

TLNA Council Meeting

January 11, 2018

Festival Foods Conference Center, 7:00 pm

Present: Patty Prime, Tyler Lark, Martha Classen, Jonny Hunter, Marta Staple, Jessi Mulhall, Bob Klebba, Cameron Field, Keith Wessel, Patrick Heck, Bob Hemauer, Senay Goitom, Elena Satut-Duncan, Meghan Conlin, Karla Handel, Andy Adams

Absent: ***

Guests: MaryBeth Collins

1. Call to order

Call to order 7:01 pm

2. Approval of December Annual Meeting minutes:

Bob Hermaer moves to approve December's minutes, Patrick Heck seconded. Minutes approved unanimously. <http://www.tenneylapham.org/web-data/news/minute/122017.pdf>

3. Welcome and introductions

4. Auxiliary Dwelling Unit 26 N. Baldwin St. seeking support

Bethany and Richard Radloff - rtradloff@gmail.com, radloff.bethany@gmail.com

Bethany and Ricahrd live on Atwood and Division right now, but are planning to build a house at 26 north Baldwin and are seeking the Council's blessing to move forward with an ADU for the site. The lot was a double lot, but split up this summer. So it is an open lot, planning to build a house with a garage and suite above the garage.

1 bedroom apartment above garage at 660 square feet.

216 N. Baldwin St.

Overall style will be craftsman – immediate neighbors are parking lots.

Currently own a three flat in Atwood that they live in and are comfortable being landlords.

Here asking for a letter of support from the neighborhood council to bring it to plan commission.

They need a conditional use permit from the city to build the ADU.

Keith moves to support, Elena seconds. Bob and Martha don't think we need to necessarily take a position on a single project that in the jurisdiction of plan commission. Martha revises what she said and said she has not personally looked at the site and what is around it.

Bob H. comments that he thinks ADU's are a great solution for building density in the neighborhood.

Bob K. notes he is in favor of this development.

Patty calls question to vote in favor of writing a letter on behalf of neighborhood in support of building an ADU at 216 N. Baldwin

1 absention – the rest Ayes. Motion passes via voice vote.

5. Sujeo's seeking support for entertainment license

Krys Wachowiak - krys@dejafoodgroup.com

Sujeo is applying for a 21+ entertainment license to use between 10pm and 1:30am on Thursday/Friday/Saturday. Looking to have a DJ play at those hours.

Open to having a limitation of getting folks out of the restaurant by 2 am.

Current license allows folks to be there until bar time.

Bob K. asks if anyone that lives in the development has ever complained?
Would this license affect comings and goings of tenants?

Bob H. vouches for the restaurant group, says he supports it.

Patrick is in favor of having good food late night in the neighborhood.

Jonny notes this will have very little impact on the neighborhood, so we should support it. It will have a positive impact on the neighborhood as a whole.

Bob K. notes that we should include Jonny's recommendation.

Patrick raises the question to support writing a letter on behalf of the neighborhood to support Sujeo's entertainment license with a closing at 1:30am on Thursday, 2am on Friday and Saturday.

Meghan seconds.

Patty calls the question.

Unanimous approval.

6. Vintage postcard art in Tenney Park

Caroline Hoffman - Carolinehoff@charter.net

Caroline Hoffman is here to discuss her art project proposal for Tenney Park.

She has met with lots of city officials as well as the parks officials for the neighborhood.

She wants to celebrate the 100 year anniversary of our neighborhood and Tenney Park.

She is pitching permanent images to be placed in Tenney Park, with details to be worked out, for a cost of about \$3,050.

See attachment for details.

She would also like to honor people who have lived in the neighborhood for over 50 years.

TLNA would contribute \$1,000, would request \$500 from neighborhood businesses, and about \$5,000 from a neighborhood grant.

Caroline is asking for our approval for her to move forward with her work and to contribute \$1,000 to the cause.

Sip and Slice could be replaced with this celebration, to limit the TLNA events throughout the year.

Jonny thinks putting the signs in the park is great, but hesitates to celebrate the neighborhood without confronting issues of discrimination and struggles of the neighborhood throughout time. He would like to see a broader array of images that speak to a broader community.

Senay builds on Jonny's statement, saying that the people in the images are all of the same class and privilege.

Bob H. notes the price seems great for the images right now, but the ongoing maintenance will be TLNA's cost.

Martha is concerned about who will maintain the structures when they get graffiti on them or vandalized.

Mary Beth asks if we should commit some resources to honor some other historical components of the neighborhood.

Bob K. comments that the only interpretive signage he knows of discusses the African American community. He is concerned with Jonny about the inclusiveness of the project.

Mary Beth says we should contribute even more money to this and celebrate the 100 years of the neighborhood to address any issues raised by the council.

