

**Notes from TLNA Steering Committee Meeting  
Gorman and Co. Proposal for the Messner Property**

Tuesday, July 31, 2018, 6:00pm  
Festival Foods

**Attendees:**

Dane County District 2 Supervisor Heidi Wegleitner  
City Planning Department – Sydney Prusak

*Gorman and Company* – Nicole Solheim (project lead), Ben Marshall (head of architecture),  
*TLNA Council members* - Patrick Heck, Keith Wessel, Patty Prime

*Neighbors and Interested Parties:* Lori Wessel, Tom Kapper, Shawn Kapper, Pat Kelly, Brad Mullins

**Introductions and Project Timetable:**

After a welcome and introductions by Patrick Heck, the Gorman team presented their latest information and design. Nicole Solheim showed their timetable, which is unchanged from the previous meeting (see slide 1). They plan to resubmit their land use application and rezoning application on 8/15. Those submittals will kick start the city committee meetings with the first meeting expected to be the Urban Design Commission for initial approval on Oct 3.

Patrick Heck asked about how the final UDC approval will fit into the Plan Commission and Common Council approval schedules. Nicole answered that the Plan Commission and Common Council approvals would be conditional on later approval by UDC. For example, their submittals won't likely have the final exterior building materials, so UDC will approve those after PC and CC votes.

**Proposal Update and Discussion:**

Ben Marshall showed the orientation of the building and how it has changed through neighborhood and steering committee meetings. The mouth of the U-shaped building is now facing the rear again. They have removed 2 apartments from each end of the rear 5<sup>th</sup> floor and placed them on the ground floor to the rear of the rear parking garage (see slides). This is a response to input from the steering committee (some neighbors were concerned about the building's massing and height, particularly on the side towards the single-family homes and small rentals on E. Mifflin). This change also provides more visual interest.

Ben and Nicole discussed some of the feedback that was given by UDC at the July 19 initial presentation given by Gorman. They have responded to this input in the design. They are considering a 2- to 3-story base rather than the previous 1-story base. This doesn't mean the building gets taller or has more floors; it is a design feature where the lower levels have the same look and materials, so they visually act appear like a unit. The upper floors have a different material/look. This is similar to other new E. Washington buildings. UDC also wanted some references to the long, linear horizontal aspects of the Pasqual's building and having a 2-story base should accomplish that. UDC also recommended having the garbage receptacle area to be screened and to the rear, or on the inside of the parking level. Gorman has moved the garbage to a fenced area at the rear of the surface parking lot. UDC (and neighbors) had some comments about possible fencing and utilization of the long, 20'-wide green area in the rear – they have addressed that by adding the ground floor apartments there. UDC also mentioned that a double line of trees will be required on E. Washington, which is now shown in the renderings.

Lori Wessel asked if they had shadow studies that had been requested by the committee – yes, those are coming up later in the presentation.

Ben noted that the exterior colors in the renderings are not correct – those will be chosen/refined later. He pointed out again that the building won't have a 4-story and 1-story split in materials – they will probably have the lower 2-stories similar in look and the top 3-stories similar to each other. UDC is trying to anticipate future development along E. Washington, so the lower levels will now fit into that. They now have units along that rear green line, which activates that space. They've tweaked the plans in other ways, e.g., the square footage devoted to Dryhooch and common area on the ground floor has been reduced. This helped in providing room to put the 4 apartments in the rear on the ground floor. They also lost some parking stalls – they now have 85 covered stalls and 12 commercial stalls in the surface lot. The back of the building on the ground floor where the 20'-foot wide green space is will include patios for the ground floor units. Those units' main entrances will be through the rear enclosed parking level. Patty Prime asked for clarification – will tenants have access to their units from the outside – yes, there will be doors to their patios, but the main entrances will be through the garage.

Patty Prime asked how much open space will be between the street and the building – Nicole said that it will be 15', which is a fixed amount based on UDD-8 requirements. This should match the other buildings on the corridor. Sydney Prusak from City Planning agreed. There was a discussion related to activating the courtyard that will be atop the rear parking garage and in the mouth of the U. They don't plan to activate that so that the units that look into that courtyard have sufficient privacy. Patrick Heck asked if it would be possible to have room for gardening there or in the rear green spaces – The Lyric and City Row both have popular gardening spaces on the top of a parking garage and in the rear, respectively, – families might appreciate that. Ben Marshall said that they would be adding some green features in the courtyard, so it wouldn't necessarily be a bare rooftop. They will explore space for gardening.

Pat Kelly asked about the parking entrances. Ben said that the entrance to the surface lot will be off E. Washington and that the entrance to the rear parking garage will be at the rear of the surface lot. The basement parking will be accessed on the east side of the front, off E. Washington. It was noted that you won't be able to drive between the basement and ground floor parking levels. Spots in both will be assigned. Brad Mullins said that on the renderings they were showing trees along the front of the adjacent property that he owns – he said they should remove those because they aren't there. Ben agreed. Brad also noted that in earlier slides they had easements depicted that were incorrect – he had then asked for them to be corrected and sent to him, but he hadn't seen them yet. Nicole said that those had been corrected and that when they submit on 8/15, she will make sure Brad gets a copy.

