

September 26,2012

Notes

Attendance

Neighborhood:

- Patrick Heck
- Matthew Donoghue
- Seth Nowak
- Lupe Montes
- Ben Halfen
- Richard Freihoefer
- Patty Prime
- Richard Linster
- David Waugh

Constellation Developers

- Chris Gosch
- Otto Gebhardt

Development team:

- Paul Marotte
- Randy Bruce

City

- Alder Maniaci
- Jim Bower

Project schedule: Approvals early winter, break ground spring 2013. Driven by 2014 rental market. This is only phase 1, which is the crane lot.

Developer presentation:

Site plan: 250 apartment units. Four buildings around a central courtyard. The existing old building on the site will remain and is not part of the development. Two of the 4 buildings would be 6 stories high and the other two would be 4 stories. Apartment breakdown: 45% as one-bedroom; 25% 2-bedroom and 10% 3-bedroom. Looking at two possible building configurations, with one including an elevated courtyard above a 2 story parking structure in the center. The second configuration would be 4 stories of parking, same configuration but no courtyard. Will have public meeting space, exercise space, state of the art service, bike parking. The one bedrooms will be 600-700 sq. ft, 2 BR 850-100 sq. ft. , 3 BR 950-1100 sq. feet. They want to make the architecture look like it has been there awhile. Will help alleviate shortage of apartments in Madison. Randy indicated city staff was directing the height to be on Mifflin street side. It was pointed out that 6 stories is higher than originally presented to a group from the Das Kronenberg condos adjacent to the site.

Concerns raised by neighborhood:

- Sun shadow effect on the new housing being built across the street and on the bike boulevard.
- Toxic fly ash on site. Must be dealt with safely
- Capitol viewshed issues from the park
- Building foot prints presented seem massive and blocky. Need be broken up
- TIF public financing is a concern
- Not enough set back from the street

- Concern about 6 stories on that site – shading, blocking views
- Concern about rents being too high -- \$1.30-\$1.75 per sq. ft.
- Buildings should interact well with other buildings in area
- Would like to incorporate industrial heritage of the site
- Should include environmental leads ratings – solar power, green roofs, rain gardens