

**TLNA Meeting  
February 9, 2017**

**Festival Foods Conference Center, 7:00 pm**

**Present:**

Patty Prime, Marta Staple, Patrick Heck, Karla Handel, Mark Bennett, Richard Linster, Steve Wilke, Sarah Herrick, Tyler Lark, Keith Wessel, Tim Stumm, Lisa Hoff, Elena Duncan

Officer Brian Chaney Austin, Josh Zimmerman, Amy Unger, Jeff Vercauteren, Josh Day, Tom Christie, Michael Matty, Chris Oddo, Alder Ledell Zellers, Vern Stenman

**Call to order**

**Patty moves to approve January's minutes, Steve Wilke seconded. Minutes approved unanimously. See <http://www.tenneylapham.org/web-data/news/minute/012017.pdf> for minutes.**

**Introductions**

**1. Neighborhood Officer Report -**

**Officer Brian Chaney Austin**

**Neighborhood Liason Contact -- [alewis@cityofmadison.com](mailto:alewis@cityofmadison.com)**

- Lt. Cheney Austin filling in for Officer Lewis. Usual role is supervisor of community policing team.
- Patrol officers report increased call volumes and concerns at Star Bar on E. Washington, with increased numbers of people congregating in the parking lot, gambling, and increased marijuana use. Bar staff were making the calls. Some individuals were recognized as gang members, and the bar owner has been notified. MPD has recommended increasing bar staff, early closure hours, and increased usability of the video monitoring. MPD will increase visits, and no trespassing posting has been posted for the parking lot. No indication about why Star Bar is associated with these issues. MPD is working closely with bar owners to help identify explanations for these issues.
- Patrick Heck recommends we talk to owner of Star Barr Hawk regarding this issue, out of concern for impact on business.
- Patty Prime expresses gratitude to MPD for their response to complaints regarding behaviors noted on the top of the Reynold's water facility in the tennis/bike polo court.
- Dennis O'Brien has been arrested and charged for automobile windows smashed and thefts from autos, focused around the capitol/State St/parking garage areas. Calls for these complaints have now stopped with suspect in custody.

**2. Parched Eagle Taproom Request of Support**

**Tom Christie-- [tom@parchedeagle.com](mailto:tom@parchedeagle.com)**

- Recently submitted application for CUP for Parched Eagle Tap Room this week. Will meet with plan commission in March. Looking for support from the TLNA council as they plan approaching the plan commission. Shares letter to request support, attached in Appendix A.
- Plans include renovation for 1444 E. Washington, with a seating capacity of 36 with option of up to 49. Hours 3pm-10pm Tues-Thurs, 4pm-12pm Friday and Saturday, and 4pm-10pm on Sunday. Plans shared with council, see Appendix.

- **Steve Wilke makes a motion to support Parched Eagle in their endeavor to start this. Second Mark Bennett.**
- Discussion:
  - Tyler Lark clarifies the plan mentions kayak parking, no specific plans for that currently
  - Parking spots will total 19 for Parched Eagle and Art In
  - Process with the city has included: already met with planning and zoning, requesting approval from TLNA.
  - Patty Prime would like letter of approval to reflect proposed hours of business, with closing time and no amplified sound.
  - Patrick Heck asks what the capacity limits include, and the basement is not part of the 49 maximum capacity count. Will have 1 or more people on staff as necessary.

**Vote for letter of support for Parched Eagle Taproom. Vote unanimously approved.**

### 3. RPG proposal at Blount, Johnson, and Dayton Streets

Michael Matty [mmatty@rpgrentals.com](mailto:mmatty@rpgrentals.com)

Chris Oddo [chris@icsarc.com](mailto:chris@icsarc.com)

