

Tenney Lapham Neighborhood Council Board of Directors Meeting

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| Date: | May 9, 2013 |
| Time: | 7 P.M. |
| Location: | Tenney Park Apartments, 302 N. Baldwin Street |
| In Attendance: | <p><i>Internal:</i> Patrick McDonnell, Keith Wessel, Gerrit Conger, David Panofsky, Patty Prime, Timothy Olsen, Michael Ryanjoy, Lia Vellardita, Denise Breyne, Joe Lusson, Richard Linster, David Waugh, Kyle Johnson, David Wallner, James Tye</p> <p><i>External:</i> Ledell Zellers, John Marszal, Vallery Mellerp, Ian Hall, Christopher Gosch, Mark C. Taylor, Paul Marotte, Ron Dorsch, Andre Lewis, Maria Stefan, Lori Wessel, Otto Gebhard, Ron Haeger</p> |
| Absent: | Internal: Jessi Mulhall, Gay Davidson-Zielske, Thuy Nguyen, Annabelle Potvin, Pat Smith, Bryan Post |
| Minutes Submitted By: | Denise Breyne |
| Minutes Submitted On: | |
| Next Scheduled Meeting: | June 13, 2013 |

1. Call to order 7:06

2. Approval of April Meeting Minutes.

3. Welcome

4. Report of Neighborhood Officer -- Officer Lewis

Had 30 kids 'bike with a cop' to school. Great experience.

Officer Lewis would like to do a neighborhood bike ride, possible on June 29, and will talk to Tim Olsen.

They have been doing bike patrol at James Madison Park, no concerns.

James Zycowitz on livingston concerned about vandalism of fence, graffiti

Officer Lewis said motion lights might help since that area is dark.

Friday, June 21 is Make Music Madison, James Madison Park will have musicians there from 6am-9 pm, nothing scheduled until 9am

5. 939 E. Dayton, apartment over new garage (accessory dwelling unit), revised proposal

- Maria Stefan and A-Team Construction, Ron Dorsch

This was originally opposed by neighbor Kathy Rinsell, who was concerned that she would lose light for her garden and privacy issues.. She dropped opposition after design changes were made.

To continue, they need a conditional use from the planning commission.

* * Richard Linster motioned to support the project, Patrick McDonnell seconded it.

Discussion - The city is not likely to turn it down unless there is strong opposition.

The intended use is for adult son, ordinance limits potential for renting.

Encourage "grandmother apartments".

* *David Waugh motioned for an amendment to support the concept and not design and placement.

Ron from A-Team construction - said changes would be difficult and expensive to do. They have already talked to the community and made changes.

The council can only support, not approve.

Amendment not supported.

* *Vote on original motion: 2 nays 13 ayes

6. Constellation & 800 Block E. Wash update -- Chris Gosch, Bark Design

Ian Hall

The 700 block is on schedule. Tenants and letters of intent being processed. They should be good fit for neighborhood, Cargo Coffee is one of them. They are struggling for corner restaurant on first level.

Site work will start when Livingston utility is done.

800 block remediation work is being done at the site. A letter of intent and then work with the neighborhood association next.

The first development committee meeting will be mid to late June and will submit to city in July - August.

They have made a request for bus rapid transit stop, are working with Metcalfe's, a local pharmacist and banks that would like a branch there. First phase will be a grocer.

They have 218 total units, 20% signed up for.

James Tye, plans for water from rooftop, watershed management plan

The grocery will be 50,000 square feet and will be started before residential.

7. Reynolds crane lot proposal -- D. Waugh; Paul Marotte

presentation: crane lot between Dayton and Mifflin

Currently at general development plan level, moving to specific development plan.

Changes in plans:

- parking ratio has been dropped
- urban courtyards to break it up
- around 260 units
- brought down scale and mass of building so there is not a big wall
- bike parking in the courtyards, also in parking garage
- a lot of brick on Dayton
- set back more on Dayton to give a more residential feel
- set back on Livingston, some set backs to 20 feet

There was a great UDC meeting Wed, 5/8. The developers appreciate the good feedback they have been getting, they liked the direction, supportive

The Mifflin side will be more contemporary, the Dayton side more traditional. The units all have 5-7 foot balconies.

