

**TLNA Meeting  
March 9, 2017**

**Festival Foods Conference Center, 7:00 pm**

**Present:**

Patty Prime, Marta Staple, Bob Klebba, Sarah Herrick, Elena Duncan, Lisa Hoff, Richard Linster, Keith Wessel, Jessi Mulhall, Patrick Heck, Karla Handel, Steve Wilke, Tyler Lark, Tim Stumm

Officer Andre Lewis, Lori Wessel, Jennifer Keeley Yonda, Andrew Keeley Yonda, Mel Trudeau, Bob Hemauer, Pat McCabe, Tom Miller, Melissa Huggins, Chris Houden, Alder Ledell Zellers, Vern Stenman, Mary Morgan, Jack Chandler, Laura Borth, Mira Sloane, MaryBeth Collins, Marsha Cannon, Doug Peterson, David Waugh, Jonathan Lang, Joe Davis

**Call to order 7:00 pm**

**Steve Wilke moves to approve February's minutes, Keith Wessel seconded. Minutes approved unanimously. See <http://www.tenneylapham.org/web-data/news/minute/020917.pdf> for minutes.**

**Introductions**

**1. Neighborhood Officer Report -**

**Officer Andre Lewis**

- Update on Dennis O'Brien, recently re-arrested
- Livingston and Mifflin speed enforcement, with drivers going through the stop signs without stopping. Focusing on citations for blatant disregard for stop sign, but warnings are issued for rolling stops.
- Would like to start Coffee with a Cop for the neighborhood. Looking for recommendations for locations, specifically coffee shop that is not a bar. Centrally located Johnson Public House has been previously recommended to Officer Lewis, and he hopes to pursue and arrange this. No date yet identified, hoping for April. Looking for help posting to the listserv to promote the event, will route through president so as to not provide an unsolicited police presence or voice on the email listserv.
- Star Bar has agreed to close early in the evenings, voluntarily closing 12/12:30 am for the past 3 weeks on weekend nights to avoid problem behaviors. Additionally, the Constellation has posted no trespassing signs. The behavior appears to be improved. Will continue to monitor.

**2. 702WI (new business in former Juneberry space)**

**Mary Morgan: [mmorgan@readingchoices.com](mailto:mmorgan@readingchoices.com)**

- New business, planning to use the commercial space on Blount at Johnson, former Juneberry
- Name "702WI," representing the address and "Writer Incubator." Coworking space for writers, membership based, with 3-, 6- or 12-month memberships. No cubicles, but instead common space available for writers, with a kitchen space. Members can access 6am-midnight.
- Some author events or presentations planned once per month, with ticketed audience access.
- Grand opening planned Saturday, March 25. First event planned Wednesday, March 28, for an author from New York. Other authors planned will be traveling for the event.

- Additionally, will have art and gallery nights planned to show the art. Art is planned to be associated with writing in some way. First artist Kevin Hinkis, collage artist, is from Madison.
- All information, dates, and details will be available on the website [702WI.com](http://702WI.com)
- The space will also be available for rent for meetings and events, free for non profits, and for a fee for profit-based groups. Capacity of 40 for these events, also planned once per month.
- Partnering with the Lake Mendota House to provide B&B stay for the visiting authors.

### 3. Maria's Request for TLNA Support for a Class A Liquor License

**Jack Chandler:** [artin1444@gmail.com](mailto:artin1444@gmail.com)

- Maria's at 1444 E. Washington Ave is requesting support from the neighborhood for a Class A Liquor License, without any changes.
- Currently has a Class B beer license, and a Class A liquor license allows Maria's to update bar to serve cider, wine, and spirits.
- Plan to change the Harlem Renaissance Museum to the Parched Eagle, which will be physically separate from Maria's, and will operate under a separate brewery license. Alcohol cannot be carried from one venue to another.
- The neighborhood approval will allow Maria's to submit application to ALRC in April, with plan to purchase license in July, 2017.
- Art In is also in this location, and is event driven, drawing people for bands or art shows, with usual population 50 people. Drinks are purchased at the front bar where there are new bar stools, and the show is in the back space. Events open at 7pm, bands starting at 8pm, and last call 10 pm on weekdays, 11pm on weekends. Recent addition of pinball machines. Entire space is 21+.
- **Motion for letter of support from TLNA council for application ALRC by Tyler Lark, seconded by Elena Duncan.**
  - Discussion: The letter will contain the same conditions included in the previous letter for support of the Parched Eagle.
  - **Support passed unanimously.**

