

TLNA Monthly Meeting Minutes
12 February 2015 7:00-9:00pm
Location: The Constellation

Draft submitted on the 4th of March 2015
 by Paul Creswell, TLNA Secretary

Chair Person: Patty Prime

Attendees: Emily Reynolds, Paul Creswell, Sarah Herrick, David Panofsky, Patrick Heck, Tyler Lark, Sue Babcock, Joseph Lee (JLA Architects), Robert McCaigue (JLA Architects), Michael Metzger (MPG), Tim Parks (Madison Planning), Craig Spaulding, Deborah Boehm, Marsha Cannon, Arthur Ross (Madison Traffic and Engineering), John Marszal, Lonnie Richardson, Lance McGrath (McGrath Property Group), Regina M. (Pasquale's) Steve Wilke, Charlie Goldstone, Robert Lasseter, Tyler Warner, Steve Maerz, Ledell Zellers, Jessi Mulhall, Jessica Becker (Friends of Reynolds Park) and Matt Lieber

Next Scheduled Meeting: March 12th, 2015 at The Constellation

Agenda:	Actions/Discussion
1. Call to order	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.
2. Officer Report -- Officer Casey Cherne	1. President Prime reports that the new neighborhood officer will be Casey Cherne who is not available to attend the meeting tonight, but will hopefully be able to attend in the future.
3. Pasquale's -- Regina M.	1. Regina M. from Pasquale's reports to the council that the development is moving along, but has taken longer than anticipated. They have had to do a lot of abatement and structural improvements to the old Fyfe's site. Have hired their new executive chef. Hoping to open by Cinco de Mayo. To do that they will have to be open two weeks before hand. So if not by that date, shortly thereafter. 2. Steve Wilke asks about the second floor of the building and whether or not there will be restaurant seating there. Regina: they're carving that space out for corporate offices, but there will be a small private dinner space for private parties. There's a small kitchen up there that will be a test kitchen and could feature classes and things of that nature.
4. Harlem Renaissance Museum -- Craig Spaulding	1. Mr. Spaulding speaks to the council regarding the impending opening of the Harlem Renaissance Museum at 1444 E Washington Ave. Mr. Spaulding used to own Cafe Montmartre. He and his partners have been talking about this project for year. They are getting close to opening. 2. Mr. Spaulding passed out fliers with a description of the museum. 3. The current plan is for the museum to be open on Wed and Thurs from 10-2pm and then to have live performances on 2-3 Saturdays a month. They would like the attendees to be able to have a glass of wine or beer. Mr. Spaulding is the agent on the liquor license and has previous experience in working with (in, and owning) bars. On the SE corner of

	<p>that building they plan to have a ‘pop-up’ space on Saturday night. It wouldn’t go later than 10:30pm. The license will be restricted to wine and beer. All of it in-doors (doors shut).</p> <p>4. Discussion: Steve Maerz asks what else is in that building. Mr. Spaulding replies that it is currently artists’ spaces. Wendy who is working on the Smart Studios documentary (funded via Kickstarter).</p> <p>5. Patrick Heck moves to support the liquor license as described. No discussion. All in favor. President Prime will draft a letter of support.</p>
<p>5. McGrath Proposal – Lance McGrath, Joe Lee, & Mike Metzger</p>	<p>1. Lance: There are 5 parcels of land on East Washington Ave. and Few Street. The Architects designed both a 3 and a 4-story option with the preference for the 4 story which would have retained the Quonset hut. Unfortunately, this one did not comply with the code. UDD#8 has some very specific requirements and amending the ordinance does not seem like a feasible option at this point. Urban Design Commission (UDC) was lukewarm about it. Didn't feel that saving the hut was worth any sort of amendment. As such, the 3-story building is the order of the day now.</p> <p>2. Three story option is 100% compliant with city code and the UDD#8. The 3-story option also allows for additional parking and allows them to drop the commercial front portion down to grade. As such, more compliant with the Capital Gateway Plan. The current plan puts the submittal date to March 4th. Goal is to start construction around June 1st and occupancy in May of 2016.</p> <p>3. New designs are shown. Joe walks the council through the architecture. Commercial retail (about 1300 square feet) will be at the intersection of Few Street and East Washington Ave. Parking will be underneath and accessible from the rear. There will be an internal courtyard that will serve as a common amenity for the project. Half the frontage of East Washington Ave. will be commercial. The number of units is still in process. 70-80 units with a mixture of Studios, 1br, 2br, and 3br -- possibly even a 4br.</p> <p>4. Discussion: Sue Babcock asks how the retail space will look. Lance replies that this space can basically be for anything. Steve Maerz asks if there is only the single entrance on East Washington Ave. Lance replies that, yes, that is the only entrance – other than the egress.</p> <p>5. Further descriptions: There will 15 feet to the property on E Wash. 8 feet on Few Street (6 required). Modern warehouse style building with a lot of masonry. Large windows and a lot of light.</p> <p>6. Further discussion: Someone asks about the location of the automobile entrance and how Curtis Court relates to this. Lance: some landscaping on this will protect from headlights. Question: what about people cutting down Curtis Court? Lance: they could require it in the lease that tenants don’t drive that way or we can look at talking to the city about it. There could be speed bumps, for instance. Steve Maerz asks about what the plans are for the roof the building. Lance: likely getting solar panels. Joe: first floor of units is 5 feet above grade, although the retail space is at grade. Jessie: why would anyone want to live right on Washington</p>

