

TLNA Council Meeting Minutes
13 March 2014 7:00-9:00pm
Location: The Constellation, 10 N. Livingston St

Draft submitted 26 March 2014 by Patrick Heck, TLNA Secretary
Revised 1 April and 9 April 2014

Chair Person: Joe Lusson

Council members Present: Joe Lusson, Patty Prime, Emily Reynolds, Patrick Heck, Richard Linster, David Waugh, Keith Wessel, Kevin Luecke, Michael Ryanjoy, Richard Entenmann, James Tye, David Panofsky

Council members Absent: Tyler Lark, Jessi Mulhall, Bryan Post

Guests: Sgt. Kleinfeldt, Capt. Carl Gloede, Ledell Zellers, Joe Pepitone, Tom Maglio, David Walner, Rita Kelliher, Richard Freihoefer, Leigh Mollenhoff, David Mollenhoff, Jean-René Watchou, Chuck Zeisser

Next Scheduled Meeting: 10 April 2014

Agenda:	Actions/Discussion
1. Call to order	1. Convened at 7:02pm
2. Approval of Feb. Minutes.	1. Feb. meeting minutes approved unanimously (motion by Richard Linster, seconded by Patty Prime).
3. Welcome	1. Introduction of TLNA Council members
Introduction of guests.	1. Sgt. Kleinfeldt (MPD) 2. Capt. Carl Gloede (MPD) 3. Ledell Zellers, District 2 Alder 4. Tom Maglio, Madison Parks Div. 5. Joe Pepitone, Consultant to Parks Div. 6. David Walner, Tenney-Lapham (T-L) resident 7. Rita Kelliher, Madison Festivals, Inc. 8. Richard Freihoefer, T-L resident 9. Leigh Mollenhoff, property owner in Mansion Hill 10. David Mollenhoff, property owner in Mansion Hill 11. Jean-René Watchou, Christ Presbyterian Church (CPC) 12. Chuck Zeisser, Christ Presbyterian Church
4. Report of Neighborhood Officer -- Officer Lewis or Sgt.	1. Sgt. Kleinfeldt reported with Capt. Carl Gloede (Captain of Central District) also in attendance. 2. Brief discussion of an incident in the 1200 E. Mifflin block. The

Kleinfeldt

- perpetrator was known to the victim and arrested.
3. Sgt. Kleinfeldt encouraged all to use the police department's pages on the City's website for obtaining crime data and maps. Look for the "data and information tab." Only significant reports are described on the incident reports page, but that is also a good resource.
 4. David Waugh asked about a middle-of-the-night incident in James Madison Park when he and several neighbors called 911. The officers were not aware of the incident, but said that if it doesn't appear on the incident reports page or in the data, their contact info is on the site. All should feel free to contact them to research any matter.

5. Unfinished Business

- a. **Greater Johnson Street Businesses, upcoming meetings**
 1. Patty Prime reported on the grant proposal that she submitted to the City on behalf of TLNA to help the E. Johnson St. businesses cope with the street reconstruction project.
 2. Two reconstruction-related meetings are scheduled: one for the E. Johnson St. businesses and city representatives on Monday, 17 March at 9:00am in the Constellation community room, and a 2nd on 27 March from 6:30 to 7:30pm at the Tenney Apartments, 302 N. Baldwin. Ledell Zellers mentioned that all who want to learn about the reconstruction project and its impacts are welcome at the 27 March meeting. Word will go out on the listserv.
 3. Patty said that at the 27 March meeting there will be more info on "Turn on Johnson", the proposed marketing slogan for the campaign to help the businesses. The grant will not be awarded until later in April, but planning will continue regardless.
 4. MG&E has made a \$500 donation to the project, so fundraising is underway.
 5. The next steps include campaign cost estimates and needs, e.g., volunteers. For the Willy St. campaign, they posted a job announcement for a project coordinator. TLNA might do the same to find someone to help the campaign and businesses with scheduling events, etc.
 6. There is already a citywide Gallery Night scheduled for 4 May, so will try to fold that into the campaign.
 7. Ledell noted that the City's bus stop modification/reduction plan went to the Transportation Committee and was approved. On E. Johnson, the plan will be implemented during reconstruction and includes a safety measure to relocate stops to follow intersections rather than precede.
 8. Patty noted that should TLNA obtain the City grant, expenditures are reimbursed, so no funds are given upfront. She plans to request a donation from TLNA, perhaps at the next monthly meeting.
 9. James Tye asked if fundraising could be done electronically, e.g., via Paypal. A discussion of a campaign's website capabilities ensued, including how it could tie into the TLNA website. Patty indicated that Bob Shaw will likely help. James suggested that a Friends of James