- Requesting support for development projects a N Blount/Dayton/Johnson
- RPG representatives have been working with the TLNA steering committee, and a report has been produced by the steering committed. A link to the report can be found at <http://www.tenneylapham.org/web-data/development/200nblount.htm>. Project was presented to UDC last night informally, and they will return to UDC for approval. Requesting TLNA approval of current plan.
- Mixed use proposal on E. Johnson and apartment proposal on Blount, both properties owned by Michael Matty. Detailed report in Appendix B.
- Plans for microunit apartment building/mixed use on E. Johnson:
  - Commercial space and one accessible apartment on the first floor/ground level
  - Additional 20 units are “micro” 10’x30’
  - Bike parking planned for east end of building, and commercial access planned for west end of building
  - First floor with planned brick facade and large windows, upper with metal siding
  - Basement will have bike parking, laundry for tenants
- Plans for new apartment building on Dayton and Blount:
  - One house to be moved from Johnson to Dayton and will align with setback for existing house, and will be painted red
  - Two houses to be demolished
  - Building an 8 unit multi family house as apartment building, with facade to be in keeping with existing homes on Blount, similar to double gabled building across Blount street
  - Behind unit parking to accommodate 10 cars, decrease from 23 to make parking in compliance with city lot recommendations
  - Existing houses on Blount will have updated landscaping to clean up spaces between houses, and existing houses have basement access to accommodate bike parking.
  - Landscaping will keep and add trees, with small planting right up to front porches. Propose adding large canopy trees for back parking
  - Accessible access for back side of building
  - Zipcar is not interested in participating in parking at the apartment building, has adequate area access

- Existing home on Dayton has solar panels that are not projected to be blocked by shade from proposed apartment building
- Patty Prime requests clarification: how will projects move through the city application? These are separate and independent projects, proposed in parallel
- Patrick Heck asks are there concerns for water in the basement, and Michael Matty has not had water in the basements of the buildings on this lot.
- Tyler Lark is curious about neighbor input on parking, and if parking will be made available to customers of the commercial space. Michael Matty advises that the parking spots are primarily for the apartment building, not commercial and mixed use. The commercial tenant will address parking in the CUP. Parking is minimized as a priority.
- Keith Wessel requests clarification on planned timing for landscaping on existing home, and bids have been taken for roof, windows, siding, porches. Will continue to rent these properties while constructing the new buildings, and address the existing homes in the second phase of the project.
- Patty recommends one letter to support both projects as the projects seem linked to one another. Alder Zellers recommends that a single letter should be manageable for these two projects
- Richard Linster is concerned about a few aspects of the plan, and is deeply troubled about the 8 unit building at the 201 N. Blount St. site. This also necessitated an additional building demolition not previously asked for.
- Tyler Lark wonders if parking can be part of the landscaping, and Chris Oddo mentions this can be cost prohibitive and challenged with logistics.
- Timeline clarification: will officially submit a letter of approval at the UDC meeting in April, 2017.
- Patrick Heck endorses that this plan does follow the neighborhood plan and has a good chance of passing through the city approval process
- Richard Linster recommends the council take time to read the report from the steering committee, and reflect on it until the March meeting, 2017.
- Karla Handel, as a member of the steering committee, reflects that the committee has been against the demolition of any homes on Blount. Elena Duncan is wondering if the homes planned to be demolished have something wrong with them. Michael Matty lists poor foundation, low efficiency windows, lead paint, and structural concerns that are not safe for family living. The replacement will be accessible, with safer building material and structure.
- Steve Wilke is concerned that approval of this mixed use project and demolition of existing housing stock will increase likelihood of projects like this in the future. Ledell confirms that the Tenney neighborhood plan does support mixed commercial/residential on the 700 block on E. Johnson.
- Patty reflects that council shares concerns about the loss of existing and affordable housing stock, the increased residential density, and preserving the character of the neighborhood.
- Sarah Herrick wonders what the precedent of concern would be, as the current plan preserves 4 houses to allow 2 construction projects.
- Tyler Lark is recommending that the council take a position now or in a month. Patrick Heck sees the value in pausing, but does not know if any additional knowledge could be gained by waiting until the next meeting in one month to vote on support.
- ***Motion: Tyler recommends TLNA writes a letter of support reflecting the conditions in the steering report, pending a month for reflection and a walk through of the housing stock to be demolished, and then pass the letter of support with an email vote. Seconded by Sarah Herrick.***

