

**TLNA Annual Meeting Minutes**  
**8 January 2015 7:00-9:00pm**  
**Location: The Constellation**

Draft submitted on the 31<sup>st</sup> of January 2015  
by Paul Creswell, TLNA Secretary

**Chair Person:** Patty Prime

**Attendees:** Steve Wilke, Sarah Herrick, Tyler Lark, Kevin Luecke, Patty Prime, Ledell Zellers, Jessi Mulhall, Emily Reynolds, Paul Creswell, Keith Wessel, Patrick Heck, Andre Lewis, Joe Engler, James Roper, Franny Ingebritson, Leigh Mollenhoff, David Mollenhoff, David Panofsky, Sue Babcock, & Mary Beth Collins

**Next Scheduled Meeting:** February 12<sup>th</sup>, 2015 at The Constellation

<b>Agenda:</b>	<b>Actions/Discussion</b>
<b>1. Call to order</b>	1. Convened at 7:00pm with President Patty Prime chairing. The previous meeting minutes were unanimously approved. Patty reminds everyone to use the sign-in sheet that is being passed around.
<b>2. Officer Report --</b> Officer Andre Lewis	1. Officer Andre Lewis presents his report to TLNA. Joe Engler is in attendance and will likely be the new officer for Tenney-Lapham. Officer Lewis is unfortunately being reassigned. 2. New Year's Eve was wonderful this year. The cold kept people inside and there were very few incidents. 3. Roughly 145 cameras are strategically placed throughout Madison and residents can watch live feeds on the police website: <a href="http://www.cityofmadison.com/trafficengineering/trafficcmeras.cfm">http://www.cityofmadison.com/trafficengineering/trafficcmeras.cfm</a> , <a href="https://www.cityofmadison.com/police/data/callsforservice.cfm">https://www.cityofmadison.com/police/data/callsforservice.cfm</a> 4. The council thanks Officer Lewis for his services to TLN
<b>3. Madison Alliance for Historic Preservation –</b> Franny Ingebritson, Leigh Mollenhoff, and David Mollenhoff	1. Madison Alliance for Historic Preservation (MAHP) presents on the current state of historic preservation in Madison. MAHP formed about nine months ago in response to the infamous Steve Brown project in the Mansion Hill District. This was a major victory for the group, however they have since forming realized that historic preservation is not as popular and as strong as it once was. 2. There is an ordinance regarding historic preservation in Madison (landmarks ordinance). The ordinance was written in 1970 – and, as such, it needs to be reworked. MAHP is in the process of doing this and making it a stronger ordinance. In conjunction with that, MAHP is also creating a mission statement with six pillars. The aim is to make historic preservation powerful and popular again. The Edgewater is an example of what happens when city hall decides to allow a developer to go against the landmarks ordinance. 3. Patrick Heck asks if the group is asking people to become members. David Mollenhoff responds that they are simply there to ask for the support of TLNA. So far, MAHP has approval from First Settlement, Mansion Hill District, etc... David Ponofsky asks what the

critical aspects of the ordinance that need to be updated. David Mollenhoff responds that the ordinance is 40 years old. While it was state of the art at that time, it is not any more. For example, demolition by neglect is a serious problem throughout the city and it isn't even mentioned in the original ordinance. The aforementioned Steve Brown situation was an example of this. Steve Brown was not required to mention the ongoing lawsuit (regarding demolition by neglect) at that time. The staff people were not telling Landmarks Commission or the MAHP that this lawsuit was even going on. Tyler Lark asks how big MAHP is. David Mollenhoff responds that it is about 50 people, broadly, and a smaller sub-group is currently working on the ordinance revision.