Madison Park intern might be able to assist with the website. Joe Lusson suggested the website issue move to the committee that is handling the campaign. **James Tye, Michael Ryanjoy, Richard Linster, Dirk Entenmann and Patrick Heck all volunteered.**

10. Patty distributed the proposed Turn on Johnson slogan and logos that Jessi Mulhall designed. All agreed they were great ideas and minor alterations were discussed. The handout included possible events that campaign will try to tie into or organize.

6. New Business

a. **Tom Maglio, Parks Division update on 2014 CIP project – Breese Stevens artificial turf**

1. Tom Maglio and Joe Pepitone (consultant) presented information concerning the artificial turf's safety and installation.
2. Ledell reiterated that she had recently sent a Q&A addressing some of the concerns to the listserv. Tom distributed a similar Q&A entitled "Breese Stevens Field Artificial Turn Information Sheet."
3. Tom restated that there is \$1.2 million in the City's 2014 capital budget for the project. They hosted a user group meeting that included the 56ers, East High School Booster Club, Madison Radicals, Madison Blaze and Edgewood soccer. They also hosted a public info meeting that had only about 10 attendees due to cold weather, but felt it was a positive meeting.
4. Joe P. stated that hundreds of reports have been published since synthetic turf debuted in the early 1990s that address the materials' safety, recycling, etc., and he has no concerns. Joe and Tom showed an aerial view of the field with the proposed turf indicated and possible field markings for different sports/activities. The primary field will be aligned for soccer.
5. 2" recycled tire rubber pellets will be used in the synthetic turf system. Example materials were distributed. They will require a 12" crushed stone base, up from the usual 6", so as to retain more water. There should be almost no cancellations due to wet field conditions. There will be a fabric liner between the stone and the storm water layer, hence no leakage of the rubber pellets. They will also do pathway remedial improvements that will improve/provide cross-field access and maintenance.
6. The City has not yet chosen a vendor. RFP will go out with mid-March, quotes due in mid-April. It will be out for bid in May with actual project occurring from 4 Aug 4 to 17 Oct.
7. Richard Freihoefer said he opposes the project. He has read on the internet about lawsuits filed by parents groups, about the loss of transpiration due to grass loss, about there being no debate about an increase of surface temperature of 50 degrees. He mentioned that the CDC says TX has 16-times the amount of MRSA and staph infections, likely due to artificial turf surface temperature increases. He thinks the neighborhood should look carefully before allowing the artificial turf.
8. Joe Pepitone indicated that there are many internet reports with arguments on both sides, but that we should be careful of the studies'