- Discussion:
- Units are occupied, and this could be a limitation on touring the unit. Owner of the units Michael Matty is uncomfortable taking TLNA council members through his tenant's units.
- Lisa Hoff is curious about the process of city authority walk through, what kind of feedback they receive from these walk throughs. Lisa recommends as a council we trust the evaluation and recommendation of the city authorities. Recommends that photos of the interior of these homes be made available.
- Tyler Lark clarifies the intent of the walk through would be for council members to understand the characteristics in the houses to be demolished and the houses to be saved. Patrick Heck recommends that walk through could happen when the tenants have moved out.
- **Steve Wilke: Friendly amendment to strike the one month time condition for the walk through request, and instead conform with the steering committee recommendation for walk through the homes to be demolished when the tenants have vacated the properties. Accepted by Tyler.**
- Michael Matty agrees with walk through of empty properties prior to demolition, but will not walk through with inhabited units.
- **Updated motion: TLNA letter of support for this plan with steering report condition.**
- **Vote: Aye 11, Opposed 1, Abstention 0. TLNA support of RPG proposal passed.**

#### 4. Draft budget

##### Tim Stumm

- Copies shared for draft balance sheet and budget for 2017, and attached in Appendix C
- Revenue updated with detailed deposits
- 2017 moving to calendar year budget, which makes it harder to compare to previous budgets. The 2016 historical budget is based on UW Credit Union statements.
- Donations will be passed through the council instead of reflected on the budget.
- Photo contest to budget \$150/year for 3 contests of \$50 prizes each, will be added.
- Patty Prime requests to add back neighborhood grant program, which can be encapsulated in the \$1000 neighborhood improvement.
  - Richard Linster requests that the \$200 grant fund be a separate item.
- Mark Bennett requests a future conversation to review why we have a balance that isn't being spent on the neighborhood, and recommends that \$1500 be budgeted for cost requests for neighborhood improvement
- Richard Linster recommend that the budget committee remains intact through the year as a finance committee, to review budget item requests and monitor the budget through the year. Council agrees to support the ongoing finance committee, and Lisa Hoff agrees to join this group. This can help minimize conversations about budget and approval during TLNA council.
- **Motion to approve the budget by Steve Wilke, second Patrick Heck. Budget approved.**

#### 5. Elected Official Report

Ledell Zellers--[district2@cityofmadison.com](mailto:district2@cityofmadison.com)

- Considering proposing an ordinance change, and requests more information. Residents have informed Ledell that blocks with parking on one side only get no snow emergency alternate side parking plowing benefit. The parking alongside the bike lane on Gorham make plowing harder and endangers biking. Proposes that alternate side parking be applied to streets with parking on one side of the street.
  - Keith Wessel acknowledges this has been a problem on his block of N. Ingersoll. Wonders how the neighborhood would absorb cars that usually park on Gorham.
  - Parking ramps allow free overnight parking during snow emergency. Limited benefit, as there are not parking ramps in the TL neighborhood.
  - Richard Linster reflects that winter biking conditions are affected by poor plowing on Gorham and Johnson.
  - Patrick Heck requests that a map of affected blocks in the TL neighborhood be provided.
  - Alder Zellers requests input, talk to neighbors
  
- The City Row development by Stonehouse had conditions with the initial approval that required rehabilitation of existing houses on Blair and Gorham. The houses have been purchased by Mike Fisher, and he has requested changes to the recommendations made in the original plan proposal. Upcoming public neighborhood meeting planned on March 2 at 5:30 pm at Festival Foods for this review. The meeting dates will be posted on the email listserve.
- Ledell has met with David Dryer in Traffic Engineering to promote a meeting with the neighborhood association to discuss concerns regarding traffic.
  - Patty has received increased neighbor feedback after her message about transportation safety in the recent newsletter.
  - Hope for this meeting would be feedback on the neighborhood requests for bike boulevard changes, concerns regarding the Ingersoll and Dayton Streets intersection near Lapham school..
  - City has increased traffic monitoring
  - Meeting date: March 15
  - Patty requests assistance in spreading the word.
- Recently attended a meeting regarding the Messner site meeting with Brenda Konkel and Heidi Weigleitner. City supportive of leveraging the site for affordable housing. The city has concerns about mid block E. Washington Ave. frontage for family housing, and how this might negatively impact funding

