

TLNA Meeting

March 10, 2016

7pm Constellation Building

Present:

Marta Staple, Ledell Zellers, Patty Prime, Marybeth Collins, Bob Klebba, Jessi Mulhall, Mark Bennett, Richard Linster, Pat Heck, Stevie Wilke, Keith Wessel, Matt Leiber, Bob Shaw, Mike Wittenwyler, Joe Howley, Jack Chandler, Vern Stevens, Jessica Becker

Call to order 7:02

Pat Heck moved to approve February's minutes, Linster seconded. Minutes approved unanimously.

Introductions

1.) Neighborhood Office Report -

Chad Crose: ccrose@cityofmadison.com

Not present, no report provided

2.) Breese Stevens season preview

Vern Stedman: vern@mallardsbaseball.com

- 7-year agreement to manage BS was signed in Dec 2015. Lease obligates Mallards to attend 2 committee meetings/year. Facility manager Lucas Malloy will be on-site day to day.
- Neighborhood Impact Plan, Responsible Alcohol Plan and Fan Access Plan are available for review and feedback.
- Patty Prime provided feedback regarding last year's large event and reiterated the importance to provide the neighbors with notification regarding street closures and timing of disruptions, etc.. Door hangers were distributed and will be an ongoing practice.
- Mallards will be taking over all concessions and plan to furnish 2-20 ft

shipping containers for concessions and food & beverage service at events.

- Pat expressed interest in having access to an events calendar. Vern shared that the website is currently being built and will be launched sometime next week (www.breesestevensfield.com). There will be an interactive page for concerns/questions. The provided contact phone number will ring direct to the facilities manager's cell phone. All road closure plans and parking information will also be on the site.

- Matt Leiber spoke about sub-committee to address such concerns as traffic, noise, community events due to Breese Stevens.

- Vern shared Upcoming Key Events for the Season:

UW Lacrosse Team

East Girl's Soccer

East Boy's soccer

East football

Madison Radicals (8 regular-season home games). Hosting National Championship (~1,000 fans expected/night)

UW-Club Rugby

56'ers (6 homes games)

Edgewood Women & Men's Soccer (17-18 events)

UofM- Soccer Tournament 4/9, 4/10

Key Concerts (3 allowed in 2016 per contract):

7/1, 8/19, and TBD for 3rd concert

New Events:

Bodega @ Breese Stevens, 5 Thursdays, starting in May. Event will include things such as: Vinyl exchange, farmers, local shops selling merchandise, vintage bike parts for sale, beer & wine, food vendors, kids games, live local music. Kicks off 5/19. 4-8pm

Catching a Reel- Friday night fish fry & movie. 3 Friday nights (June, July & August)

Beer Festival in Sept.

Event on 4/30 for Craft Beer Week

Irish Festival 8/25, 26

Fighting Bob Fest- 9/17

80-100 events are booked, with 100-120 total expected for the year.

- Pat inquired if any of the large events will overlap with any neighboring

festivals. Vern expressed that their key events won't. Some smaller ones might, but could enhance the overall traffic to the area.

3.) Support art grant application

Jessica Becker: bikerbecker@yahoo.com

- Jessica requested a \$400 donation match and a letter of support from the TNLA for an Arts & Education Grant. The 12-week program is targeted for 1st & 2nd graders as an after school arts program and is anticipated to begin approx. 1-year from now.
- The program would bring in guest artists to speak about public art and sculptures and the participants would tour the area to view existing public art displays. The group would then work to develop their own ideas to design and build their own sculptures on a team basis.
- The art would be displayed at Party in the Park 2017 and along the Yahara River the remainder of the year.

• Marybeth asked who the program would be available to. Jessica answered that it would have an approximate capacity of 20 kids (pending parent volunteers) and it would be available to everyone, likely on a first-come, first-served basis.

• Ledell suggested that the application method be available equally to all potential participants.

Steve moved to approve the donation and letter of support, Marybeth seconded. Motion approved unanimously.

4.) 906 E. Mifflin rebuild

Mike Wittenwyler: mwittenw@gklaw.com

• Mike has recently purchased 906 E Mifflin after exhausting his efforts to identify a vacant lot to build a new construction home within Tenney-Lapham. He grew up in Madison and has lived here most of his life. Since the close of his purchase of this property, he's been working on the building plans with an architect and the city and aspires to build a narrow 1-car, 2.5-story home with an additional structure located behind the home for personal guest use.

Final plans should be submitted within the next month with a target construction start date of May and completion by the end of the year.

- Linster asked about neighbor feedback. Mike has inquired with the neighbors on each side of the property, but there's been little discussion/response.
- Bob Shaw (a current neighbor) provided positive feedback. He appreciated that Mr. Wittenwyler is willing to invest in the neighborhood.
- Patty Prime reiterated that the plans meet all zoning requirements, without any variances required.
- Steve inquired about the number of chimneys. Mike clarified that there will be 3 fireplaces in the home.
- Pat Heck inquired about the height of the neighboring homes. The city limits homes to a 2.5 story, which is what Mike is proposing for his property.
- Jessi inquired about the conditional use permit. Mike expressed that it's required per the additional structure.
- Joey inquired about the new assessed value. Mike estimated \$650-700K.
- Mark asked how the character of the neighborhood influenced his design. Mike shared that the steeped roof gables, stucco exterior and stone to match Breese Stevens should all help the home blend in with the existing character of neighboring homes.
- Pat & Ledell led some discussion over the principle of a homeowner tearing down a single-family home in order to replace it with a new single-family home and the committee's overall viewpoint on this topic. It is anticipated that we may see similar proposals in the future. Since Mike's plans do not require any variances and the density of the new project will be comparable, there wasn't any concern expressed. This transition will increase the assessed value, which will be positive for the neighborhood.