### 4. Historic housing presentation

**Keith Wessel**

- Working on creating a website as a source of information regarding homes in the neighborhood, and to celebrate the unique older homes of the neighborhood. Currently the website is at <http://keithwessel.com/TLNA/> with plans to move to the TLNA neighborhood site.
- Website creates a resource for home related needs in the neighborhood, including local contractors and home services. This is not intended to serve as promotion or vetting of these services by the neighborhood association. Will reach out to neighbors in newsletter for resources.
- Started a listserve for landlords in the neighborhood.
- Website focus is photography of homes in the neighborhood, and will ask neighbors for some contributions of homes in the neighborhood, including details of specific homes, and considering before and after photos, when possible. Goal is to have a picture(s) for each street.
- Register of deeds in the city can help homeowners discover history of their home. Preservation Planner with the city of Madison Amy Scanlon can provide more information about homes.

## 5. Big Top seeking support for another concert for Parks Foundation

Vern Stenman – [Vern@mallardsbaseball.com](mailto:Vern@mallardsbaseball.com)

- Summer Breese concert schedule originally was planned for 5 large scale music shows, and requesting support for a 6th large scale show as a Madison Parks Foundation fundraiser.
- Some portion of ticket proceeds from all six large shows will provide funds to the Parks Foundation. Parks Foundation will have a presence at the shows. Fundraising amount is planned to remain confidential.
- Number of large scale shows will not exceed six for the 2017 concert series.
- Parks division has provided approval contingent on TLNA support for this fundraiser show.
- Bob Klebba shares concerns of the impact of the large events on the neighborhood, and how this increase in number of large shows from 5 to 6 will increase impact on the neighborhood. Vern hopes the value of this is bringing interest to the neighborhood, vitality to the neighborhood. This creates funding for the Parks Foundation, which can in turn work beneficially with the TLNA in the future. Breese hopes to work with the TLNA for neighborhood specific event hosting.
- Question clarifying Sugar Maple festival adding a family friendly day at Breese, and this won't work for the Sugar Maple festival this summer.
- Parking for large events will be tighter this year, due to loss of some spots at the Reynold's crane lot. Additional parking for events at the Festival ramp and StoneHouse parking structure. For the large concerts on 2017, overflow parking will be available at Research Products, MG&E, Lapham school, Mautz Paint lot, and parking shuttle will run from the Great Dane.
- Bob Hemauer offers himself as a resource to neighbors with questions regarding the Parks Foundation as a trustee on the board.
- Marsha Cannon requests clarification from Vern on what Breese field has done to reduce sound. Breese takes sound concerns seriously, and Vern wants to address concerns about noise. Sound system will be upgraded prior to first spring HS athletic events. All concerts end at 10pm and the dB level is maintained at 85 at the outside border of the event.
- Considering a Breese Field season ticket, appealing idea and will follow up.
- ***Motion to approve support for additional 6th show as fundraiser for Parks Foundation by Steve Wilke, seconded by Sarah Herrick.***

Discussion:

- Bob Klebba would like to stick to 5 shows, as originally supported by the TLNA
- Patrick requests friendly amendment that support is for 2017 only
- ***12 yea, 2 nay, no abstentions. Motion for support passes.***

## 6. Houden Development Proposal

Melissa Huggins – [melissa@urbanassetsconsulting.com](mailto:melissa@urbanassetsconsulting.com)

Tom Miller -- [tmiller@kahlerslater.com](mailto:tmiller@kahlerslater.com)

Chris Houden – [chrish@spsmadison.com](mailto:chrish@spsmadison.com)

- Presentation to focus on where the project is to date for the 700 block of E. Johnson, after meeting with city today. **Summary attached in Appendix A.**
- The process has included a neighborhood meeting in January 2017, and 2 steering committee meetings, in addition to meetings with city staff and alder person