- sources and arguments. Tom said that the studies are at least 10 to 1 in favor of artificial turf being safe and he is comforted by what he read.
9. Richard Linster thanked Tom for meeting with Richard and Ledell on the issue. A lot of new info was revealed and discussed. Breese Stevens is the City's facility, but is in our neighborhood and reasonable people will disagree on the project's merits. He personally is not in favor of the project, but appreciates the potential for greater usage beyond soccer, including potential community/gym nights. He also would like to see a long-term analysis of the maintenance costs of the grass surface.
 10. Dirk E. asked if the new surface would allow usage every day (yes) and what the current surface allows. Tom said there are currently about 50-60 events per year. On average, soccer is every 2 or 3 nights. The month of August is reserved for maintenance and that in the past it has been as much as 1.5 to 2.0 months reserved for maintenance. The bottom line is that the grass surface is overused. At the user group meeting, East and West High School soccer teams said they avoid Breese Stevens because it is too dangerous due to surface overuse. High schools are excited by the prospect of artificial turf.
 11. Michael Ryanjoy asked for an estimate of how much it will be used. Tom Maglio said he doesn't know exactly, but it will be used a lot more. In addition, the lack of the maintenance period will allow more events. There may be a rugby tournament and they want to play more, Madison Blaze is new, Madison Radicals want to play a lot more, and East High may want football, soccer, etc., to be there. Michael asked if reservation fees will go up. Tom said that the fee structure is under review, but they will not be using the fees to pay for the turf project.
 12. David Panofsky asked if the recycled tire pellets will be part of the design regardless of the chosen vendor. Joe P. said yes, although a few vendors also use sand under the ground rubber rather than just fabric and rock.
 13. David Walner reiterated that the project has been in the capitol budget since 2011, so it shouldn't be a surprise. It has been in the TLNA newsletter, our former alder discussed it and the Parks has talked about it for a long time. Perhaps the current discussion could have been held earlier, but in the end it will be a great boost to East High and T-L.
 14. Ledell seconded Richard's comment about the Parks Div. being responsive to new concerns. Their Q&A sheet helped her to accept some of the good things about water infiltration with the new turf. She will miss the real grass, but supports the project.
 15. Joe Lusson asked if the project is in jeopardy due to the concerns and what does Parks want from TLNA. Joe asked for any motions. Dirk Entenmann asked if there had been previous motions on the issue. Joe said no. David Waugh suggested that we take a vote at next meeting on whether or not to send a letter in support/opposition. All agreed.
 16. Patty P. asked if any City jobs are at stake. Tom M. said no, and added that mowers will be able to mow other parks more frequently – something badly needed.

17. Joe L. asked that Tom let TLNA know if immediate TLNA action is needed, but that we would wait until the next meeting to address TLNA's endorsement. All agreed.

b. Rhythm and Booms – Rita Kelliher, Madison Festivals, Inc.

1. Rita Kelliher of Madison Festivals, Inc., (MFI) gave a Powerpoint presentation and spoke about Rhythm and Booms (R&B) scheduled for Saturday, 28 June.
2. Dirk E. asked if MFI was asking TLNA to endorse the event. Rita indicated that her presentation and presence were mostly to answer any concerns and that official endorsement was not necessary.
3. American Family Insurance has been a MFI sponsor for 25 yrs. MFI is a non-profit that produces Taste of Madison, Madison Marathon, and half-marathons. Their mission is different than many non-profits in that their events are meant to enhance Madison while giving proceeds to local nonprofits by paying volunteers to work on behalf of charities.
4. MFI has official charities too, e.g., YMCA, My Team Triumph, American Family Children's Hospital, that directly receive proceeds. Anyone, whether a group or individual, can sign up on their website to volunteer. They need ~2500 volunteers and expect ~\$48,000 to go to charities from R&B volunteers. The charities receive ~\$9-\$10/hr for the volunteer work.
5. MFI knew that R&B at Warner Park was going to stop. All City agencies said yes to moving R&B to Lake Monona, so they next went to the County to get approval. The City was paying about \$100k/year for the event at Warner Park and expect to pay \$0 for the new location. MFI pays for the police. Generally, their revenue is 1/3 beverage sales, 1/3 sponsors and 1/3 donations.
6. There will be 20 barges on Lake Monona and they will have people in the water to clean up any debris. John Nolen will be blocked off from Olin to Blair and attendees will be able to sit on John Nolen, Law Park, etc.. Vendors will also be on John Nolen where there will also be an emergency lane - a huge safety improvement from cramped Warner Park. Boat launches will be closed several days ahead of time and lake access will be shut off only on the day of the event. On the day after the event, there will still be some lane closures due to clean up. There will be no surface water testing– the city said it is not necessary. No phosphorous is contained in the fireworks. Safety studies and other info are available at www.madisonfestivals.com.
7. Patty P. said that she thinks the move is amazing, but traffic has been such a problem at the old location. She asked how will traffic be managed on the isthmus after the show. Capt. Gloede (MPD) mentioned that the MPD is also an event planner in the central district. The event is new, so planning won't be perfect, but because the inflow is gradual, the viewing area is much bigger, parking will be spread out, bike access will be much improved and because bands will be playing after the fireworks, he expects better crowd outflow flow than at Warner.

