

TLNA Council Meeting
December 13 at 7:00, Festival Foods

Present: Patty Prime, Jonny Hunter, Jessi Mulhall, Patrick Heck, Senay Goitom, Meghan Conlin, Bob Klebba, Elena Satut-Duncan, Nick Crowley, Andrew Serri, Madeline Kasper, Keith Wessel, Martha Classen, Tyler Lark

Absent: Cameron Field, Marta Staple, Andy Adams

Guests: Officer Ken Snoddy, Alder Ledell Zellers, Shaun Abshere, Helen Bradbury, Allen Ebert, Rich Arnesen, Paul Raisleger, Mike Ross, Lynn Hembel, Matt Coogan, Jacqueline Le, Phill Lee, Mary Beth Collins

Call to order: 7:01 pm

Agenda:

November minutes

Motion to approve by Meghan - Seconded by Keith.

Passes via voice vote.

Welcome and introductions **10 min.**

Neighborhood Officer Report **10 min.**

Ken Snoddy - ksnoddy@cityofmadison.com

Hands out an MPD flier (attached) with tips for preventing property crime. Patty will make flier available to neighborhood.

Quite a few people going into unlocked cars and rummaging through things.

Packages are being taken from porches. Make arrangements to prevent this. Cameras on doorbells can help.

Solicitor on East Wash at Blair - has been ticketed. Aware of other solicitors are active in the neighborhood.

Uptick in fraudulent apartment listings on Craigslist.

Lyric 2 requesting support **30 min.**

Presenters: Helen Bradbury (Stone House Development); Rich Arnesen (Stone House Development); Paul Raisleger (Eppstein Uhen Architects); Allen Ebert (Children's Theater of Madison); Mike Ross (Madison Youth Choirs); Lynn Hembel (Madison Youth Choirs)

Presenters summarize Stone House Development proposal for the 1000 Block E. Washington.

Helen notes that the building will be similar to the Lyric but smaller. Other features mentioned by presenters:

- It will house the Children's Theater of Madison (CTM) and Madison Youth Choirs. To be called the Madison Youth Arts Center (MYAC).
- Parking will be concealed within the building.
- The 11th floor will be a shared space for tenants and there will be green space above parking garage.
- Side of the building along Mifflin will have murals that reflect the community. Would like TLNA to be engaged in process of developing plan for murals along with MYAC.
- Project is registered with Focus on Energy
- Met with the city forester. Most trees will remain, although they need to be trimmed by the city.
- All mechanicals will be shielded, insulated and screened from view. Isolating mechanical sound will be very important given that the building will house a theater.
- There will be an alleyway between the Lyric and Lyric 2. The only reason vehicles will be allowed on alleyway is for trash, recycling and loading dock.
- Sun study demonstrates limited impact on surrounding buildings.
- Parent drop offs for MYAC will happen inside of the parking structure. Pick up and drop off will primarily be after school and in the summer.

The steering committee report is attached below and available here:

http://www.tenneylapham.org/web-data/development/1000block2018/StoneHouse_TLMeetingNotes_111318.pdf

Additional information about the development: <http://www.tenneylapham.org/web-data/development/1000block2018.htm>

Mike from Madison Youth Choirs notes that they are very excited for this opportunity. The vision for MYAC is that it will serve several arts projects and will be a place for all children. Mike has met with Mary Batson who runs the Adopt-a-School Program about opportunities for connecting with Lapham.

Mary Beth Collins asks about flooding remediation. Says this is a great concern to the neighborhood right now. Stone House notes that currently the lot is bare asphalt with no storm water retention; the building will actually improve current situation. Patty notes that this was a common concern in the steering committee and can be included in letter to city.

Mary Beth asks about affordable housing and whether there was an identified need for the arts center. She asks where the idea for the art center came from. Also asks whether the arts center will be accessible to all children.

Mike and Allen say the art center has been a goal for the community for 15 years. They want kids to come to the center from all neighborhoods and they want the space to be accessible not only to those who attend classes. They have a vision of many arts groups doing their

programming in the space. Although their programs are tuition based, they never turn anyone away because they are unable to pay. Mike notes that Madison Youth Choirs is now on the far west side; the new location will make it easier for kids in other neighborhoods to access. Mike also notes that they currently operate in-school choirs at four local schools and have after school programs in other schools; states that they are much bigger than just the subscription programs.