- Design is intentionally intended to flow with the rhythm of the neighborhood, with gabling and residential feel and contemporary components. 3 stories with an attic style bedroom as part of the 3rd floor unit. Keeping the height of the new construction similar to highest home to be retained on E. Johnson.
- 3 existing home will be preserved in the current version, with one house being relocated
- Requesting NMX zoning for this project.
- Overall size has decreased to 80 units, multiple buildings, and includes 8 affordable housing units (10% of the units according to plan recommendations), some of which are family housing units.
- Commercial space 1600 sq ft x 2, at ground level, and 2 smaller commercial areas.
- City of Madison Development Assistance Team had fine tuning feedback today after presentation, including considerations for FD access and how tree placement will affect this.
- Parking below the buildings, and addressing concerns about risk for proximity to water table.
- Project has ongoing work to do with the Alder and the neighborhood.
- Moving forward, there will be another steering committee meeting March 20, 2017 to continue detailed discussion of the project. 702WI offered as meeting space.
- Will need an amendment to the neighborhood plan to change this block to NMU from NMX for the project in it's current version to move forward, instead of amending the neighborhood plan at the risk of opening the neighborhood up to unintended consequences.
- Steering committee will need to discuss the willingness of the council to approve additional home demolition on the 700 E Johnson Block, given the recent approval of 2 tear downs on that block for the RPG project.
- Current resident on the 700 E. Johnson block is concerned about access to housing if this plan progresses. He acknowledges that his lease lasts until August 14, 2017, despite notes in the recent steering committee that mention leases end May 31, 2017. Other residents were not aware that any changes to their living arrangement were planned for this year.

## **7. Transportation Safety Update**

- Followed up request for intersection flags, and a process is required to initiate this, including identifying caretakers for the flags.
- Mark Bennett has proposed signs to thank neighbors for using alternative transportation, and will request he re-propose this idea.
- Alder Zellers has confirmed a meeting April 17, location TBD, with traffic engineering. Meeting should be a give-and-take, to share concerns from the neighborhood and listening to traffic engineering regarding what is feasible. It is not a meeting for making decisions, but instead identifying concerns, issues, and options. The meeting will also be open to members of the Capitol Neighborhood, as keepers of the bike boulevard.
  - Topics including Mifflin bike boulevard, Lapham safety
  - Parking will not be addressed

## 8. Elected Official Report

**Ledell Zellers**--[district2@cityofmadison.com](mailto:district2@cityofmadison.com)

- Following up the request for information regarding streets in the neighborhood with single-side of street parking, with consideration for requirement of moving cars in snow emergency to allow for better clearing of the streets.
- Consider one day-per-week no parking extending to year round to allow snow clearance on those regularly scheduled no parking days in the winter. For example, Gorham snow adjacent to the bike lane could be cleared in this way.
- Goal of clearing streets of snow better for emergency vehicle access, and bike lane clearance.
  - Discussion: Tyler Lark supports the second option of continuing ongoing no parking once per week year round. Ledell clarifies that this is recommended for ALL streets, not just the streets with single side parking.
  - Patty Prime is supportive of the idea of getting cars to move in snow emergencies, but shares concerns about general lack of street parking, particularly for snow days. Could the no parking be limited to just a few hours, instead of overnight like snow emergency parking rules? Ledell clarifies that yes, a year round continuation of one day per week no parking is limited to 4 hours in the morning.
  - Patrick Heck would like to know how often snow emergencies are declared.
- Follow up regarding March 2017 meeting with Michael Fisher and plans to rehab housing on Blount was optimistic, went well.
- Messner property meeting planned Monday, March 13, 2017 at 5:30 at Christ Presbyterian Church
- Met with city staff and Alder Rummel regarding sound for the Iron Man. Acknowledges that sound limitations have been 95 dB at the soundboard in the past. Will now reduce dB limit into the evening. This will be enforced and measured by Park.
- Discussion is occurring regarding raising the rate for on street parking permit, currently at \$20/year. This does not cover cost for issuing these permits.
- Turkey Trot appears likely to occur again, with basically the same as last year from Breese. Planned for Thanksgiving. Urged to provide a parking option for neighbors impacted by this.
- Park and Open Space plan meeting/community visioning session at Central Library on March 23, 5:30-8pm.

**Heidi Weigleitner**

- Needs will meet 3/22 consider recommendations from RFP
- 3/27 finance committee will have the Messner plan on agenda for potential recommendations
- RFP expected mid April
- Other affordable housing development RFP is currently out, with deadline May 15 2017.
- Committee met as a whole to hear consultant report on plans for Alliant Energy Center. NExt step involves community involvement. \$242 Million dollars estimated cost. Plan include maintaining coliseum, building it out, and adding hotel and restaurants with a walkable village feel. Plans are all online.
- Proposals for a new jail with presentations available online.

