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Tenney Lapham Neighborhood Association

Meeting Title	:	Tenney Lapham Neighborhood Council Board of Directors Meeting
Date	:	November 16, 2011
Time	:	7 P.M.
Place	:	Tenney Park Apartments, 302 N. Baldwin Street
Chair Person	:	Richard Linster
In Attendance	:	<p>Internal: Richard Linster, Tim Olsen, Carol Weidel, Patty Prime, Lia Vellardita, David Waugh, Jim Roper, Joe Lusson, Michael Ryanjoy</p> <p>Visitors: Delia Gallo, Ryan Kohler, Bob Klebba, Peter and Mary Fahndrich, Nick Eull, Henry Doane, Dawn O’Kroley, Nicole Craig</p>
Absent	:	<p>Internal: Jim Wright, Joe Shumow, Denise Breyne, Jesse Mulhall, Patrick McDonnell, Susan Baumann-Duren, David Wallner, Thuy Nguyen, Ben Halfen, Richard Freihofer, Echnaton Vedder, Gay Zeilske</p> <p>External: Bridget Maniaci</p>
Minutes Submitted By	:	
Minutes Submitted On	:	
Next Scheduled Meeting	:	<p>Date: December 16, 2011</p> <p>Time: 7:00</p> <p>Place:</p>

1. Call to Order

The meeting was called to order at 7:02 P.M. by Chair Linster, having provided due notice of the meeting and with a quorum present.

2. Approval of Minutes

Joe Lusson moved approval of the minutes of the Board meeting on October 20, 2011. Lia Vellardita seconded the motion. Motion **passes unanimously**.

3. Report of Neighborhood Officer

Nick Eull has found that the speed trailer data is lacking a computer and link to analyze the information. He is looking for funds for that purpose.

With the holidays approaching, he discussed a number of ways to help protect your home. He also distributed a Home Security Checklist. Some of his tips include using variable timers for your lights when

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you absent, making sure you have deadbolts and use them. Dogs are good protectors if they make noise when they detect an intruder. Keep shrubbery around your windows trimmed so people find it hard to hide or look in. Keep valuables out of sight. Many break-ins are ones of opportunity. When gone, ask friends/neighbors to pick up mail and papers rather than stopping them.

Nick asked whether we have questions about the new weapons law. Henry Doane asked whether liability is higher when posting or not posting. Bob Klebba says he's heard that it's when posting.

Carol Weidel said that she has seen an increase in graffiti.

4. Guests

Chair Linster invited all persons who bid on the remaining two properties in James Madison Park to attend this meeting. The bidders include:

For complete information, see the proposals:

646 East Gorham St (Legislative File #24469) -
<http://legistar.cityofmadison.com/detailreport/?key=26977>
704 East Gorham St (Legislative File #24470) -
<http://legistar.cityofmadison.com/detailreport/?key=26979>

646 E. Gorham St.: Doane/Suska, JMcCormick of JDM Properties, & O'Kroley

Henry Doane spoke about his experience with renovation, beginning with his first home at Blair and Gorham. He has been a business owner since 1999 and with each business, he has restored historic properties in Madison. His goal is to restore 646 E. Gorham to a single family residence for his family. He plans to work with Architectural Arts who are currently restoring a Claude and Stark on Sherman Avenue.

Ryan Kohler was present to represent J McCormick of JDM Properties. Ryan has recently moved to Madison. Their plan is to keep the building as is, using pictures to help with the restoration. They will replace plumbing and electrical. JMcCormick has been working with properties for thirty years, beginning with Brothers Bar. They believe that the rental market is growing and their restoration of 646 E. Gorham helps to create a market where you can live in an historic building. They will maintain tenants who meet TLNA ideals. They would provide tours of the building twice per year, as well as on request. Their goal is historic preservation for a multi-family rental.

Dawn O'Kroley stated that her goal is to have 3 or 4 rental units and she would live in one of the units. She is an architect, and a native of the city, and is certified in historic preservation. She showed us 3 images of the site beginning with the 30's, later on in the 50s, and the present. We could see how there were residences along the lakefront where James Madison Park is today. She plans to use the same general contractor that worked on the Livingston Inn. She believes that multi-family use makes sense, it's walkable downtown. Her team includes the Monona State Bank. She has increased her initial bid to \$150,000. She showed us images of building that have been restored, some of which she has worked on and others that inspire her.