Discussion-

residential units and target occupants,
affordable housing, entrances (private),
bikers (bike boulevard, bike stalls, bike cleaning station),
Reynold employees continue to have parking,
architecture,
stormwater
neighborhood plan
formal submittal for GDP, week of May 12

David Waugh reports on steering committee - there have been 4 meetings, 8 attended from neighborhood

The alder and mayor did not support a park at Reynolds, though the neighborhood plan calls for this. In the early meetings many people did not like the idea of a park because there was no tax base and the need for affordable housing. The neighborhood was divided more density vs. affordable housing

The steering committee came away feeling close to a good compromise.

From the project endorsement:

Positives:

- increased quality housing stock
- quality masonry construction
- ample bicycle and community car parking
- designated guest parking
- live/work design on ground floor units
- courtyards that break up the massing
- individual entry way for first floor units

Concerns raised

- Four stories is too tall for both Dayton and East Mifflin. The 4th floor is stepped back, but perhaps not enough. We will depend on guidance from urban design and plan commission professions to help guide this design aspect
 - protect and respect the bicycle boulevard. Proximity to the sidewalk on East Mifflin and the 4th floor step backs may not be enough to alleviate that concern
 - protect iconic views of the capitol from Reynolds Field. Based on information provided by the developer, these views should be maintained
 - Minimize the impact to the viewshed for Das Kronenberg condo residents. Without seeing renderings from the das Kronenberg condos, this needs to be better understood.
 - Leases should contain clauses that prohibit tenants from obtaining street parking permits.
 - East Mifflin architecture should be looked at. To some it appears "busy". We understand the intent is to break up the massing, but perhaps there could be more uniformity for a cleaner look.

response to concerns about 4 stories on Dayton and Mifflin being too tall, 3 story requirement on mifflin, compromise was 4th story step back to give feel of 3 story

***david Waugh motioned to send a letter of support for this proposal (Reynolds crane lot), Richard Linster seconded*

***move that 60 units per acre adhered to, exception granted to affordable housing strategies by this developer, for*

example 20% (friendly amendment) - friendly amendment accepted by David Waugh and Richard Linster

one reason to exceed 60 units per acre to 71 units per acre is the observed exceptional willingness to incorporate our ideas into the project creates that spirit and partnership for the duration of the approval process for this site

***expect the developers to be heavy hitters with the city on traffic control measures since they are quickly adding a lot of density (friendly amendment)*

James-understanding from previous alder that park fees are being moved to central park

***impact fees, strongly prefer they go to tenney lapham parks (friendly amendment)*

***Vote-All in favor, one abstention

8. Unfinished Business

a. Ad Hoc Listserv committee recommendations -- Patty -- look to yahoo rules for guidance on listserv rules.
Patty will send info

b. Membership strategies -- Richard --
handed out ideas

9. Report of Officers and Committees.

Tim-task force on East Johnson reconstruction met May 8. has information on bump outs for businesses, some opposition

loading zone is an issue for Johnson Public House. Since Cork n Bottle is losing their bus stop, maybe a loading zone could be located there.

city has been open and receptive to communication

get pictures of ideas for business district banners, etc. to give an identity to the district

Patrick, other neighborhoods have had volunteers take over gardens for bump outs.

***motion to have 2000 membership brochures printed, \$242 , all in favor,

***motion for Kyle Johnson will take over voting position of Gwen Johnson temporarily all in favor

10. New Business

11. Comments of President

Possibility of performance of A Midsummer Nights Dream in James Madison Park

12. Report of Elected Officials.

Ledell-development proposal on Webster, Tuesday, MATC at 7:00

Received a call about someone taking over Baldwin St. Grill, alcohol license

Ledell will find out about neighborhood issues with Baldwin St. Grill.

13. Adjournment

9:25 pm