Allen notes that CTM turns kids away constantly; they want to give away more financial aid. A similar collaboration in Milwaukee was giving \$16,000 annually in financial assistance to families before their youth arts center opened; three years later they are giving away \$350,000. The new center in MKE also increased the percent of youth of color and need participating from 12% to 50% in three years. They held a user group meeting and 70 people attended; 20 groups have expressed interest in working with the center. Allen is hopeful the center will have a great impact.

Helen notes there has been tremendous support for the arts center and that it is privately funded by a donor.

Bob notes that he trusts Stone House Development in the neighborhood based on other projects. His only concern is trucks loading and unloading on the Mifflin Street bike boulevard.

Helen responds that she is sensitive to this and that it has been a priority for Alder Zellers. However she says there is no other way to do it. They will control the time of day trucks enter and exit the building; can control within a one hour period when they can come in. Notes that trucks will not be backing in from East Mifflin.

Jessi asked about how exit will work. Main exit will remain Brearly.

Tyler asks about solar panels. Presenters say solar panels will cover the 11th floor. Also note that solar panels just went in on the Lyric.

Tyler asks if there are any other sustainability innovations. Presenters say they are working with Focus on Energy (spray foam insulation; LED lighting; using recycled materials).

Tyler asks if greywater system will be considered. Helen responds they have considered it; everything is on the table.

Andrew asks about dogs and notes that the neighborhood needs more infrastructure and space for dogs.

Ledell says she and Alder Rummel are making a concerted effort to locate land on the near east side that might be dedicated to a dog park but that the land is very expensive. Will continue to work on this.

Bob makes a motion to write a letter of support for Lyric 2.
Meghan seconds.

Patty says that she is incredibly excited to have the arts center in the neighborhood and that she is glad to bring something into TLNA that is so focused on children and families.

Senay asks why there are so many efficiencies, one bedroom and two bedroom apartments and not more space for families. Concerned we are only making space for single young adults.

Helen notes that this what is in most high demand in this location and that construction costs are out of control. Points out that Stone House is the biggest Dane County developer in fair housing and that there are two other such projects in the works right now. The nearby Breese building is almost 100% low income.

Rich notes that there are more two bedrooms in this building than in the Lyric. Helen says there are a lot of empty nesters in the Lyric.

Jessi asks if the arts center space will it be owned or leased by theater group and whether we will be able to hold neighborhood events there. Helen says it will be owned; MYAC representatives say they hope to do events with the neighborhood in the space.

Jonny asks about traffic calming and road construction.

Helen notes they had to pay for a private traffic study and have been working with the city. The city will tell Stone House what they will need to do. Helen also points out that there are 31 children living at the Breese so traffic calming is important to Stone House as well.

Paul says road construction will occur more on East Washington than on any of the side streets.

Mary Beth asks if they are seeking TIF. Rich said no, although they had hoped to find a way to use their increment for the art center but have so far been unsuccessful at working this out with the city.

Martha asks if conditions listed at the end of the steering committee report will be included in the letter to the city. Patrick says yes.

Martha asks if there will be adequate bicycle parking. Helen and Rich say most bike parking will be inside the ramp but that they will also have parking outside of the building. The total number of spaces will exceed the city's requirement.

Alder Zellers requests that Stone House identify to her the conditions in the letter that will be major stumbling blocks so she can work with them.

Question is called –

Aye – 13

Nay – 1

Motion carries.

Phill Lee and Jacque Le request support - nail salon 15 min.

Phill Lee - pclee48@gmail.com

Jacque Le - jacqueline.le715@gmail.com

Phill and Jacque are seeking support from the council for their liquor license and zoning application.

Phill says the two are partners in business and plan to open a nail shop at 811 East Johnson called "The Shop." They hope to create a space that is social and inclusive and will incorporate the identity of neighborhood. They are interested in participating in the neighborhood.

Jacque notes that she grew up in Madison and her family still lives here. Her aunt owns Ha Long Bay. Both sides of her family involved in small businesses. Moved back to Madison to start her own business.

Phil notes that he is not a native of Madison but went to UW. He is a freelance photographer; one of his clients is Shopbop.

The concept for The Shop is that it will be a nail salon first but that there will also be a mini mart in the front with foods inspired by their combined heritages. They have looked at businesses all around the country, particularly co-op type businesses. Rather than having a nail salon that is get in get out, they want to keep patrons their longer.

Jacque says they are seeking a beer and wine license because they want something to offer to guests as they unwind. They also hope to host special events and groups like bridal parties and offering a drink would enhance these experiences.