	<p>Ave? Lance: some folks really like it – there are people who live next to the MG&E plant and they love it. Patty: can you say more about the soil remediation of the location? Lance: this space was a gas station and a transmission shop. There were leaking gas tanks below grade. There's been a study that figured out where that was. When they excavate they will have to deal with remediation. Sue: will the elms go? Lance: it depends, but we will definitely replant trees on the East Washington corridor.</p> <p>7. Patrick Heck: Will the 19th, Thursday, work for a steering committee meeting? Lance: that should work. All are welcome to attend.</p>
<p>6. Veritas Village Proposal – Joe Lee</p>	<ol style="list-style-type: none"> 1. Veritas Village is another project another project designed by the same architecture firm. T. Wall Enterprises is the developer. This is the proposal that will go in on the property that is currently the Reynolds Crane Lot. The proposal is a multi-family project 3-4 stories in height. The parking is underground. There are water issues and contamination issues. It is a 3 and 4 story building now (see http://danenet.org/tlna for details). Parking ratio: 1 stall per unit. The types of units will be standard studio, 1br, 2br, and 3br. The length of the building is broken up with courtyards – common outdoor space. The idea of the architecture of this has evolved. East Dayton was seen by the steering committee as being more traditional in its look. On Mifflin, it's more of contemporary aesthetic. There's a 'link' between the two on Livingston. 2. Discussion begins: Alder Zellers asks what the height from the ground to the patios is. Joe answers that it is 5 ft. There's a handicapped entrance on the front (Livingston side) of the building. Emily Reynolds: traffic is mainly accessed from the Livingston? Yes, but there is secondary aspect on Mifflin. No entrance on Dayton. 3. Description continues: Dayton is the more traditional side – pitched roofs were debated, but flat roof came out on top. It makes the upper units (4th floor) will be more desirable with this flat roof design. More of a traditional treatment of window proportions placement and window grills etc... Livingston side is a melding of the two, as said previously. The inner courtyard will now have a pool. There is other common space inn the building too; roof space – club space and game room. There will be neighborhood space. Meeting rooms and potentially a lending library. 4. Discussion continues: Sue Babcock asks about the traffic. Is Livingston the main entrance for parking? Patrick Heck explains that much discussion regarding this has already happened with the steering committee. The hope is to keep traffic off of the bike blvd. Joe: the proposal goes to about the middle of the fifth floor of Das Kronenberg. Joe mentions that the building is not intended to have any solar power at this point. President Prime asks what the staging of the project will be. Joe: phasing hasn't been completely determined. Mifflin and Livingston side would be first phase. Alder Zellers: how is parking being vented? Patrick Heck: be nicer if it was venting was aimed at the telecom building. Steve Maerz: How will drainage be handled? Joe: it is all flat

and paved right now. So, yeah, there will be internal drains that will be then treated. President Prime mentions that drainage should be improved by expanded sewer system. Patrick Heck asks if tenants will be able to use the rear auto entrance. He says that it would be nice if it were not a regular entrance. President Prime: I heard there was feedback about the height from UDC. Joe: city staff had the comment that five-feet for the patios were too high. There's 11 to 12 feet from the street to the wall (patio area). They are thinking about enlarging the stairway. But with the water table the way it is, it is difficult to do it differently. They are exploring how to address that. Tyler: could you reduce the number of units? Joe: that could be the case, but it wouldn't work financially at 150. The density and the height is what it is – the question is about how to make it look better. Patrick Heck: recall that this originally had a parking structure where the pool-courtyard is. But that changed. This new version is somewhat less inviting. How will people take their bike up there? Arthur Ross: you could set up a rail on the steps where a bike could go up. But how do you make the wall something interesting for people to walk by? President Prime asks the perspective of Mr. Parks as he works with the city planning. Tim Parks: height of the building above the sidewalk is going to be a decision point. They'll be looking to see what the team does with that moving forward. Not just planters, but how do we activate the courtyards in a maximally effective way? Someone asks if there is a handicapped accessible entrance. Joe replies that there is one on the front of the building. Tyler Lark turns the discussion back to the number of units and asks more about the financial aspects of the proposal. Joe replies that he cannot speak to finances. Discussion about water table problems is taken back up. Jessie Mulhall: are there pumps in the basement? Joe: yes.