## 6. President Comments

### **Patty Prime**

- Parks foundation would like to work with Breese Stevens field to host a larger scale fundraiser, and working with Vern Stenman.
  - This would be a large scale ticketed event in addition to the planned 5 concerts for 2017 as a replacement for their historical fundraiser Concert in the Breese.
  - Vern Stenman has offered to make Parks Foundation a partner in the advertising and revenue stream, for ongoing fundraising. Would like to promote a relationship with the Madison City Parks Foundation, which is outside of the city budget park department.
  - Madison Parks Foundation has a contracted 2 event use of Breese Stevens field.
  - See Appendix C for letter of explanation.
  - Will request approval from TLNA in one month, and then submit to Parks Commission in March 2017.
- Haugen development steering committee meeting February 15

- Keith has added a link (<http://keithwessel.com/TLNA/>) on the TLNA website for historical homes in the TLNA, will discuss at the next meeting

**Motion to Adjourn by Steve Wilke, and seconded by Patrick Heck.**

**Adjourned at 9:11 pm.**

## **Appendix A -- Parched Eagle Tap Room Request for Support**

February 7, 2017

City of Madison Planning & Zoning Department  
215 Martin Luther King, Jr. Blvd. Room LL-100  
Madison, WI 53701-2985

Re: Land Use Application – Conditional Use

To Whom it may concern,

This project has the following team members: Jim Goronson, Tom Christie, Jack Chandler (owner) and Edward Kuharski (architect).

- Existing condition of space subject to Conditional Use is a museum. Other uses on ground floor are Maria's (a small tavern with a Class B/C license) limited to 49 persons and a common area used for a variety of community events.
- Project schedule: May 2017 opening.
- Proposed usage and square footing: 676 sq ft of seating including a 14' bar.
- Seating capacity: 36.
- Hours of operation: 3pm-10pm Tuesday through Thursday, 4pm-12am Friday and Saturday, and 4pm-10pm on Sunday.
- No outdoor amplified sound/music.
- Building square footage: 11,500 sq ft. Number of dwelling units: NA. Auto and bike parking: 19 auto, 9 bike. One accessible parking stall to be provided per site plan.
- Lot coverage/usable open space calculation: Lot Area = 9451 sq ft; Bldg. Area = 6016 sq. ft.; Lot Coverage = 64% Usable Open Space =/- 125 sq. ft.
- Value of land: \$92,300. Estimated cost of project: \$50,000. Number of construction and FTE created – 0. Public subsidy requested: NA.
- Deliveries: existing full-size loading dock leading to an indoor receiving area with access from E. Washington.

There is on-street parking in front of the building, a city bus stop is on the same block, bike path is directly behind the building and we have kayak parking too! We have the only 100% safe crossing of E. Washington Ave from the square to the pedestrian bridge at Highway 30. The building areas to be used for the proposed activities are fully ADA accessible.

**We are requesting Tenney-Lapham Neighborhood Association support for a conditional use at the Plan Commission meeting on March 20th.**

Attached is a copy of an email from Tom Christie to the President of the Tenney-Lapham Neighborhood Association and Alder Ledell Zellers.

Best,  
Jim Goronson, Project Contact  
Parched Eagle Taproom

## **Appendix B -- TLNA Development Report**

For TLNA **9 February 2017** Meeting  
By Patrick Heck

See TLNA development website for more details.

### **-- RPG (Blount/Johnson)**

RPG's last proposal version was evaluated by the TLNA Steering Committee and they issued a summary report (see TLNA Development webpages and Pat Heck's Feb. 3 email). RPG is making an informal presentation on the proposal (which is actually two separate proposals) on Wednesday, Feb. 8, and will also present to TLNA Council on Feb. 9. It is anticipated that TLNA Council will take some position on the proposal at our Feb. 9 meeting, so it key that Council members read the Steering Committee report before then.