They expect their hours to be roughly 10 to 8 pm or 9 to 7 pm and will be open every day but one (possibly Tuesday).

Jonny says the business is going to have low impact on nearby residents.

Tyler makes a motion to write a letter of support for Phill and Jacque.
Martha seconded.

Patrick asks about an 8 pm cap on serving alcohol due to the yoga coop upstairs.

Phill notes they are trying to be respectful to nearby businesses, including as they begin construction on the building.

Patrick asks where people will park. Jacque says primarily street parking.

Patrick asks how many stations there will be. Jacque replies that there will be 5 mani stations; 5 pedi stations. Only 5 techs working at a time.

Patty calls the question (letter of support with 10 pm cut off for serving alcohol).

Passes on voice vote.

Communication plan

10 min.

Patty says that she, Andy, and Martha have been meeting to discuss communications plan. Met with a consultant who does a lot of marketing and she suggested they use Instagram. Andy has the TLNA Instagram account up and running. Andy sent out survey questions to the neighborhood. Communications group agreed to continue to meet periodically.

TLNA and TLC merge**10 min.**

Membership meeting @ Lyric 11th floor, Dec. 17, 6:00 PM

Patty says she has called a membership meeting for next Monday to vote on merging TLNA and TLC, which would give TLNA tax exempt status. Hoping food and the view will be a draw. She plans to get food from Festival.

Hoping to get about 30 people to turn out.

Patty needs someone to set at a table and help people pay for memberships and people to stand at the door to help people in. Meghan volunteers to help where needed.

Isthmus Flood Prevention Coalition**10 min.**

Shaun Abshere - shaun.abshere@gmail.com

Shaun updates the council on the efforts of the Isthmus Flood Prevention Coalition. The coalition includes people from Tenney-Lapham and Marquette neighborhoods. There have been a couple of public meetings and some group meetings. A technical working group made up of representatives from relevant county and state agencies and UW has been meeting and will put together recommendations for a February 1st report that will go before Dane County board committees. By March 31 they will develop policy recommendations related to lake levels. Overall it is a very aggressive timeline.

Tyler asks Shaun if he would be willing to continue to update the council on the activities of the coalition. Shaun agrees.

Shaun notes that a report will be coming out within a few days with additional information. Martha asks that we be sure to share the report on our Facebook page. Patty says she will make sure it is put on Facebook.

Elected Official Report**10 min.**

Alder Zellers says that the East Johnson St. construction plan came in way over budget so the city may need to pull money away from other transportation projects. As a result, the Elizabeth, Ingersoll and Jean street construction may be pushed to 2020. If this happens, they may have time to also look at changing Ingersoll between Gorham and Elizabeth into a two-way street. If the project is not delayed to 2020, Ingersoll may become two-way after construction but only for bikes.

Met with parks to talk about alcohol restrictions in playground areas, particularly at Reynolds. They are reluctant to make this change only at one park. Superintendent Eric Knepp was not at the meeting but he is now considering the idea.

Signs have gone up around Breese to direct drivers to the new parking garage. Changes to Breese for community space is working its way through the city and should be at the Board of Parks Commissioners in January. Ledell says she thinks there is still concern about noise. Patty notes that Vern will be coming to the meeting next month to update council on this issue.

Several changes to Burr Jones are being considered, including a new parking lot, improved athletic fields, changes to basketball courts and adding lights.

Zoning change request on the 800 block of East Gorham Street. Ledell did not support. In the interim one of the houses sold with the current zoning.

Zoning board of appeals – a house on Dayton street has submitted a request for a zoning variance that would allow parking to go to the front of the house. Ledell worries that if this were permitted, several others would do the same. Thinks it is not an attractive feature to our neighborhood; does not support.

Patrick provided a brief update on the new development on the 900 block of East Washington. Phase 1 would be an 11-story building, Phase 2 would fill in the rest of the block. Total number of parking spaces would be 900. Some old buildings on East Main will be torn down.

Council Chair reports

10 min.

Jessi – Deadline for winter newsletter is in a couple of days.

Martha – would like to talk about mailing newsletters. Patty asks Martha to remind her to put it on the agenda for next month.

Bob – There was a meeting last night regarding parking in JMP master plan. Bob plans to call a meeting before the next Parks Commission meeting to discuss.

Martha - Updated on funds. \$29,628 available funds. Full summary attached.

President comments

Since we will have new area reps for the winter newsletter, Patty will check in to make sure they know what to do.

Adjourn

Senay moves to adjourn, seconded by Bob.