4. Patrick Heck moves that TLNA endorses the MAHP document/mission statement. Keith seconds the motion.
5. Further discussion: President Prime asks how this applies to TLN specifically. David Mollenhoff replies that it recognizes that some places are places where development is great and necessary, while maintaining the inherent character of classic neighborhoods such as TLN. He says that less than  $\frac{3}{4}$  of 1% of the land in Madison is earmarked for preservation. TLN also has noteworthy historic areas. Those are in national historic districts rather than local historic districts. David Panofsky asks what the process is for getting historic districts created. David Mollenhoff: there is a previous process in the old ordinance and an even more complete process in the new one. It is a grassroots effort, at the beginning. It involves a lot of paperwork and meetings etc... National historic status is a little more complicated. When it comes to landmark designation that tends to originate with the owner of the building. If it had an important role in the city's history etc... David Panofsky asks if the designation of historic districts in Madison was a piece-meal process. David Mollenhoff: Yes. First was the Mansion Hill District. The First Settlement was only 15 years ago.
6. Franny Ingebritson discusses the re-write of the ordinance in more detail. The re-write has had some resistance and difficulty. There is lobbying against it and individuals and organizations that are working to weaken the ordinance. She asks that TLNA link to the website so that they can help with making the ordinance stronger via the city council etc...
7. The motion to support the MAHP document/mission statement is resumed. All vote in favor, save one abstention.
8. James Roper, neighborhood resident, encourages the board to ask the board to set up a committee to consider designating portions of TLN as a local Landmark District. TLNA could follow Marquette's neighborhood as a model. It might be an important thing to put on our agenda. Alder Ledell Zellers makes the point that a National District designation doesn't protect an area but it does provide an opportunity to obtain tax credits. However, a *local* district does provide protection from inappropriate demolitions and inappropriate construction. James Roper adds that even being adjacent to a local historic district protects the

	<p>historic aspects of the neighborhood to some degree. Local districts are more focused on the character of an area.</p>
<p><b>4. TLN Plan Informational Meeting</b> – Patrick Heck</p>	<ol style="list-style-type: none"> <li>1. The meeting to discuss the TL Neighborhood Plan is tentatively scheduled for Tuesday Jan 27th. Patrick Heck is waiting for city planning staff to get back to him regarding their role in this meeting. Patrick McDonald from the city is definitely going to help out. The idea of the meeting is to explain what the neighborhood plan is and how it interacts with other city documents. As well as the feasibility of changing or updating the plan. The goal is also to spend some time on aspects that Mary Beth Collins brought up (previously) regarding how the plan enhances neighborhood character.</li> <li>2. Mary Beth Collins adds that providing residents with even just the basic awareness of the plan and the goal of neighborhood character will be worthwhile. She suggests to Patrick Heck that he may wish to add in ancillary background that is useful (development). Alder Ledell Zellers mentions that the planning commission looks at neighborhood plans when developments are being proposed. She adds that this kind of discussion (e.g., the proposed meeting) and awareness is really good. Patrick Heck replies that Alder Zellers' perspective would be valuable and invites her to be part of the meeting. The location will be the Tenney Park Apartments. Kevin Luecke suggests that we get the meeting onto people's calendars ASAP. Patrick Heck says Monday he will hear from the city, but he will send out "tentative" e-mail and follow up with Alder Zellers regarding her potential participation.</li> </ol>
<p><b>5. Unfinished Business</b> – Alder Ledell Zellers &amp; President Patty Prime</p>	<ol style="list-style-type: none"> <li>1. Bike Polo: Alder Zellers spoke with Tom Maglio who is with the city parks. Mr. Malia is in the process of talking to the manufacturer of the boards used for the boundary of the court to see if they are going to remain under warranty given this use. Adler Zellers did get a 6pm response to say that "it is safe to say we'll get there" from Eric Knepp.</li> <li>2. Insurance: Patty checked in with group and got confirmation from Marquette and Capital neighborhoods that they both had insurance. However, those responses were somewhat lacking in specifics. Capital neighborhood uses the insurance agent that Patty has spoken to. Mary Beth Collins volunteers to be on the next call with Patty and the insurance agent. Paul Creswell asks if there is a way that we can know more about the specifics of what we hope the insurance to cover. For example, is there a resident insurance expert that can tell us what we <i>should</i> be covering? Mary Beth Collins responds that we can actually get that information from the insurance agent as he/she will have to interface with their actuary to make the determinations about what should/can/will be covered. Further discussions on this topic will be held.</li> </ol>
<p><b>6. Smart Goals</b> – President Patty Prime</p>	<ol style="list-style-type: none"> <li>1. Smart Goal 1: <b><i>Investigate at least one way to get signs or other identification to the entrance to the neighborhood.</i></b></li> <li>2. President Prime asks the committee for any ideas or ways to move this goal forward. Jessi Mulhall asks if anyone has spoken to the city about using the above the street-signs version. Alder Zellers reports that she</li> </ol>