8. James Tye asked if they had considered green fireworks. Rita responded that green fireworks contain trace amounts of barium, and they concluded that even small amounts are not a good thing.
9. Dirk E. asked if there was a rain date. Rita said no. That being said, fireworks can shoot off in almost any weather, including rain. Very strong winds are about the only thing that will be a problem.
10. Joe L. asked if there were anymore public meetings scheduled prior to the event. Rita said they were all scheduled – she is going to all area neighborhood associations, etc.

**c. Christ
Presbyterian
Church –
international
outreach – Jean-
René Watchou**

1. Jean-René Watchou presented.
2. Jean-René is the Director of International Outreach at CPC Chuck Zeisser, also in attendance, is a Church Elder and Chair of their Christian Witness committee.
3. International Outreach (IO) is hoping to partner with TLNA. The neighborhood is getting more diverse, including having more international students who are renters or in homestay situations. Many international students have trouble integrating so IO helps ease the transition with events such as their Friday English conversation nights, International Friendship Partnerships that match families with students. The Partnerships are very informal and he wants TLNA to partner with them. His goal is to match 10 families and students in T-L. Another event is on 22 March – an international cooking and dinner night with ~25 countries represented. Jean-René distributed flyers on the programs. Ledell asked if information is available on their website – Jean-René answered that it is all available at www.cpcmadison.org.
4. Chuck Zeisser introduced CPC's Habitat for Humanity program – they will be building a house on Powers Ave near E. Washington and N. Stoughton Rd. The family that will live in the house is TBD. 16 and 17 May are their first workdays and they will continue on Fridays and Saturdays. CPC hopes that T-L neighbors will volunteer. Chuck passed out a flyer detailing volunteer roles, including build volunteers whether skilled or not. He suggested that TLNA help distribute info. Joe Lusson said they could be included in the newsletter and listserv.
5. Patrick Heck asked if students are the only targets for the international programs. Jean-René said that they hope to help scholars, students (MATC, UW, etc.), anyone needing help through the literacy network, Centro Hispanico and any families associated with those they are serving.
6. Richard L. asked how they established their Partnership goal at 10. Jean-René said they already have about 15 partnerships and hope to get to 25. Richard said that CPC's open house was a good event, that he hopes more will show up for the 19 April Earth Day Challenge that TLNA is co-sponsoring with CPC.
7. Leigh Mollenholf mentioned that they have had many international students, families and visitors. They are great opportunities and rich experiences for families and children.