Ben showed shadow study results. He showed 3 movies – one each for the summer solstice (least amount of shadowing), the equinoxes (some shadowing), and the winter solstice (worst shadowing). All showed sunrise to sunset. Various comments were made, including impacts on the Tenney Nursery being the largest near the winter solstice and almost no impacts anywhere during the summer solstice. Impacts on adjacent properties during the equinoxes (which are the same in the spring as they are in the fall) were thought to be mostly okay, particularly since the Tenney Nursery playground was minimally impacted then. The winter shadows generally didn't reach across E. Mifflin worse than any other current shadows, especially since the Nursery is already casting a shadow in the winter. Patrick agreed to post the movies for other neighbors to see.

Pat Kelly asked about noise generating features and their placement, e.g., air conditioners, exhaust for the parking garage, etc. Ben said that they haven't designed those things yet, but they know that the garage exhaust can't be on the zero lot line that faces Pasqual's. Some air conditioning units would be on the roof. Patty Prime suggested that noise sources not face towards the nearby residential buildings. She noted that Ledell always asks about the garage exhaust fan placement, so they will hear about this. Patrick asked if they planned to use Magic Paks for HVAC in the apartments. Ben answered that the 3-bedroom units would be too large for Magic Paks to work well, but they might consider them for some 2-bedroom units. Brad Mullins asked if the units would have their own laundry facilities – yes, so there will be an exhaust for the driers in each unit. Ben noted that the commercial spaces on the ground floor will be small enough that residential-sized HVAC will be used. They will put as much as possible on the roof rather than on the ground or building sides.

Patrick asked about their plans for using solar panels to provide electricity to the common areas. Nicole said that it was not likely – they have used them in projects in Arizona and Colorado, but this far north would be difficult. Patrick noted that they have been successfully used in many new buildings in Tenney-Lapham, including The Lyric.

Pat Kelly asked where the big noisy trucks would be – the northwest corner is where they'd pull up, near the garbage corral. Lori Wessel asked if they would consider putting large trees on their property on the west side to screen noise from the backyards of the N. Baldwin neighbors. Ben suggested that a heavier fence or block wall would be more effective, plus trees might be tough to fit between the property line and the beginning of the surface parking lot. The landscaping plan will be in the 8/15 packet that they submit to the city. They will make sure to send that to Patrick so everyone can see it. Patrick said that those plans usually detail every single plant that they propose (Brad noted that it includes every plant species too), so we will know what they are planning. Lori added that she hopes they will come up with a way to lessen noise. Pat asked if the garbage had to be on that side – yes, from what they can tell so far. Ben added that they will try to put the exhaust on the northeast corner, but will have to get feedback from city staff. Patty asked if they were asked at UDC to move the trash from the front to the rear – yes.

Shawn Kapper asked if it might be a bad idea to have the garage exhaust next to the daycare. What does the exhaust consist of – hot air and/or things that smell? Ben indicated that there are requirements that they must have so many air changes per hour, perhaps swapping all the garage air every ½ hour. He doesn't think they'd be poisoning kids with carbon monoxide or anything like that. Shawn asked if some state agency that regulates daycare care might about the pipe location? Sydney Prusak said she could check up on that.

Patty asked about their timeline – if they will get approvals without the final design previously being approved by UDC. Ben said it is a 2-stage approval from a UDC standpoint, but from zoning change perspective it is one step (they will be seeking to change the zoning to Traditional Employment on all 3 parcels). Sydney added that Plan Commission will also look at bulk, massing, elevations, heights, etc., but the exterior design components are what UDC will focus on, as well as UDD-8 compliance. Ben added that lots of reports/input from various city departments will be used to shape some aspects of the proposal. Patty asked about TLNA Council and how their timeline would work with respect to TLNA Council. It was suggested that the September TLNA Council meeting could be a target for them to seek an opinion. Sydney opined that any changes that are made after the 8/15 submittal should not be drastic, so TLNA Council probably could consider it in September. Patty noted that due to Taste of Tenney, there

is no October TLNA Council meeting, but if necessary there could be a special TLNA Council meeting.

Patrick asked about both City and County affordable housing funds that they are applying for – could the project move forward without those? Nicole said that would be TBD, but WHEDA scoring includes those funding sources so if they didn't have them the project would likely score lower (less chance of WHEDA success). As earlier mentioned, if they did not get their WHEDA tax credits, they would likely have to try again next year, but that would take further negotiations with the County. It was noted that on August 13, the City is interviewing those who have applied for their affordable housing funds; recommendations are likely going to be made with approval by the Common Council expected in early October. We should know then about the city funds. Heidi Wegleitner indicated that since the applications for county affordable housing funds went in a while ago, she anticipates a County Board decision could be coming in September.

