

Minutes  
Tenney-Lapham Neighborhood Association Council Annual Meeting  
October 20, 2011

Guests: Otto Gebhart and associates gave presentation with slides for their proposal for the Don Miller property on 700 block of E. Washington Ave. Discussed project and many issues such as the poor soil the site sits on (hence the need for TIF) the number of proposed stories (12), integrating within the community, subsidy for the project, parking, multi-uses for the project (residential, commercial, retail), process behind the project.

Discussion ensued. Question about how high the level of interest in the retail space was; they've had good mix of interest. Retail square footage 10,000 sq. ft.; commercial sq. footage is 20,000 sq ft. Groundbreaking would be in April 2012.

How many housing units and are they broken into different categories. 150 in tower with some efficiencies and 1-3 bedrooms, with the 40 units closer to Mifflin St. have 2-3 bedrooms; thought process behind it that the closer to the ground used more by families.

Patrick McDonnell said he appreciated their interest in the neighborhood, and after commenting on neighborhood plan and number of stories with buildings, stated he was disconcerted that they went beyond the neighborhood plan at 12 stories.

Bill Freuling from the City Planning Department responded, first stressing how much planning and thought went into the neighborhood and corridor plans, then an urban design ordinance, which made the guidelines into law. He discussed the max height of the urban design ordinance in this corridor would be 10 with 2 bonuses, and that if this project is to go through, then the ordinance should be changed, which he thought Alder Maniaci wanted to gauge interest in at this meeting.

David Wallner commented that he understood the project's desire for 2 extra stories (the views of the city are attractive), and requested some flexibility.

Another question was if there was a webpage to review this; they said they would get something up.

Eshnaton Vedder asked about garden plans. The plans would have an urban garden appeal, and there would be rooftop gardens.

Another question about space for solar and green space; they responded by there would be, and that they have many goals centered on sustainability (collecting rain runoff).

Patrick McDonnell asked them to speak more the soil issue, such as engineering limits relative to the maximum heights, as the land is an old marsh. After 3 stories, they have to deal with grounding loads and are dealing with bedrock. The soil is not well-suited for building. Trying to keep everything at grade and above water level.

Jim Bauer with the City mentioned that the timeline pressure the project is under is a big concern (because it's residential, there is quicker turnaround) and asked them to speak to that.

Otto discussed the need to get apartments up and ready for renters within the timeline of the rental market in Madison, and to not let apartments sit vacant, and also the global financial markets and getting financing for such a project as he thinks there is a 1-2 year window to guarantee funding, as it's hard to predict where the markets will be after 1-2 years and not sure if they'll get funded after that window closes.

There was a question about other negative feedback for project aside from number of stories. Chris responded that the number one comment is the height issue.

Question about TIF if just going with 10 stories. It was around \$350,000 per story.

Respectfully submitted by Lia Vellardita, secretary.