d. Integrity of historic districts: Gilman Street Proposal – David Mollenhoff

1. David and Leigh Mollenhoff distributed a packet of info related to the Gilman St. development proposed by Steve Brown.
2. Leigh and David indicated they are both active in civic affairs, including being on the Landmarks Commission for 16 years. They own a property in Mansion Hill adjacent to the proposed project and find it disturbing. They feel that should the Common Council overturn the decision by the Landmarks Commission, there will be negative implication for all central city neighborhoods, hence TLNA should be concerned.
3. Leigh gave background on the Mansion Hill neighborhood – it became a local historic district in 1978 when she was on Landmarks. About 160 of ~180 buildings in the district are “contributing” and more than 100 years old. The historic district is relatively intact.
4. Steve Brown’s proposed 3 new buildings total 840,400 cubic feet whereas the average volume of the 24 buildings in the visually related average 59,277 cubic feet. One home would be moved, one demolished and the Highlander apartment building would be demolished.
5. The home proposed for demolition was purchased in 1994 by Steve Brown. David M. said it has been neglected because Brown wanted it to deteriorate so it could be raised for future development. David maintained this is “demolition by neglect,” which is not allowable under City policy.
6. Kevin Luecke asked if the proposal fits into the new zoning regulations and downtown plan. David M. said yes, but that the actions of Landmarks Commission trump both.
7. Joe L. asked what they wanted from TLNA. David M. said that there are many old buildings in Tenney-Lapham - neighborhoods need to stick together by stopping these types of projects. We don’t want a precedent to be established that allows the destruction of contributing buildings and overrules Landmarks. They hope a TLNA board member will make a statement at the Common Council meeting
8. David M. mentioned that City Planning staff is actively supporting the development.
9. Joe L. said that some of the details get easily lost - he explained the characteristics of both national and local historic designation. If there is no local designation, it is easy to lose a building/district. Local designation is what counts because there are then protections, e.g., no demolition by neglect, new structures have to be visually related, etc.. Ledell said that the upcoming vote of Common Council will likely be 8 April. She noted that under 2% of the city is located in local historic districts and that districts are different than buildings – districts include the streetscapes and smaller houses too, hence those are also protected.
10. Richard L. asked David and Leigh to describe their property and what their outreach efforts have been on opposing the project. David M. said they bought their apartment building in 1966. They have already talked to the First Settlement neighborhood who unanimously endorsed the Landmarks decision, as did Mansion Hill. Next week they talk to the Old

Market and Regent neighborhoods.

11. Leigh M. stated that neighborhoods like T-L are at a crossroads because existing income property is not fancy enough, so development pressure is high. Young families, however, can afford to buy and convert income property – which do we want?
12. **Richard Linster moved that TLNA should object to the Brown proposal.** Discussion ensued before the motion was seconded.
13. James T. asked if this type of objection has ever happened with other projects outside of our neighborhood. Richard said yes and Joe mentioned the Edgewater as being outside T-L, yet a stand was taken.
14. David Waugh said we should support the Landmarks Commission rather than be against the developer. He added that our neighborhood needs the type of protections being discussed. The book that details the lost buildings of Madison gives many examples of the whittling away of our neighborhood, which has significant cultural artifacts. David Panofsky agreed with the idea of supporting the Landmarks Commission and supporting the City’s process.
15. Patrick H. asked Ledell what the vote was at Landmarks – she stated that it was unanimous, although the demolition by neglect issue was not considered.
16. Patty P. asked if Mansion Hill has a neighborhood plan. Ledell said no, but there is a downtown plan with accompanying height restrictions.
17. Kevin L. asked Ledell if there is an alternative to the proposal, i.e., some sort of middle ground. Ledell stated that several iterations were discussed, but that Landmarks felt that the modifications were insufficient.
18. Keith Wessel said he hoped that any TLNA vote on the issue will be unanimous.
19. James T. asked what makes sense for our neighborhood. This project doesn’t directly affect our neighborhood - the demolition by neglect issue is what matters rather than the project itself. Joe L. mentioned that T-L has 2 national register districts and TLNA wants to add local historic designation to those. We also have many landmarked buildings, so the project does have implications for T-L other than demolition by neglect issue. David W. agreed with Joe and Richard L. agreed with James.
20. David Waugh **made a motion that TLNA write a letter to support the Landmarks Commission and that the letter should also address the neighborhood’s greater concerns about demolition by neglect.** **Richard Linster seconded.** More discussion ensued.
21. Ledell stated that Common Council will eventually be dealing with the demolition by neglect issue, but on 8 April they will likely deal only with the vote to overrule Landmarks, hence issuing a certificate of appropriateness (or not). The Plan Commission will also be involved later in the process.
22. Kevin L. still preferred that the project be negotiated.
23. Dirk E. is sympathetic to Landmarks, but feels that the key issue for

TLNA is demolition by neglect.