	<p>checked with the city and was told that they would look into it and get back to us. It sounds like other neighborhoods are talking about similar things. Jessi Mulhall mentions that her brother is working with Sector 67 at the moment. She asks the group if the might be able to have Sector 67 design something newer for us (rather than the old street signs, see previous meeting minutes). Perhaps there is a collaborative way in which people could pay for it. For example, perhaps adopting an intersection.</p> <ol style="list-style-type: none"> <li>3. Patrick Heck suggests that while we're thinking about this topic we should also be interfacing with the Capital East Business Organization. For example, coordination of graphics and messages would be useful. Steve Wilke asks if we have a logo. President Prime replies that we have the one that is currently used on the newsletter. Tyler Lark suggests that we could, perhaps, put out a call for artists to the neighborhood. Someone suggests the option to create a prize for the best design.</li> <li>4. Emily Reynolds asks if this (the creation of these signs in the neighborhoods demarking the neighborhood) is something that the city wants to pursue with all the neighborhoods. Alder Zellers doesn't believe that it would be a uniform effort, but believes it would be interesting to find out the potential for doing it at all. Getting some specifications, if it is possible, to know what we should be doing; design-wise.</li> <li>5. Kevin Luecke brings the discussion back to the logo issue. Steve Wilke suggests TLN might not be able to use it, completely, on the sign. David Ponofsky re-floats the idea of getting artistic renditions from the neighborhood – perhaps by putting it out as a contest. Others suggest simply paying for a design or conducting a neighborhood-wide search for an artist. Mary Beth Collins mentions that she knows someone in the neighborhood who might be interested. Someone suggests that Brian McCormack may want to be involved as he did the previous logo. Others mention the possibility of requesting submissions from MATC students. Matt Lieber seconds the suggestion of a contest and further suggests that it could be in conjunction with the block party and other events. Sue Babcock puts out a warning: Be careful that you have a contingency plan for if there are no submissions that people are comfortable with.</li> <li>6. President Prime requests that someone volunteer to take responsibility to lead this overall effort. Emily Reynolds suggests tabling the discussion and leaving further discussions, for the moment, to the sub-committee is Emily Reynolds, Steve Wilke, and Sarah Herrick.</li> </ol>
<p><b>7. Chair updates</b></p>	<ol style="list-style-type: none"> <li>1. Kevin Luecke: Nothing to report.</li> <li>2. Tyler Lark: The emerald ash bore committee will be formed.</li> <li>3. Sarah Herrick: Currently working on delivering the newsletters.</li> <li>4. Sue Babcock: Has completed delivery of the newsletters.</li> <li>5. Steve Wilke: Had a great meeting with the business group. Looking at the grant process for place making. June 20th is the perspective date and the block party will be in Reynolds Park. The event will be more of a fund raiser to make things happen in Reynolds Park etc... Making it a bigger deal and a better deal. They have another meeting next week with</li> </ol>

