

## ↑ Minutes of Council Meeting ←



Tenney Lapham Neighborhood Association

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| <b>Meeting Title</b>          | : | Tenney Lapham Neighborhood Council Board of Directors Meeting   |
| <b>Date</b>                   | : | February 9, 2012  |
| <b>Time</b>                   | : | 7 P.M.  |
| <b>Place</b>                  | : | Tenney Park Apartments, 302 N. Baldwin Street   |
| <b>Chair Person</b>           | : | Richard Linster   |
| <b>In Attendance</b>          | : | <b>Internal:</b> Richard Linster, Thuy Nguyen, Patrick McDonnell, Gay Davidson-Zielske, Lia Vellardita, Echnaton Vedder, Carol Weidel, Jessi Mulhall, Patty Prime, David Wallner, James Wright, Richard Freihoefer, Michael Ryanjoy<br><b>Visitors:</b> Otto Gebhardt III, Delia Gallo, Peggy Furlan, Christopher Gosch, Dave Furlan, Katie Kisiolek, Mike Major, Davy Mayer, Heather Stouder, Gigi Holland, Jim Bower, Bridget Maniaci |
| <b>Absent</b>                 | : | <b>Internal:</b><br><b>External:</b>  |
| <b>Minutes Submitted By</b>   | : | Dave Furlan   |
| <b>Minutes Submitted On</b>   | : | 2/16/2012   |
| <b>Next Scheduled Meeting</b> | : | <b>Date:</b><br><b>Time:</b><br><b>Place:</b>   |

### 1. Call to Order

The meeting was called to order at 7:07 P.M. by Chair Linster, having provided due notice of the meeting and with a quorum present.

### 2. Approval of Minutes

Carol Weidel moved approval of the minutes of the Board meeting on January 12, 2012. Echnaton Vedder seconded the motion. Motion passes unanimously.

### 3. Report of Neighborhood Officer

Chair Linster reported there is a different officer for the month so no one would be reporting at the February meeting.

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#### 4. Guests

Davy Mayer, President of Capitol Neighborhood Association, came to see how TLNA operates. He expressed they have many similar challenges and goals for their neighborhood.

Chair Linster invited Mike Major and Katrina Kisiolek to discuss the proposal for demolition of 1026 Sherman Avenue.

Mr. Major and Ms. Kisiolek reported on their attempts to restore the house and their difficulty in finding suitable proposals. Consequently, their plans are to demolish the house and re-build. The couple showed plans for a Craftsman four-square that would use the same footprint. The plans will require a variance before the Zoning Board of Appeals. TLNA requested to see plans before the Zoning Board of Appeals meeting.

Chair Linster invited the Gebhardt development team to discuss the project with the idea that the TLNA Council would consider approval tonight.

Mr. Gosch and Mr. Gebhardt reported on their mixed use project on the Don Miller property along the 800 block of East Washington. There has been some re-design and additional costs due to unforeseen soil conditions. The change will push back the townhouses on Mifflin Street due to pilings required because of the soil conditions. The building will have a community room available to the neighborhood. There will also be a 4<sup>th</sup> floor plaza that can be reserved. Ms. Maniaci reported the height of the building passed UDC unanimously. The building will be 12 stories with a mix of 80% residential and 20% commercial. Residential use will be apartments with rent anticipated to be \$700-800 for efficiencies and \$1500-2000 for three bedrooms. The height of the building meets the 30% angle requirement as measured from East Washington to Mifflin Street. Ms. Maniaci added that buildings on the other side of East Washington are approved for 14 stories.

Expected next steps are: March 5-Plan Commission, March 7-UDC for final approval, and March 20-Common Council.

TIF will be \$3.4 million. The TIF district will need to be expanded but would not be a large expansion.

Ms. Prime moved to write a letter of support from TLNA to UDC for this project. Mr. Wallner seconded the motion. The letter should state (1) Gebhardt's positive interaction with TLNA and (2) TLNA's support to change the Livingston and East Washington intersection to improve traffic flow. The motion passed unanimously.

#### 5. Comments of President

Chair Linster reported on an email from Officer Sue Krause of the Salvation Army about the organization's intent to create a community garden. Echnaton Vedder is in the preliminary stages of finding out more information from Ms. Krause, including her pursuit of grants. TLNA would like to remain informed and involved in this project.

Ann Morrison of ULI is seeking an extension of the lease at Lincoln School. The longer term lease would allow them to pursue some re-modeling projects and HVAC work. They would like a 99-year lease similar to the JMP houses. Ms. Maniaci reported they are approximately halfway through their 50 year lease. Chair Linster asked to put this on the TLNA agenda after ULI talks to the city about their request.

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### **6. Reports of Officers and Committees**

Mr. Wallner reported he is still working on a discussion with Mary Kelly from East High School to talk about the achievement gap.

Ms. Mulhall reported the superintendent would like a column in the newsletter and that there is a lot of election news. There have also been some reports of problems with distribution of the newsletter, and she will look into the issues.

Mr. Wright reported that Underground Kitchen has signed a lease to rent the space formerly occupied by Audio Depot. They expect a late spring/early summer opening with 30 seats.

### **7. Unfinished Business**

Ms. Weidel addressed the subject to of the candidate forum. Discussion followed about the best format. Chair Linster reported TLNA has a format in place. He will figure out a date for the candidates.

### **8. New Business**

See comments above regarding the Salvation Army.

Mr. Wallner reported the new 2012 Parks Plan is available, including an online format. The purpose of the plan is for grants, funding, a review of history, and survey results.

Ms. Davidson-Zielske would like to offer a TLNA poetry contest. She will come back with a proposal.

### **9. Alder. Report**

Ms. Maniaci has a meeting with city staff next Thursday for a briefing on the Johnson-Gorham survey. She will report back at the next TLNA meeting.

Ms. Maniaci is also meeting with city staff next Thursday to discuss deadlines for the Porchlight shelter and Occupy Madison camp to vacate their use of property on adjacent blocks of East Washington. The city has given a March 15 deadline for Porchlight to close the winter daytime shelter. Occupy Madison has until April 30 to vacate the adjacent property. There have been many problems with behavior of homeless people in the neighborhood since the shelter opened. Ms. Maniaci expressed concerned that the different deadlines will encourage the homeless people to remain in the area of the Occupy Madison camp and cause further problems. Discussion followed about others who have experienced problems with the disorderly conduct of homeless people around businesses, homes, and social/community service organizations in the neighborhood. Ms. Maniaci requested a letter from TLNA stating our opinion that no disorderly conduct or disruptive behavior be tolerated at all if the city remains firm on the different deadlines. The officer in charge of the area is Carl Glouede, [cglouede@cityofmadison.com](mailto:cglouede@cityofmadison.com).

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### 10. Good and Welfare

### 11. Adjournment

Patrick McDonnell moved and Gay Davidson-Zielske seconded adjournment of the meeting. No discussion was permitted. Motion passed unanimously.