neighborhood, so once that calms down would be a good time to evaluate the situation. Patty added that some drivers speed up to make lights on Ingersoll, so that can be a dangerous. John Belknap mentioned that yellow school buses currently park illegally on Mifflin when they bring kids to Lapham for swimming. Mike Ross reiterated that their main uses for the facility will be after school and in the summer – not when traffic is typically high. CTM will have some small

shows in the theater, but The Christmas Carol and any other big shows will still be at larger venues. Sue suggested that a partial wall in the interior drop-off could add to safety.

Patrick Heck asked about age range of the youth – it would be 4K to 18 years old - theater for very young can include kids from 1 to 3 with an interactive component with parents. It was mentioned that many children could be coming via bike or bus. Karen Banaszak asked where the children are likely to come from. Mike said mostly from an hour radius - 80% of their children are from Madison. MYC has historically been strongest on the near-west side, but this new location would be more central - where they don't see that many kids. CTM is more west-side than MYC, but CTM wants to expand to serve these kids. Ticket prices can be expensive now due to their exorbitant rents, but they don't turn kids away. Offering reduced tickets/fees doesn't solve barriers though – even location is a barrier and this location helps. Sue Marcquenksi asked if during performances would there be opportunities for volunteers? Yes! The Overture Center currently supplies ushers, etc., so at the new location they will be able to have parents and the community be the volunteers. They want it to be a multi-generational space even though the programming is for children. They want lots of places to watch and observe. It will be easier to serve children on the autism spectrum and with special needs. Patty asked if they've programmed the space based on these types of needs. Mike said he's been 15 years in the job - all the things they have been thinking about can only happen in the right space. There are even things they haven't thought about yet, but it will be a huge improvement. Allen said he wants a youth arts festival - they could create visual arts too, and sell them. They are not trying to create the next Broadway star – much of what they do is teach life skills, social skills, etc. Karen asked if they partner with MMSD – yes – they have an artist-in-residency program for high school and middle school, they have a young playwright for change program that is juried. A Middleton student in this program recently won a national award. The Lussier Center and Goodman Center also have their afterschool programs that are free. Allen mentioned the school matinee program where students can see Overture Center productions for \$5 (or free/discounted for those on the schools' free/discounted lunch program) has been very successful. 14,000 students have gone to those productions. Mike said they have a similar program. They also do in-school once per week choirs that are free to participate in. The Madison Boys Choir Festival is at West High School on a Saturday in January – last time they had 450 boys spend 3 hours with MYC for \$5 or free.

Patrick asked if they could add more green space atop the 3<sup>rd</sup> floor on E. Mifflin that could also be used as a social space – yes, they will look at that. There will be other companies using the facility, e.g., theater groups, so the building will need to be fairly secure. Visitors will likely pass by a staffed front desk area – they want it to be a welcoming environment though. There was discussion of bolstering the green space between the Breese and the arts center on Mifflin – could that be larger by moving in the building corner there too? Sue asked if that entire alley could be landscaped – no, because there needs to be two traffic lanes for drivers entering/exiting off E. Wash.

### **More Input on Proposal:**

Patty Prime summarized saying that she likes that they are going residential, appreciates the affordability component in some of the apartments a lot, and finds the music/arts center to be very exciting. She still thinks it is a lot of parking inside though. She mention that neighbor Kevin Luecke wrote to the committee and he pushed for fewer cars in neighborhood. It was mentioned that not having a lot of inside parking can work against those who don't want big competition for street parking. Patty appreciates the lack of green space comments too. It was reiterated that there will be 285 parking stalls and 119 apartments. Patty asked if the tenants will have to pay to park – yes, like The Lyric. Julie Nischik asked if non-rented stalls will be

available for events at Breese Stevens, etc. – yes, just like the 100 leftover stalls at the Lyric. Karen suggested that in the future the demand for cars will be less – they won't be driving in the future so Stone House might be overbuilding the parking.

It was asked what the arts center parents will do after dropping off their kids if they are from all over? Mike and Allen responded that many parents haven't wanted to stay in the past, but this part of the city has a lot of amenities so they might stay to shop, eat, walk, etc. At Westgate, some parents do errands, go to Hy-Vee, etc., while they wait. If they are from the other side of town, they likely won't drop off and leave - they will stay. John added that we need lots of shops nearby so that parents will stay around. Helen added that a good restaurant that serves breakfast/lunch would help. Allen suggested that family friendly options would be attractive. Karen added that the Avenue Club should bring back good lunches/breakfasts, as in the past. John said a bagel shop would be great.

### **Proposal Schedule:**

Patty Prime asked about Stone House's schedule for the proposal. They haven't filed the proposal with the city yet. Helen noted that there was no promise on the affordable housing component, but they will try. Their current schedule is:

9/13 - first DAT meeting with city staff  
9/18 - Urban Design Commission (UDC) Informational meeting  
10/3 - more UDC informational review  
10/31 - full submittal to city. Both proposals on the same track with respect to city timing.  
12/20 - Final UDC meetings  
January 2019 – Plan Commission  
March 2019 - Construction starts

Some discussion of better streetlights on Mifflin ensued. TLNA is also working on this issue too.

Karen Banaszak suggested a new street design for Mifflin might help safety – what if the block was slowed with some curves in the street? Impermeable pavers instead of asphalt could be beautiful too.

Patrick asked if they were still planning on asking for TIF from the city – yes. He mentioned that some in the neighborhood are opposed to using TIF for parking structures because we shouldn't be promoting the usage of cars. Karen asked if the committee will see more detailed parking structure plans before Stone House goes forward – yes. Will the parking structure be open air - no. It will be enclosed and has to be mechanically ventilated,

Sue noted that since July the proposal's vision changed. Will there be another change of purpose coming? Helen answered hopefully not, particularly from the youth arts center perspective. It could be that the front building (tower) could change some depending on financing or their office tenants, but they doubt it at this point. Mike and Allen added that they hope that their donor for the arts center will commit within a week.

Patty asked if there was more design work to come – yes. In early October there should be more work done on the design and the steering committee could meet again. The outside of the tower will be more refined by then.

Mike and Allen said that once they make an announcement about the center and its major donor, they will need to raise \$6-million to \$7-million more, but the angel gift has to happen first. They are very optimistic about meeting their goals.

It was mentioned that construction dust can be a big problem for the school and neighbors. Helen said that the city has rules in place to minimize those problems.

**Next Steps and Meeting:**

Another committee meeting is likely after Stone House has more input from the city (DAT meeting), more design work is done for the tower, and the arts group has secured their major donation. Patrick will notify everyone via email – likely in October.