	<p>the city to make sure they put a great proposal together. Matt Leiber adds -- the grant proposal "place making" works well with our neighborhood character etc... This is going to be seed money that will help to make this work. Other events, as well, like 'picnic in the park'. Steve Wilke says that the proposal will have the theme of the connection between the new and the old. Eventually getting the street lights added in the cross-streets which will continue that theme in a more concrete form.</p> <ol style="list-style-type: none"> <li>6. Keith Wessel: The demolition of 827 E. Johnson is still not moving. But there a realtor picture online with a drawing.</li> <li>7. David Panofsky: When it comes to delivering newsletters – with regards to these locked buildings – do we have any idea of how these things are being distributed? President Prime recalls that Bob Shaw will buzz the building until he gets someone to answer and then has them leave the newsletter by the mailboxes. Emily Reynolds suggests that reps leave about half as many newsletters as there are apartments.</li> <li>8. Paul Creswell: Nothing to report.</li> <li>9. Emily Reynolds: The balance of the TLNA bank account is \$12,000+. The announcement for the grants has gone out. She asks who is checking the mailbox. President Prime replies that Richard Linster (in absentia) is still checking it. Emily Reynolds also reports that she is planning to set up the budget committee for the next month to approve grants – should any applications come in. She asks who is monitoring the e-mail box. Jessi Mulhall replies that she is monitoring the e-mail.</li> <li>10. Jessi Mulhall: The next newsletter is March 13th.</li> <li>11. Mary Beth Collins: Making progress on the newsletter deliveries.</li> <li>12. Matt Leiber: The Reynolds Park kiosk is in process. There are great plans, but there are some debates about how it will go up, who will maintain it etc...</li> </ol>
<p><b>8. Development Committee/Chair – Patrick Heck</b></p>	<ol style="list-style-type: none"> <li>1. Madison Dairy: No new news.</li> <li>2. Reynolds Crane Lot: First steering committee was Dec 16th. This coming Monday in this room at 7pm is the next one. If you have questions about any of these, please ask. The interesting thing at the first steering committee is that Terrance Wall is exploring pulling the fourth floor back from the bike path. So there would be a step-back both on Dayton and on Mifflin. They will be back with new drawings. Still 189 apartments. They want to submit this to the city council on Feb 4th, which is before our next council meeting. There is, so far, not a lot of objection to the plan. The zoning is all there. It feels a little quick, but the movement is there -- so if you want to have input you need to review it all before the Feb 12th meeting. Alder Zellers asks if the neighborhood council would then forward the steering committee report to the city. Patrick Heck replies that this is unlikely, in his way of thinking. He's been pretty good about addressing things. It doesn't seem that a lot of people are feeling controversial. President Prime asks if we will be ready for this (with regards to discussion for TLNA)? Patrick Heck believes "mostly yes".</li> </ol>

	<p>3. The McGrath proposal for East Wash wants the same time frame. Two versions of this -- one with the quonset hut and some without. Four stories or three stories. This one is more controversial. Many of the people are on the committee live in the neighborhood. Some want restaurant some do not. Emily Reynolds asks if it is delayed, will that matter? Kevin Luecke thinks it does. Patrick Heck isn't sure. He thinks that the neighbors there are possibly going to get riled up -- so that's a consideration. Matt Leiber asks if the neighborhood plan has items that are meaningful to this discussion. Patrick Heck replies: yes and no. There's the respect for neighborhoods part of the plan, but there are also codes etc... Alder Zellers says that Urban Design District 8 has a three story maximum, but has recently been changed to 15% (as in, 15% of the buildings can have more). However, some neighbors are worried that this 4 story thing could change it all. Patrick Heck mentions as well that there is a level of desirability to have nice restaurant in the neighborhood. It would have to go to the city council, and if the neighborhood supported it -- it would probably fly through. David Panofsky says he feels uncomfortable with such a compressed schedule. He would like to hear from the neighbors etc... Kevin Luecke expresses concern that the developer might just go through in spite of it. David Panofsky replies that the developer could do that in any case. Steve Wilke asks if we are over saturating the market with apartments. Kevin Luecke doesn't believe that this is the case. He does not believe that investors would fund the projects if there was that risk. Sue Babcock asks what the demographic is that the project is aimed at. Patrick Heck says, at our request, there is going to be four 3-bedrooms that could house families. It is mostly aimed at empty nesters and 20-somethings; not students.</p> <p>4. President prime says that the discussion is past time. She suggests that we can ask, through Patrick, to have this delayed by a couple weeks. Alder Zellers agrees with this. The council wants to hear a weigh-in from neighbors etc... Patrick Heck says that the presentation from the developer is coming up. The steering committee on the 15th -- council members are encouraged to go. If he can't delay, then we'll have to call a special meeting in February. <b>See Appendix A for full Details.</b></p>
<p><b>9. Alder's Report</b> – Ledell Zellers</p>	<p>1. An exciting project you all may have seen a little bit about already: Festival foods is looking at using the organization "Whole Trees" and having this displays inside the store that use 12 of the ash trees from Tenney Park (TP). <b>See Appendix C for full details.</b></p>
<p><b>10. President's Report</b> – Patty Prime</p>	<p>1. President Prime talked other presidents from other neighborhood associations about the Mayoral forum post-primary. Everyone on the council agrees this is a good idea. Patty appreciates having discussion of "how-to's" and discussions of smart goals. Tuesday the 13th is going to be the parks department meetings regarding the work on Tenney Park in the coming year (see previous notes for details). .</p>
<p><b>11. Adjournment</b></p>	<p>2. The meeting was adjourned at 9:15pm.</p> <p style="text-align: center;"><b>See Appendices on Following Pages</b></p>