## 9. Council Chair Report

- **Jessi Mulhall**
  - Deadline for newsletter March 15, 2017
  - Still needs articles for this, including recommending announcement for Sip N Slice
- **Lisa**
  - April 23, confirmed 1-4, same format. No food trucks. Limited to pie potluck and homebrew.
  - Tenney park shelter confirmed
  - Will be looking for set up help starting 11 am
- **Mary Beth Collins**
  - Police practices and safety role
  - CCOC city subcommittee have been cancelled frequently
  - Facilitated a panel with Chris Taylor to look at the use of deadly force by police, and will share that information on listserve when available
  - Considering newsletter article
  - Shares that Officer Matt Kenney, the officer who shot Tony Robinson, remains in a training role and as a mounted officer. Alerts the council to the presence of a petition circulating regarding his appointment and duty.
  - Reminder that a letter was issued from this council 18 months ago from this council regarding police practices. Plans to reach out to other neighborhood associations for input or involvement on this issue.
  - Patrick Heck draws attention to a survey available from the residential work group regarding opinions about police practice
- **Patrick Heck**
  - Development update with plans to move forward with a meeting of the Salvation Army steering committee
  - See Appendix B for updated TLNA Development Reports, also available online

## 10. President comments

### **Patty Prime**

- Recent meeting with Salvation Army, to build on relationship with Salvation Army. Police officers have been present at every meetings, and have ongoing dinner presence and relationship building with the Salvation Army

**Motion to Adjourn by Richard Linster, and seconded by Patrick Heck.**

**Adjourned at 9:10 pm.**

## **Appendix A -- 700 E. Johnson Mixed-Use Project**

By Melissa Huggins, for Houden Proposal, For TLNA Meeting **09 March 2017**

After meeting with the Alder, neighborhood residents, City planning, zoning and urban design staff, and local business owners, then working through the neighborhood approval and steering committee process from January to March, we've listened, learned and made adjustments resulting in the support of many neighborhood stakeholders and residents who participated in the steering committee. It has been a very productive partnership and the project has improved.

What we heard from the City:

- Work with neighbors and business owners through the TLNA process to hear and address concerns and suggestions.

- Work within defined standards of NMX zoning.

- Reduce density.

- Restore some existing building stock.

- Restore some existing building stock.

What we read in the TLNA Neighborhood Plan.

*Neighborhood Plan Goal 3: Plan for growth of the East Johnson Street business district along the 700 and 800 blocks and part of the 900 block of East Johnson Street.*

*The primary objective of the neighborhood is to increase the level of owner-occupancy and long-term rental. Owner occupied two and three-unit flats combine the benefits of ownership and high-quality rental housing stock. While owner-occupancy does not guarantee improved maintenance, it provides a much stronger likelihood of positive upkeep. Also, while not absolute, absentee ownership and short-term rental patterns tend to result in neglect and deterioration of housing stock.*

Regarding the 700 block of East Johnson: *The continuation and growth of this district is vital to the neighborhood. As other areas of the neighborhood along East Washington Avenue and the Yahara River are developed for uses including business, all proposals must be evaluated to determine their impact on the viability of the East Johnson Street business district.*

*Ground floor retail with residential units above is an appropriate design for new structures built in this district.*

*Goal 1: Reduce the arterial use (speed and volume) of East Johnson and Gorham streets between First Street and Wisconsin Avenue. Align their street use with their residential and local retail land uses.*

*Note 1 of the Land Use Map: 700 Block of East Johnson Street: The west end of this block has businesses today. While near-term goals for growth of the E. Johnson Business District focus on the 800 and 900 blocks, the long-range vision anticipates expansion of the NMU district to the 700 block as well.*

What we heard from the neighbors, business owners, and steering committee (per Patrick's Heck's notes)

- More commercial needed.

- More street-level activation desired.

- Commercial shouldn't be on top of parking plinth.

- Plinth in front needs to be lowered/disguised.

Need bigger setbacks in rear.

Too many apartments - new buildings too large.

Some existing houses should be saved.

Auto exit/entrance should be on Johnson.

First floor porches should be more private.

Number of parking stalls too large.

Green energy should be pursued.

Forward-looking, creative design should be emphasized.

We have made the following changes in response:

Pursued NMX as the appropriate zoning.

Reduced unit count from 112 units to 80.

Reduced density from almost 90 du/ac to just over 60 du/ac, less than the density allowed in NMX. (Note: Norris Court is at 60 du/ac and City Row is at 75 du/ac and for comparison, the Constellation is 145/du)

Offered to implement objective number one of the TLNA Neighborhood Plan Land Use Plan.