Bob K. says \$1,700 is earmarked for parks budget. We have separate money earmarked for emerald ash borer and for fruit trees along the water well.

Karla states she is now bothered by the images only containing white people so she would like to limit the photos to only landscapes.

Patrick thinks the money should come from our general expenses, not our parks budget.

Senay states interpretive signage of the full neighborhood history should be included in this project.

Jonny thinks he can support the project, but thinks the choice of images placed should be expanded beyond the thirty already chosen.

Bob K. makes a motion that we support the concept of this project including the party and the repair of the neighborhood sign with the details like what images are to be chosen and the date of the party to be determined at a later time. Cameron seconds.

Patrick notes the celebration will be a lot of work, so by voting for it we are committing a lot of resources to the celebration.

Mary Beth advocates there is something that requires the council to get together should the money be obtained to discuss the other issues raised in the meeting. She notes again she thinks the money should be increased to more fully celebrate the neighborhood.

Karla comments that Tenney Park is probably the most diverse area in the neighborhood.

Patty calls the question for those in favor of support the grant with its three components.

1 abstains, the rest are ayes, motion carries.

7. Support Affordable Housing

2018 TLNA focus - next steps

This is a follow up from the TLNA council's annual planning meeting, where supporting the affordability and quality of housing stock in the neighborhood was chosen as a primary goal of the council in 2018.

Patty sent a report today that lists the proposal:

Proposes to follow up from the neighborhood meeting by inviting Matt Wachter to speak to us. He gave a short presentation at City/County homeless committee and he does a great job at giving a flyover of the overall housing issues and what Madison has been doing about affordability, homelessness, etc. This would be a good way to educate the council as well as the neighborhood.

This would be an all neighborhood meeting including Ald. Zellers.

Patrick and Patty were thinking we could put together a value statement regarding our annual housing focus: "Maintaining current housing and encouraging new affordable housing"

The council has already approved a similar statement, years ago, but it was not an all neighborhood process.

A tentative date is February 20th.

8. Transportation Safety update

Diverter test has been pulled out. Going to do a test for traffic counts on Mifflin/Dayton area.

Findings will be presented to Common Council in March, kicked back to Ped/Bike in April, then back to Common Council in May.

Lapham School is a test project for MMSD traffic committee. The principle has taken on a role be a liaison between traffic and the police and the school to make positive improvements for traffic outside Lapham.

Breese Stevens sent a proposal today to add thirty more bike racks to the current site of the stadium. That would make up to 140 bike parking areas and would potentially open an indoor valet parking spot on Mifflin street.

BCycle has committed to do a valet for at least one concert. There may be a question of cost there.

Another idea is to put a parklet on Patterson for bike parking.

Redevelopment happening on Winnebago, Jonny is participating to help make MNA and TLNA on the same page and connect the neighborhoods on traffic calming initiatives.

Ad hoc committee recommendations update:

Some of these issues will need to be taken on individually as we come up with a plan to take on some of these issues on a one-by-one basis.

Jonny wants to table the traffic humps discussion given the interconnectivity of traffic humps and raised intersections and the current up-in-the-air nature of the raised intersections.

Jonny wants committee to support a raised intersection at Dayton/Ingersol.

Also, if the council supports a four-way stop at that intersection, the likelihood we would obtain the stop-signs is high and then it would open the possibility of the neighborhood having a crossing guard there.

Jonny also wants the neighborhood to support a street mural at Blount and Mifflin.

The mural helps slow down traffic and there would be collaboration to celebrate the neighborhood and design the mural. The council would have to pay for the entire cost of the project.

Bob K. notes we should try to put all of our requests into a single request to Ped/Bike at the city.

Jonny also proposes a four way stop sign at Dickerson and Dayton.

In regards to diverting car traffic off the bike boulevard, Jonny also proposes putting a sign up to restrict AM traffic on Mifflin Westbound in the morning coming off of Baldwin.

Bob K. notes that some of these proposals are slightly different than what the adhoc committee came up with so the list is well defined for the council to support.

Jonny wants to see a task force with appointed individuals to come up with a more refined plan.

Jonny makes a call for us to encourage our elected officials and the city to push for better enforcement of traffic violations that harm pedestrians and cyclists. A seven year old boy was hit by a car crossing Division St. last night while riding on the bike path. The driver walked away simply with a ticket for hitting a boy on a bike. Too often cars almost hit or endanger pedestrians and cyclists and the drivers are not held accountable. We can design the neighborhood as well as we can to create a safe place for pedestrians and bikers, but enforcement against car violations should also be taken seriously.

An appointed task force will revisit the ad-hoc committee recommendations given new information from the city and this discussion and will present a more specific plan in the next meeting.