## **Appendix A: Development Committee Report**

**8 February 2015: Patrick Heck, Development Committee Chair**

Meeting notes and detailed info available at <http://www.danenet.org/tlna/development.html>

**Madison Dairy Proposal** - Still no new action on this proposal.

**Reynolds Crane Lot Proposal** - The first steering committee was held on 16 December. It will meet again on Monday, 12 January at 7:00pm in the Community Room of the Constellation. The proposal remains mostly similar to what was proposed at the 3 Dec. neighborhood meeting - now 189 apartments atop one level of partially underground parking. Primarily 4 stories above the parking level with 3 stories stepping back to 4 stories along E. Dayton.

At the 12 Jan. steering committee meeting, it is expected that T. Wall Enterprises will present a slightly modified proposal. They have been exploring moving some portion of the 4th floor units along E. Mifflin to E. Dayton to lessen the "canyon effect" along the bike blvd. There would then be 4th floor stepbacks on both Dayton and Mifflin. This, however, would reduce the stepback distance on E. Dayton, but increase it along E. Mifflin. Samples of possible exterior materials will be shown as will addition renderings showing lines of site from Reynolds Park, etc., and comparisons of the proposed building's height to Das Kronenberg and nearby structures.

This proposal has not received a lot of feedback from nearby neighbors or other T-L residents, but there has been some (see steering committee notes). The developer hopes to submit to the city on February 4th, prior to the February TLNA Council Meeting, so if Council members have or know of opinions other than those already expressed by/to the steering committee, please let me know asap. The developers are free to submit to the City whenever they like, but TLNA will likely weigh in at our 12 Feb. monthly meeting after discussing the forthcoming steering committee materials. Another option to hold a special TLNA Council meeting to discuss and vote on this proposal and the one below.

**N. Few and East Washington Proposal**- The first steering committee was held on 5 January. It will meet again on Thursday, 15 January at 7:00pm in the Community Room of the Constellation.

This proposal by McGrath Property Group has not changed much from the originally presented 70-80 apartment units atop a partially underground parking level. The building will be 3 or 4 floors, depending on whether or not the front third (down from half) of the Patriot Glass Quonset hut structure is saved for a restaurant-type venue. There will be maybe 1200 sq ft of commercial space on the first floor of the apartments, likely at E. Washington and N. Few.

This proposal has attracted a lot of comments and concerns from nearby neighbors, many about its being too tall and/or too dense. Shadowing of nearby properties and parking/traffic concerns have been expressed too. Because the TLNA Council is likely to vote on this matter at our Feb. 12 meeting, it is important for TLNA Council members to stay up on the committee's proceedings. The developers hope to submit to the city on 4 February, prior to the February TLNA Council Meeting, so if Council members have or know of opinions other than those expressed by/to the steering committee, please let me know asap. The developer can submit whenever they like, but the TLNA Council will still weigh in, likely on 12 Feb. Note that the steering committee meeting notes and drawings from the 5 January meeting are not yet posted, but should be within in the next couple of days.