Added a significant storefront retail component to the project.

Brought the retail spaces down to the ground level and providing outdoor seating space.

Allocated 10% of the units as affordable housing.

Committed to retaining and restoring multiple existing buildings.

Offered the cost of the demolition of any existing building to those interested in re-locating the structure offsite.

Reduced the massing of the building to better transition to neighboring properties.

Further articulated the façade to match the scale and rhythm of the neighborhood.

Increased the rear-yard separation.

Increased the side-yard separation.

Increased the amount of useable open space throughout the project.

Created a more vital and useable streetscape.

Added landscaping, seating areas and visitor/customer bike parking at the street frontage.

Revised the auto parking and increased the bike parking stall counts.

Added significant sustainable elements to the project.

We believe the project should continue to the next step of the process with support reflective of the request of neighborhood residents and neighborhood business owners and TLNA steering committee meeting. We are committed to working with the Alder, City staff, steering committee, and the TLNA Council on a neighborhood plan amendment that will address neighborhood the changes required for our project and protect the neighborhood from any unintended consequences.



## **Appendix B --TLNA Development Report**

For TLNA **9 March 2017** Meeting  
By Patrick Heck

See TLNA development website for more details.

### **-- Houden Properties (700 block E. Johnson, south side)**

The Houden development team presented their revised proposal at the second TLNA Steering Committee meeting on Feb. 15. The minutes and slides from that meeting are posted on the TLNA website. This version still includes saving 2 multi-flat homes and moving 1 multi-flat home to a vacant lot on the same block. 8 multi-flat rental homes would be demolished and replaced with 3 new buildings with about 80 parking stalls underneath. There would be a total of 80 apartments. They anticipate that new structures will be 3 full stories with lofts in the quasi-4<sup>th</sup> floor gables and will include 3 new ground floor commercial spaces. The first floor of 751 E. Johnson would be converted to retail. A Steering Committee report has not yet been issued because several members of the Steering Committee who were unable to attend the last meeting have asked that the Committee go over some issues/concerns. It now seems likely that another Steering Committee meeting will take place later in March, so Council will likely not be voting on the proposal on March 9, but the development team will present the proposal.

### **-- Messner Site (1326 E. Washington)**

Supervisor Heidi Wegleitner's resolution that would require the County and put out an RFP for an operator for a potentially mixed-use and/or affordable and market rate housing development passed the County Board. The RFP does not dictate that the County maintain land ownership. Heidi and Alder Ledell Zellers are cohosting a meeting at 5:30pm on March 13 at Christ Presbyterian Church to take neighborhood input on the RFP.

### **-- RPG (Blount/Johnson)**

At TLNA Council's Feb. 9, 2017, meeting, the Council voted to support the proposal with a set of conditions. It is expected that that proposal will be appear before the Urban Design Commission and Plan Commission in the next month or so, including the zoning changes for the two E. Johnson St. parcels from TR-V2 to NMX and the creation of the Blount Street Planned Development Unit. If the proposal passes both UDC and PC, the zoning change will also need to be approved by Common Council.

### **-- Homeless Resource Center (615 E. Wash)**

The shelter on E. Washington across from the Salvation Army is expected to open in the fall of 2017.

### **-- Salvation Army (630 E. Wash)**

The Steering Committee has not yet met again, but it is expected to meet this spring when the developers have had time to further develop their plans for the exterior design and layout of the building. As far as we know, they still plan to start the City's approval process in the spring of 2017, but their financing for the affordable units will not be applied for until later in 2017/2018, hence construction would begin about in the summer of 2018.

### **-- Stone House (1000 block E. Wash)**

Construction is well underway on the high rise and parking garage. Construction of the apartment building that will be along Brearly and Mifflin will be the last component constructed. There is still no word on plans for the eastern portion of the block that was earlier proposed for Summit Credit Union's headquarters.

### **-- Veritas Village (Reynolds Crane Lot)**

Construction is well underway with a late summer 2017 opening expected.

**-- Galaxie (800 block E. Wash)**

Excavation for and construction of the 43 Starliner Condos along E. Mifflin is underway. Opening is expected in the summer of 2017 with some units later. Note that all units will be condominiums and there will be no apartments.

**-- Gorman House (940 E. Dayton)**

Construction of this 5-bedroom building and 1-bedroom Accessory Dwelling Unit in the rear of the property is ongoing.