5.) Blind Pig, 1444 E Washington Ave
Jack Chandler

Jack continues to work with the City for his beer bar and nightclub, located in a building that he currently owns and operates. He requested committee support for the operation. The venue would be open for events and it is

anticipated that he would serve until 11pm.

- The committee will include the 11pm closing time as a condition in their letter of support.

Pat moved to provide committee support, Steve seconded. Support approved unanimously.

6.) Affordable Housing

Patrick Heck

- This initiative currently has a large, new-development focus and is being formulated to expand as time goes on. The final model will be designed in such a way that it will be adaptable by neighboring communities.

- Patty reiterated that the plan is an avenue to communicate our concern over affordable housing with developers. It aims to outline the core values of TLNA.

- Ledell noted she had provided feedback to Patrick and noted there are alternatives to the traditional affordable housing units that are part of new apartment buildings such as co-housing & cooperatives.

- Jessi inquired about the need to revise the 2008 Neighborhood Plan with the implementation of the Affordable Housing Plan. Ledell explained that the 2008 plan is better than most and a partnership with the city would be required in order to make any revisions. Pat supported the notion that the current Neighborhood Plan is still valid in respect to values.

- Bob suggested that TNLA formally implement the practice to strongly suggest to developers that they incorporate affordable housing within their development proposals. Pat outlined the neighborhood affordable housing goal (20%) and suggested ongoing and future incentives to developers who focus on incorporating affordable housing within their projects.

- Further efforts will require committee involvement on a volunteer basis and a final statement will be available in approximately 6 months.

Pat motioned the following:

TLNA endorses continuation and completion of the committee's statement, including obtaining additional input from stakeholders, including but not limited to, the City, the development community, affordable housing

advocates, non-profits, neighborhoods, and housing-stressed persons.
Steve seconded. Motion approved unanimously.

7.) Day Shelter at Messner site update Steering Committee Report

- Patty shared that the county has had 2 meetings with United Way, Head of City Council, DMI, Catholic Charities and are working on an agreement for the future plan of the Messner center. The proposal will be brought back to stakeholders and the project will be moved to an RFP to select an operator. While TLNA has concern over the future of the day shelter, Patty recommended that the council not take any action at this point.

- Linster suggested that we have a discussion with a city council representative

- Patty has a meeting scheduled with Deedra on 3/11 with the intent to gather information about the meetings between county & United Way. She will report back to the committee.

- Steve expressed concern over Patty getting clarification between vision of services and projected annual budget for the center.

8.) Council Chair reports

- Keith:** Historic Homes website is live (<http://keithwessel.com/TLNA>). He plans to eventually connect this site into the TLNA website.

- Marta:**

Sip n' Slice event- supplies have been finalized and the event is all set. She plans to market the event via the spring newsletter, Facebook and the TLNA listserve. Event is scheduled for 4/10, 4-7pm.

Party in the Park- planning meetings are kicking off on 3/14 at 7, Cargo Coffee and will continue every other Monday.

Let's Eat Out Madison: 8 Thursdays proposed, may need to move to Tuesdays. Permit allows up to 7 carts and up to 10 dates. More to come!

Picnic in the Park: Friday evenings in July. Mural approved for the fencing again this year.

Marketing- leaflets of events will be distributed and save the date announcements in spring newsletter

- Bob**- 2 articles will be printed in the upcoming spring newsletter: walking tours & an invitation for a sidewalk painting event.
- Mark**- Parking meeting scheduled for 3/15, 7pm in the Constellation conference room.
- Marybeth**- Photo contest- landscape photos are heavy. Need to promote more photos and alternate types of photos. She plans to gather the sub-committee to select an interim photo winner.
- Jessi**- deadline was 3/10 for submissions. Should be printed this weekend for distribution prior to 4/1.
- Linster**- 17 members and \$145 in dues since last report for a total of 107 members and \$1,040 in dues collected since beginning of membership year.
- Steve**- planters still scheduled on/before 5/1.
- Matt**- suggests we designate a working group of council members to liaison with Big Top Productions to formulate a successful working relationship. Matt, Mark & Patty to meet to discuss and potentially call a meeting with facility manager, Lucas.
- Pat**-
McGrath property (Few & E Wash): open date 6/1. Corner commercial space still up for rent.
Dairy site: WHEDA funding pending. TIF financing process pending.
Galaxy: Festival Foods opening 4/8. Commercial tenants include: Pilates Studio, Fight Club, Yoga Studio (some possibly opening in April).
 Apartments and commercial space projected to open spring 2017. Condos to possibly open Spring 2017. Galaxy, floors 4-9 opening May 2016.
Reynolds/T Wall: may begin construction in April.
Renaissance Property Group (Blount St & Johnson St): Patty, Pat and Ledell met with developer and city planning staff. New proposal would move 3 houses. Steering committee forming, may meet as early as 3/31. Pat will email details

9.) Elected Official Reports

- Ledell**: Emerald Ash Borer has been identified in the neighborhood. Impacted trees will be removed.
- Cosmos (800 block E Wash): negotiations are ongoing for parking garage.
- Madison Public Market District- RFP being formulated for outside funding and for site plan
- Judge Doyle Square- 2 proposals received and are under review.

Adjourned 9:13pm