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

The Houden Development team presented their proposal at the first TLNA Steering Committee meeting on Feb. 2. The minutes and slides from that meeting are not yet posted on the TLNA website, but they should be available on Wednesday, Feb. 8. The proposal is likely to evolve, but this version included saving 2 multi-flat homes and moving 1 multi-flat home to a vacant lot on the same block. 8 multi-flat rental homes would be demolished and replaced with 3 new buildings with as many as 130 parking stalls underneath and a total of 85-90 apartments. They anticipate that new structures will be 3 stories and include 2 new commercial spaces. More details will be on the TLNA Development website shortly.

### **-- Messner Site (1326 E. Washington)**

Supervisor Heidi Wegleitner's resolution that would require the County to put out an RFP for an operator for a potentially mixed-use and/or affordable and market rate housing development is working through the County Process. The resolution has 22 co-sponsors and was approved by the County Personnel and Finance Committee on Jan. 30. Note that the resolution was modified in committee to include the option of a developer-operator purchasing the site rather than dictating that the County must retain ownership. On Feb. 7, the resolution was before the City-County Homeless Issues Committee and is expected to be before the full County Board on Feb. 9. Heidi's timeline aims for a late February/early March community meeting to take input on the RFP and the proposal, but that is TBD.

### **-- Homeless Resource Center (615 E. Wash)**

The shelter on E. Washington across from the Salvation Army is still expected to open in the fall of 2017.

### **-- Salvation Army (630 E. Wash)**

The Steering Committee has not yet met again, but it is expected to meet after February when the developers have had time to further develop their plans for the exterior design and layout of the building. As far as we know, they still plan to start the City's approval process in the spring of 2017, but their financing for the affordable units will not be applied for until later in 2017/2018, hence construction would begin about in

the summer of 2018.

**-- Stone House (1000 block E. Wash)**

Construction is well underway on the high rise and parking garage. Construction of the apartment building that will be along Brearly and Mifflin has not yet been started. There is still no word on plans for the eastern portion of the block that was earlier proposed for Summit Credit Union's headquarters.

**-- Veritas Village (Reynolds Crane Lot)**

Construction is well underway with a last summer 2017 opening expected.

**-- Galaxie (800 block E. Wash)**

Excavation for and construction of the 43 Starliner Condos along E. Mifflin is underway. Opening is expected in the summer of 2017 with some units later. Note that all units will be condominiums and there will be no apartments.

**-- Gorman House (940 E. Dayton)**

Construction of this 5-bedroom building and 1-bedroom Accessory Dwelling Unit in the rear of the property is ongoing.

**Appendix C --Draft balance sheet and budget**

Tenney-Lapham Neighborhood Association  
Balance Sheet  
Prepared by Treasurer Tim Stumm with Budget Committee  
Dec. 31, 2016

Assets

Cash	28,241
Total assets	28,241

Liabilities

Restricted operating funds - Ash Tree Treatment	4,998
Restricted operating funds - Park Upgrades	800
Net income	4,413
Net assets	18,030

Total Liabilities & Net Assets 28,241

**Tenney-Lapham Neighborhood Association  
Profit and Loss Statement**

2016

Proposed 2017

Revenue		
Membership Dues	3390	3400
Newsletter Advertisements	5445	5500
Event Income	4379	4400
Donations	1040	0
City Grants	1268	0
Total Revenue	15,522	13,300
Expenses		

Event Expenses

Apartment Event	112.36	115
Bike to Work	32.60	35
Eggs, Honey and Roses Tour	36.27	40
Open House	31.49	35
Party in the Park	1362.53	1665
Photo Contest	250	0
Potluck	0	250
Sip N Slice	335.75	335
Taste of Tenney	689.86	690
Total Event Expenses	2850.86	3165