704 E. Gorham: Fant/Gallo, JMcCormick of JDM Properties, & Waugh/Klebba.

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Delia Gallo presented on behalf of herself and her husband Mark, and her mother, Margaret Fant. She reviewed her background, including a degree from UW Madison. She worked in restaurants (including for Henry Doane) and at WORT. She moved to Austin where she became an event planner and earned a degree in Library Science. She moved to Asheville, NC, where she worked for the Madison County Arts Council. She met Mark who ran an organic farm. Among other things, they plan to restore windows, perform a paint analysis. Her mother has won multiple awards for restoration including one in Fredericksburg, VA. Mark and Delia plan a kitchen garden, along with a Farm and Fork business. This will include summer camp, after school programs, and special events. They have sustainable goals and will use local materials whenever possible. Events might be art walk, community meals and hopefully will be scheduled twice per month.

Ryan Kohler presented his background and his interest in green design. Their intent for Collins House will be to restore the original state of the building. They will seek periodic specific wood, use the color palette from the period, replace the rear parking lot with an environmentally friendly surface, and restore the windows and front porch back to its original state. They will thin the greens in the back for better lake views. Tours will be scheduled twice per year. They will restore the commercial kitchen but remove the freezer and make it a community space.

David Waugh and Bob Klebba – David and Bob provide a printed summary of their proposal. David has lived in the neighborhood since 1991 on Mifflin Street. He believes it's important to engage in the neighborhood, with outside movies, potlucks. They have rented out two bedrooms since 1998, originally to use the space and offset costs, but have continued as they enjoy having diverse roommates. He works in the UW library at the IT desk. He grew up on a farm and he and Bob bought land and opened up a nursery business. They have just recently returned to vegetables, starting a CSA this year. They would like to change Collins House back to a B&B, but there is an ordinance preventing two B&Bs within 500 feet of each other. They plan multi-family use, living there as well, until they can get the ordinance changed. They will stage their restoration investment, looking to reduce heating costs using geothermal, insulating as appropriate. They plan Chef's Night Off, as they have done in the past, offer meeting space, plan events.

5. Comments of President

R. Linster mentioned that he was trying to make the meeting shorter and more productive, as well as enjoyable. We are wearing name tags as proposed in the introductory meeting.

6. Reports of Officers and Committees

Peter and Mary Fahndrich are neighbors on Baldwin Street who wish to build a garage on their property and require a zoning variance to complete it. They presented a diagram of their plan and explained that they will have less than 1000 square feet of green space when it is done. After discussion, TLNA voted to support their construction.

Chair Linster requested that Parks Chair Roper report on a community garden in James Madison Park. Jim invited Nicole Craig from Community Gardens to report on progress made on putting community gardens. There was discussion on the merits of different options and we concluded that TLNA supports community gardens whole-heartedly, even if we have different opinions on the specific location.

Chair Linster requested that Development Chair Waugh report on the steering committee meeting related to the Gebhardt proposal for the 700 block of East Washington Avenue, which was highlighted at the annual meeting.

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David Waugh provided a written report. TLNA is on hold for now. Joe Lusson requested whether TLNA can weigh in on the height and the answer is yes. David also updated us on interest from a hotel that was dropped in the initial city meeting. They have met with the mayor and we are waiting to hear whether they might get back into the selection process.

Chair Linster requested that Transportation Chair Tim Olsen report on the informational meeting held by the city on the study they are conducting on making Johnson/Gorham a 2-way street. Tim states that we should show the city how it benefits more than just our neighborhood. Joe Lusson is starting a small advocacy initiative for 2-way.

7. Alder. Report

Alder Maniaci was absent due to a conflict with the City's budget meeting.

8. Adjournment

Carol Weidel moved and Jim Roper seconded adjournment of the meeting. No discussion was permitted. Motion **passed unanimously**.