5. Patrick Heck sums up steering committee report. Generally favoring the project. A handful of people think the building is too large. Even with meeting the zoning. UDC comments: break it and then go 5 or 6 on one side. A fair number of neighbors contacted Pat or other steering committee folks. Some neighbors still want a park as was in the original neighborhood plan. Others think it's too big. Others don't have much opinion. Pat says that the council can: 1) support the project, 2) support it with conditions, 3) can remain neutral, or 4) can actually oppose it. He reminds the council that there has been some talk lately of creating a vision statement and giving that to people rather than take a position. Alder Zellers: Capital Neighborhoods often emphasizes the things they prefer and the things they think are negatives. Patrick Heck: Yes, perhaps including things that they would like to see. I know TLNA has traditionally had a vote. The previous version (with previous developer) passed by one vote. It would be nice to make sure everyone is heard. President Prime: Robert's Rules would call for a motion. What do we as a council feel about it?

6. Discussion of the steering committee continues: Tyler, Patrick, and Patty

	<p>were on the committee. Steve Maerz: does the steering committee make a recommendation to the council? Patrick Heck: they only provide information. Some people struggle with the massiveness of the volume. However, T. Wall says the financials don't work out. We do not have the power to block the proposal, only to recommend. Alder Zellers: having well-articulated concerns that are in some ways associated with requirements can be helpful to the committees listening. UDC, for example, wants things that are pleasant to see. There are remaining concerns about bike blvd. and bike parking etc... David Panofsky: the issues, size are big – it doesn't seem like he's going to hit that tipping point with the way things stand right now. Patty requests a motion: or final opinions. Tyler Lark: still not in support – there doesn't seem to be the effort on the part of T. Wall that he would like to see. Matt Lieber: proposes that we make a statement with conditions. Makes a motion to support the board making a statement of strong points (friendly amendment: Sue Babcock) and concerns. Steve Wilke seconds. The council votes to agree with this decision.</p> <p>7. Patrick Heck will craft this. The council will remain neutral but will provide a list of strong points and concerns for the city. These will include: the 5-foot wall facing pedestrians (Emily Reynolds) [concern], the bike boulevard not being the main entrance (Paul Creswell) [strong point], the massive size of the complex (Steve Maerz) [concern]. Steve Maerz also comments that he wishes it was fewer units and is concerned about what it is this going too look like 30-40 years from now. Tyler Lark: the neighborhood plan calls for buffers of green space when the building is adjacent to the park [concern]. Would it not be useful to have access to the building from all sides and handicapped access from all sides (General Comment) [concern]? Dog waste is a major concern (General Comment). Sue Babcock: walking up is a blend with the neighborhood [strong point]. Steve Maerz: fencing went up at the Colony because of people hanging out on the stoops [concern]. Matt Lieber: another aspect of this is high-income renters [concern]. Plus more people and density without green space across from the park [concern]. However, he thinks there's a lot to gain from this project.</p> <p>8. Patrick Heck will draft up a statement with President Prime's help and will send the list around to the council for brief comments.</p>
<p>7. Bike Polo – Alder Zellers</p>	<p>1. The city is taking responsibility for putting this together and supporting it and paying for the boards. Big accomplishment for us by allowing the bike polo folks to play legally.</p>
<p>8. Block Party – Matt Lieber & Jessica Becker</p>	<p>1. Capital East Businesses and Friends of Reynolds Park. Jessica Becker is here to represent Friends of Reynolds Park. Grant proposal on Place Making to the City of Madison. This will be for the block party and neighborhood event.</p> <p>2. Jessica Becker: Friends of Reynolds Park have been talking about many things they want to do and the partnership with Cap East Business District Assoc. has been a great fit. They are revved up to get Reynolds</p>