Donations

Lapham/Marquette PTG	548	100
Lapham	1900	100
East High	200	200
O'Keefe	100	100
Marquette Elementary	100	100
BriarPatch Youth Services	50	50
Misc. Neighborhood Development	0	1000
Lapham Afterschool Art Program	0	400
Total Donations	2898	2050

Insurance	300	300
Newsletter Expenses	5622	5600
PO Box	70	70
Postage/Copies/Office Supplies	158.28	160
Annual Report Filing Fee	10	10
Website – GoDaddy Hosting/Domain	0	233
Website – SSL Certificate	0	50

Total Office Supplies/Other	6160.28	6423
Total Expenses	11109.14	11638
Net Income	3612.86	1662

**Appendix D -- Parks Foundation letter of explanation for event at Breese Stevens**

1440 Wingra Creek Parkway  
 Madison, WI 53715  
 (608) 266-4339

February 9, 2017

Alder Ledell Zellers  
*via email at district2@cityofmadison.com*

Tenney-Lapham Neighborhood Association  
*c/o Patty Prime - via email at pprime@gmail.com*

Dear Alder Zellers, Ms. Prime and TLNA Council:

This letter is intended to recap the meeting held yesterday with Alder Zellers, Patty Prime, Vern Stenman of Big Top Events/Breese Stevens Field, me and Stephanie Franklin of the Madison Parks Foundation about the possibility of Big Top Events partnering with Madison Parks Foundation to bring a larger scale concert to Breese Stevens Field for the benefit of the Foundation – and ultimately our city’s 270 and growing parks. At the conclusion of our meeting we promised to put together a summary of our discussion for the benefit of the Neighborhood Association. We value the input of all of our neighborhood associations and want to be sure we keep communication open.

Since 2003 the Madison Parks Foundation has followed the legacy of the Madison Park and Pleasure Drive to provide all of Madison’s citizens with outdoor spaces to gather and recreate. The Foundation is dedicated to preserving and expanding parks and open spaces for current and future generations of Madisonians. Part of our mission is to acquire financial resources that are not intended to replace or substitute tax revenues, rather as a supplement to make park improvements and support park programming.

Three years ago, Madison Parks Foundation embarked on creating a few key events that would assist with the promotion and branding of our organization in order to raise donations for our great parks. One of these events was the *Concert in the Breese*. At that time there had not been programming at Breese Stevens for many years and the Foundation recognized it as an opportunity to highlight a wonderful venue and provide some new life to a classic gem of our parks systems.

Since that first concert, Breese Stevens Field has once again become a wonderful venue as host to a wide range of community focused events. As the popularity of Breese Stevens has grown, the City engaged in a contract with Big Top Promotions in order to manage the venue as well as produce a concert series. We

know Vern and Big Top Events have been very proactive and in direct communication with Alder Zellers and your association as these activities have moved forward at Breese Stevens.

As part of the contract, Madison Parks Foundation is allotted two dates for hosting additional events at Breese Stevens. Since the uniqueness of our original *Concert in the Breese* has subsided, the Foundation is seeking to partner with Big Top Promotions to produce an additional larger scale concert. We believe this partnership will provide the Foundation the awareness and financial resources to assist us in continuing our mission and commitment to provide the "above and beyond" to the parks system for years to come.

Big Top Events provided us with a proposal earlier this week that we plan to take to our board this month for consideration. We all agreed it was important to reach out to you as well which was the impetus for yesterday's meeting. It is our hope that should we reach an agreement with Big Top, that we can take this as an agenda item to the March 8 Park Commissioners meeting. We understand that your next association meeting is not scheduled until March 9 so we have reached an understanding that the request for approval of this sixth concert would be contingent upon Alder Zellers signoff to allow the neighborhood association time to provide feedback.

Thank you for the thoughtfulness and mindfulness your association brings to and for the betterment of your neighborhood and of our larger community.

Sincerely,

A handwritten signature in black ink, appearing to read "Maureen Lokrantz", enclosed in a thin black rectangular border.

Maureen Lokrantz  
Board President

Cc: Vern Stenman, Big Top Productions