24. Michael Ryanjoy **proposed a substitute motion/amendment for the letter to express TLNA's (1) serious concern about the demolition by neglect and (2) encouragement to the city and Steve Brown to negotiate a project.** More discussion ensued.
25. Joe Lusson asked Patty Prime (VP) to become temporary meeting chair so he could speak freely. He said all the thoughts in Michael R.'s longer motion were good ideas, but too complicated. We need to convey simpler principles to the Common Council. The Landmarks Commission was thoughtful and tried hard. They deferred several times in the process, allowing for the developer to scale down the project and the developer did not.
26. James Tye said he was supportive of the Edgewater project but is opposed to this project because it tears down contributing buildings. He suggested that the letter note that TLNA is not anti-development, but that we are concerned about this particular project. David Waugh concurred. He says rules were followed and Landmarks is composed of knowledgeable and professional people that we must support. Otherwise, they will lose power.
27. Richard L. said that this was a good discussion, however, it is a significant issue and TLNA needs to take a stand whether unanimous or not.
28. David W. seconded Richard's original motion.
29. James Tye suggests that the motion and the letter are perhaps two separate things, but he trusts the President to write an appropriate letter.
30. Patty P. summarized by saying that the sentiment seems to be that TLNA supports Landmarks in their decision and that we should comment on demolition by neglect.
31. Michael R. says he can't support the Landmarks Commission's decision.
32. Richard L. indicates that the **motion is to state that TLNA wants to uphold Landmark's decision, that we have concerns about demolition by neglect and that Joe will write a letter on those two points.**
33. Patty P. asks if David Waugh, as Development Committee Chair, should write the letter or Joe Lusson should as President. David said Joe should write it and all agreed.
34. Richard L. then declares Michael Ryanjoy's substitute amendment from earlier as unfriendly so that is dismissed.
35. James T. made a **friendly amendment for the letter to state that the neighborhood is in favor of increased density. Richard agreed to the amendment.**
36. **The motion was approved 7 to 1 with 3 abstentions.**
37. Joe Lusson resumed chairing the meeting.

7. Report of Elected Officials.

District 2 Alder Ledell Zellers reported.

1. The 800 block E. Washington development went to the Plan Commission

on 10 March. A long list of conditions were added to the project's approval.

2. The proposed Reynolds crane lot development was considered at the same Plan Commission meeting. The rezoning and the amendment to the T-L Neighborhood Plan were approved, as was the permit for demolition of the metal warehouse at N. Livingston and E. Dayton.
3. The Yahara Parkway Plan also went forward in the Plan Commission Meeting.
4. The Blink grant that Jessica Becker received for Yahara corridor public art was described.
5. The Capitol East District, which includes both sides of E. Washington, is still being promoted by the City. Contact Ledell for information.
6. James Tye asked if Ledell had any info on the restaurant project proposed at the former Lussier Teen Center. Ledell said little info was available beyond what was in the press, but that she look further into it.

- 8. President's comments**
1. Joe Lusson mentioned that TLNA was sponsoring another community night at Cargo Coffee on 20 March, 6-9pm. He encouraged all to attend.
 2. He encouraged all committee chairs to email reports to Patrick Heck, Secretary.

- 9. Report of Officers and Committees**
1. Emily Reynolds, Treasurer, reported that TLNA has \$12,038.38 in cash assets.

- a. Social/Membership**
1. Richard Linster also mentioned the 20 March community night at Cargo Coffee.

- b. Parks**
1. James Tye suggested that he is ready to purchase and donate domain registration for tenneylaphamneighborhood.org from godaddy.com. Joe Lusson and others suggested we chew on it before moving forward.

- c. Business**
1. Dirk Entenmann - no report.

- d. Development**
1. David Waugh – no report

- e. Housing**
1. Keith Wessell - no report

- f. Transportation/Safety**
1. Kevin Luecke - no report,

- g. Publicity/Newletter**
1. Jessi Mulhall – no report.

- 10. Adjournment**
1. Richard motioned to adjourn the meeting.
 2. Motion passed unanimously.
 3. Meeting adjourned at 9.18.