	<p>Park as more of a Village Square space between the two business districts. Breese Stevens lack of parking is actually advantageous to the businesses. Planters are suggested as a way of showing that people care about the park. Cork and Bottle has historically been behind the neighborhood block party previously, and the idea now is for it to be better bigger, but to keep it as grass-roots as possible. But they are looking for food carts and or restaurants to vend. The Cap East Business Association wants to make a beer tent and get extra money for the improvements. So, they are asking for us to get the insurance that we have talked about already. Block party is end of June. Then in July -- every Friday – picnic in the party. The need is for a family per week to volunteer for pick-up. The grant would cover the planters, plants dirt, public relations, porta-potties, potentially an additional entertainer for the block party. President Prime: this is an opportunity to reach out to our new neighbors in this building. Patrick Heck: You are still talking about a neighborhood event? That is, not advertising it elsewhere? Jessica: Yes, approximately 150-300 people. Jessie Mulhall: Beer tent run by the by Wright family? Jessica: the problem is really, there, the insurance.</p> <p>3. Insurance discussion will happen next month. Jessica asks if the proposal for insurance is generally supported. President Prime responds that, yes, it is. She and Mary Beth Collins have already done the interaction with insurance agent. Sue Babcock mentions that the proposed date is the weekend before the 4th of July – lots of people may be traveling. Jessica replies that they are limited by the availability of the Cork and Bottle String Band.</p>
<p>9. Proposed Concert at Breese Stevens Field – Charlie Goldstone</p>	<p>1. Mr. Goldstone is the President of Frank Productions. They have done many concerts for years starting in the 1960's. Breese Stevens has had a new turf and the parks dept approached Frank Productions about potentially for putting on shows. It would be expensive to put shows on there, but they and the parks dept are both interested to do it. There are obviously effects on the neighborhood beyond the parks part. They don't want to do it if people in the neighborhood are not interested in it. Obviously, the noise is the first big concern. Traffic and parking is the second. The goal is for this to happen once on a Saturday during the summer. They are thinking about encouraging biking, setting up a shuttle, possibly closing of part of Patterson. They need to have 6,000 people to make it financially feasible. It would be in July Aug or September.</p> <p>2. Discussion: Patrick Heck: what time? Mr. Goldstone: 7-10? Patrick Heck likes idea of Patterson. David Panofsky asks about how they will get 6,000 people in the arena. Mr. Goldstone: 2500 is the capacity of the bleachers. 3500 standing on the field. David Panofsky: Does the city have fire code problems? Mr. Goldstone: the fire department was ok with it. Jessie Mulhall: what/who will you be programming? Mr. Goldstone: we are aiming to program it to people in the neighborhood. Likely 2 or 3 acts. Patrick Heck: ticket prices? Mr. Goldstone: 25-40.</p>

	<p>David Panofsky: how do you measure the noise etc...? Mr. Goldstone: existing PA is very limited, handheld meters can measure things at a distance. David Panofsky: how is that specified? X many decibels at street level? Mr. Goldstone: yes. David Panofsky: where are the speakers going to be? Charlie: stadium is configured with the speakers pointing to Mifflin. Paul Creswell: I am interested in allowing this to happen, but I want to point out that we <i>will</i> be hearing this – no matter how they work to keep it down. It is just a reality of the situation. The council, in general, is in support (Tyler Lark, Paul Creswell, Sarah Herrick, Emily Reynolds and Sue Babcock) are all in support. Marsha Cannon: there is no set limit for these events. Where do they begin and where do they end? Patrick Heck reiterates Paul’s point: we will hear it</p>
<p>10. Alder’s Report – Ledell Zellers</p>	<ol style="list-style-type: none"> 1. David Dryer put this street sign sample together for the council which Alder Zellers shows to everyone. The logo could be incorporated into the sign such that the as they are replaced (every 15 years per sign). There's no cost to having these done one at a time as they change. The one on Johnson, for example, was just changed. An intersection with 2 signs would cost about \$350. (Adopt an intersection!) Dave's shop is looking at this as a template thing: there are other neighborhoods that want it. 2. This will be tabled in search of a new logo – the council will make a decision next month on how to proceed. 3. Burr Jones Let's Eat Out and music events – was supposed to be considered last night at Parks Commission but meeting was cancelled... 4 music events June 21, 28, July 5 and Sept 27 (Sundays noon – 6:00 pm) "Sound levels will be monitored at various places around Burr Jones Park, particularly at park boundaries, during Let's Eat Out concerts. Sound levels are not to exceed 90db at the periphery of the park. If readings are above this level, and the organizers are informed, they must take action to reduce the dB level to the agreed maximum or lower." 4. Breese Stevens – working on a RFQ for a manager for events...parking, liquor license, concessions, etc. 5. 800 S. block restaurant project has run into problems (where day shelter was) 6. Public meeting re building project for Patterson St facility for Water Utility - 110 S. Patterson - Patterson St facility for Water Utility – Feb 18 6:30 7. Joint Review Board re ½ mile rule – 800 and 900 blocks E. Johnson – Feb 25 noon LL110
<p>11. President’s Report – Patty Prime</p>	<ol style="list-style-type: none"> 1. In two weeks we can meet to discuss the McGrath proposal (Feb 26th).
<p>12. Adjournment</p>	<ol style="list-style-type: none"> 1. The meeting was adjourned at 9:50pm.