Shawn said that she is happy to see the 4 units taken off the back, but she has mixed feelings about those units now being on the rear ground level. She thinks it adds more activity near the daycare, but she wishes she knew more about the fencing plans. She and her husband park in the daycare parking lot that is just on the other side of the fence and she wants it to be as safe as possible. She wants those living in Valor to be safe too. No one now knows that the parking lot is behind the nursery, but soon people will know – there will be more activity and traffic back there. Ben said that Gorman will have security and security cameras that should prevent most potential problems. Nicole added that the apartment doors on the rear ground floor units will activate the space between the building and the nursery fence that previously could have invited bad things. Shawn asked about the fact that Ted Matkom (from Gorman) had previously said that he had gone personally to Tenney Nursery and reported that the nursery didn't then have major concerns about the proposal. Have they talked to the nursery lately now that the proposal has evolved? Have they checked to see if they have input now? Nicole said that they had not met with the nursery since that first meeting, but that it is a good idea and they would do so soon.

Pat Kelly likes the activation of the area where the rear dead-space was in the previous version. Shawn added that their neighbor, Joey Hoey, who was unable to attend, had been hoping that something like this would materialize (some apartments taken off the upper rear floors). She likes that they've taken our input and changed the proposal. Patrick said that he will post the slides and ask the neighborhood for more input.

Brad Mullins said that he likes the revised plan with ground floor apartments in the rear. He asked if there would be windows on the rear sides where now just solid walls are shown - yes, these renderings and were just made this afternoon and the concept is new, so they will add more details in the future.

Shawn asked about the leases for the other home (a 4-unit apartment) on the property. Nicole said that those tenants have been notified that their leases are good through next July (2019). Nicole noted that she will be onsite taking some photos, so she will be talking to the neighbors again.

Pat Kelly said that the building takes up the whole entire lot – there is no room for anything green other than just token trees. Ben said that they could put some potted trees on courtyard in the mouth of the U - the courtyard will have something out there to make it green. Brad Mullins asked if they planned to have a playground in back rear corner open space - yes, it will be there but is not shown on these preliminary renderings/plans. Patrick asked about the dimensions of

the larger rear green area. Ben said it was about 50' by 70', about double the size of Festival Foods' conference room. Pat Kelly added that she sees a lot of roof areas in the neighborhood being used for green space and vegetation. There is a lot of greenery on rooftops, e.g., at Das Kronenberg. She hopes they will do something interesting with rooftop dead spaces and the rear to make it a more interesting.

Pat added that she supports more housing units with more families with more children to support the schools. This is a neighborhood value and this project reflects that value. Affordability is important too. Patty Prime seconded those thoughts, and added that the onsite support (Dryhooch), although not 24/7, will provide some support and is a strong point for this development. She also seconded what was said about the rear units with access in/out that will make it a safer place – a nice improvement.

### **Neighborhood Process From Here Forward:**

Patty asked if Gorman would like to make a presentation at a TLNA Council meeting, assuming that the process is moving that direction. They agreed that is a good idea if they are allowed. Patty said yes. Patrick asked if there was any more input from the committee and if they were comfortable with his drafting a steering committee report. He will send it to all that have attended at least one meeting to make sure they are happy with it and also feel that their opinions are represented. After approval by the committee, the report would go to TLNA Council prior to any Council consideration. He said he will send a draft in August and assuming it approved by the committee, it could get to TLNA Council in advance of their September meeting (2<sup>nd</sup> Thursday of Sept.). Gorman could then plan on presenting at the Sept. TLNA Council meeting.

If the proposal moves forward and gains initial approval from UDC, final approval by PC, and funding and zoning is approved CC, then Gorman and Co. would like to come back to the steering committee before the final UDC approval. Since the WHEDA funding decision is likely to be announced in March, they would be ready to do the final exterior design and take neighborhood input in April/May with the final UDC approval coming in mid-May. Patrick added that he will continue to seek neighbor input on the current proposal via the listserv, email, and Facebook.

Brad suggested that TLNA also stress that public input can be taken at the city committee meetings and that those dates be stressed. Patrick agreed. Nicole also noted that she will let Patrick know when they meet with the nursery and what comes out of that. Shawn suggested another neighborhood meeting to discuss the final UDC approval since the proposal will be much more mature by that time. Patty and Patrick weren't sure if that was necessary, but did say they would at least use the usual TLNA channels to seek as much input as possible.

### **Wrap Up:**

The meeting drew to a close with consensus that another steering committee was not necessary until after the WHEDA funding announcement in the spring, all things remaining equal. Committee members will hear from Patrick with any new info and about the steering committee report. First though, he will do the meeting notes from this meeting. Everyone was thanked for their good input during the process.