9. Draft budget

Martha discusses that there are some minor errors in our accounting, but membership dues and income is overall strong.

Martha walks though the committed money as well as the event costs and why they are zeros (those are for events proposed but not executed).

Martha proposes increasing our donation to schools because we have a lot of money.

Martha also proposes sending money to the Beacon or Salvation Army.

Martha walks through line by line the rest of the budget.

Bob K. comments that he would like the revenue and expense to be separate from reserve and balance.

Bob H. states that it would be a nice idea to add some cost to our events to make them less labor intensive.

Patty encourages everyone to send comments and updates to Martha regarding any ideas we have for the budget.

10. Council member updates

Patty says she and Andy would like to start putting together communication planning.

Patrick reiterates what he sent in his development report that the Messner meeting will likely be February 13.

Marta says TLNA will be sponsoring a free skating event on February 1 at Tenney Park, sponsored by neighborhood businesses.

11. Adjourn

Bob K. Moves to adjourn, Bob H. seconds, voice vote to adjourn.

TLNA Development Report
For TLNA 11 January 2018 Meeting
By Patrick Heck

See TLNA development website for more details.

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

It is not yet clear on when this proposal, which is opposed by TLNA Council per our November 2017 vote, is expected to come before the Urban Design Commission, but it could be on 1/24 or 2/7. Any UDC opinions will be advisory only to Plan Commission. Eventually, the Plan Commission will vote on the proposal and its expected rezoning request and, if the rezoning request passes Plan Commission, the rezoning will later be voted on by Common Council. Public testimony is typically accepted at UDC, Plan Commission and Common Council meetings, so neighbors can give input then if the proposal is on the agenda and attendees register to testify.

The Landmarks Commission voted in favor of the following statement in December:

“... to recommend to the Plan Commission that the Landmarks Commission deeply regrets the loss of neighborhood cohesion and vernacular architecture caused by the demolitions/relocations on 719, 725, 727, 731, 733, and 737 E Johnson St.”

Like UDC, Landmarks is advisory only to Plan Commission for this proposal, so the weight of their opinion is somewhat limited. If the City approves the proposal, demolitions of 3 existing houses, the moving of 3 others, and construction of two 28-unit apartment buildings with some ground floor commercial space and a parking level underneath would begin in the spring of 2018.

-- Messner Site (1314, 1318, and 1326 E. Washington)

As you've seen, Gorman & Company, partnering with Dryhooch (a veterans service organization), won Dane County's Request For Proposals (RFP) process for a developer/operator for a potentially mixed-use and/or affordable and market rate housing development. Their proposal has been posted on the TLNA Development website. Assuming that the County Board approves that selection and County Executive Joe Parisi concurs, the developer will begin the usual City of Madison development approval process. As is typical, Alder Zellers will call a neighborhood meeting so the chosen developer can present their concept and take initial input. That meeting is tentatively scheduled for **Feb. 13 from 6-8pm** at Christ Presbyterian Church. A TLNA steering committee will then form where finer details of the proposal will be discussed and neighborhood input will be addressed and potentially be used to improve the proposal.

-- Renaissance Property Group (Blount/Johnson)

Excavation for the new E. Johnson building (next to the Caribou) with ground floor commercial space and 21 micro-units is ongoing and according to RPG, construction will start soon. One of the two houses that were on E. Johnson has been moved to E. Dayton across from Das Kronenberg and the other demolished. Excavation for the new 8-unit apartment building at Dayton and Blount should start soon – the house at that corner was also demolished. The 3 remaining homes on Blount behind the Caribou/Laundromat will also see exterior improvements made.

-- Homeless Resource Center (615 E. Washington)

The day shelter (The Beacon) on E. Washington is open daily from 8am to 5pm. There are many volunteer opportunities available and donations of funds and goods are welcome – all of this is detailed on the Beacon’s website and Facebook page.

-- The Lyric and The Breese (1000 block E. Wash)

Some smaller retail/commercial space is available on the ground floor of the Lyric. The 4-story apartment building (The Breese) along Mifflin/Brearily consisting of 55 affordable and 10 market rate units is finishing up construction and will be renting as of 15 January. There is still no word on plans for the vacant eastern portion of the block, including the Car-X lot that Stone House purchased and is working to demolish.

-- Galaxie (800 block E. Washington)

Most of the 24 Starliner Condos behind the Galaxie have sold. These 1-story condos are in the 4-story E. Mifflin building closest to Paterson. The Starliner Lofts in the E. Mifflin building directly behind Festival Foods are also on the market, but fewer have sold due in part to their being completed more recently. That building contains 2-story live-work condos with single-level condos on the 3rd floor.

-- Salvation Army (630 E. Washington)

No new information has come forth; the project remains on hold.