## **Appendix B: Developer Park Fees**

### *Summary*

Developers pay a fee that is used citywide to purchase park land in areas identified as underserved by parks. Developers pay a separate fee that is for use in the park district in which a development occurs. Park districts encompass more and different land than alder districts.

#### 1. Parkland Dedication Fee [16.23(5)(h)]- City-wide use

For every new unit of housing built the developer pays a Parkland Dedication Fee if the developer does not provide a park of a size sufficient to support the park uses of the residents in the development. The fee paid is used by the city to purchase land for/build parks. The fee goes into an account that is used for purchase of parkland only. The account for parkland purchase is currently about \$6.6 million. The money is for use anywhere in the city. Areas which are underserved by parks are targeted to use the money. For example, the Bassett area of the downtown was identified as being park deficient. Purchase of parkland in the Bassett area will use a sizable portion of the existing balance given the cost of land in that area. A lot of the money was also used recently to purchase Central Park land. Another target for land purchase is to replace acre for acre Garver Feed Miii/Oibrich Park DNR deed-restricted land.

#### 2. Parkland Impact Fee [20.08(2)]- Use in Park District in which development occurs

This money is to be used to improve and enhance park amenities in parks in the specific park district in which a development occurs. The expenditure can be for a new park amenity or the enhancement of a current park amenity. The Park District which includes about 95% of Alder District 2 also includes most of Alder District 6, about Y, of Alder District 4 and a substantial chunk of Alder District 12. Its boundaries are from Broom/Henry Streets on the west, Lake Mendota on the North, Lake Monona on the south and a jagged boundary on the east along Commercial Avenue/Kedzie/North/Division. Recent and pending uses of the Parkland Impact Fee in this Park District are:

- a. Playground reconstruction in Tenney (pending) and Reynolds
- b. Breese Stevens seating and tiling
- c. Burrows Park restrooms
- d. James Madison Park for shoreline renovation
- e. Tenney shoreline renovation

Park Impact Fees support approximately 30% of the Parks Capital Budget on an annual basis. Other sources for funding for park projects include General Obligation (GO) debt, tax incremental financing (TIF), private donations, trust/restricted funds, and Stormwater utility resources. For example, the turf and stadium improvements at Breese Stevens used a combination of TIF, GO and trust/restricted sources. Another example of a combination of funding is the Tenney shoreline stabilization project, which will include both GO and Stormwater resources as funding sources.

Prepared by Ledell Zellers, Alder District 2

Verified by Eric Knepp, Parks Department Superintendent

1/2/2015



## **Appendix C: Tenney Park Ash Trees- Exciting Project**

- Whole Trees proposing to use to use 12 ash trees from Tenney Park in the Festival Foods project.
- There are about 300 ash trees in the Tenney Park.
- Trees which would be used are widely scattered throughout the park.
- Parks will consider these ash removals part of the EAB plan and as such would replant within a year.
- Whole Trees has agreed to donate \$300 to the City (for chemical treatment of ash at Tenney) for each ash tree Parks is able to remove; if Parks is unable to make the removals in a manner that preserves the branching structure they need which would require them to hire a contractor, they will donate \$1,000 to chemically treat ash trees in Tenney Park.
- Whole Trees has agreed to put a plaque in the Festival Food store commemorating the "Tenney Ash" used in the project.
- This is subject to Parks Commission approval and will be at the Parks Commission on Jan 14 at 6:30pm at Olbrich. Whole Trees will make a 10 minute presentation and answer questions.
- Charlie Romines, Parks Operations Manager: "Given we have well over 300 ash trees in Tenney Park and our shared desire for a higher purpose than the chipper for as many as possible, we are very excited about this potential fate for these dozen trees."

1/7/14