

## **TLNA Council Meeting**

March 8, 2017

Festival Foods Conference Center, 7:00 pm

**Council 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,

**Absent:** \*\*\* Andy Adams

**Liaisons Present:** Richard Linster

**Guests:** P.O. Snoddy, P.O. Alex Lewein, David McLean, Jennifer Keeley Yonda, Kavin Vau Boorhees, Kira Loehr, Trisha Prosis, Sarah Lim, Larry Jolon, Adam Wood, Andrew Serri, B. Chaney Austin, Z! Haukeness

1. Call to Order
2. Approval of February Meeting Minutes

Motion to approve February Minutes

Moved by Bob H. Seconded By Patrick H.

Passes by voice motion.

3. Welcome and Introductions
4. Neighborhood Officer Report

There was a strong arm robbery possibly involving a drug deal. It was not random and the person involved was taken into custody.

The sexual assault question raised in the last month's meeting was resolved and was between adults who knew each other.

Half dozen disorderly conducts involving the salvation army.

An armed robbery from a few months ago is still in investigation.

Bob K. asks if there is an uptick of issues around the Beacon.

Bob asks if it would be appropriate to learn how to get a handle on those issues since the weather is going to warm up.

MPD says they have been meeting with the Beacon and recognizes a lot of the new complaints are hiccups in starting an organization. Says the Beacon is committed to helping address concerns from citizens and businesses.

MPD has met several times with Beacon and in the last 11 days the Beacon has implemented a new policy and the calls have significantly decreased since that.

The unknown issue is what happens when the weather gets warmer and the users of the Beacon possibly use other areas of the neighborhood.

Senay asks if MPD has been having similar discussions with Salvation Army.

MPD envisions more patrols, more park patrol at Reynolds, Central, and James Madison Park in the coming warmer months.

Officer Alex Lewein walks the beat from 3-11 in our neighborhood

#### 5. Meals for Seniors at Festival Foods

Larry Jolon is here to introduce meals for seniors at Festival Foods. He is representing the East Side Madison Coalition of the Aging. Festival Foods and Dane County have a partnership to provide healthy, nutritious meals for older adults (60+) from 11am-1pm at Festival Foods. There is a suggested 4 dollar donation. People eat in the mezzanine at Festival. About 30 people are currently taking advantage of the program. There are volunteers to get meals for attendants. There is also decaf coffee, orange juice, and water. There is a transit service provided to certain senior homes. People need to call by 12 the day before the meal to reserve a ride. Information is on the flyer attached.

#### 6. Detached Garage 442 Sidney – seeking support

David and Nancy McLean

Keith and Patty from the council have already met with the McLeans and received information.

David gives a presentation on their proposed garage.

They don't currently have a garage and would like to build one.

They need a few approvals from the city – their plans are currently larger than what the city allows because they have a boat they want to store which is larger than standard car lengths. They also need city approval because garages can't be larger than 10% of the lot itself. Due to having a small lot, that size of a garage would not be helpful to them.

They are under the site allowable coverage limit for the city.

The upstairs of the garage will be finished and usable.

Motion to support from Elena, seconded by Martha.

Bob K. asks if it is designed to be an ADU in the future. It might be in the future.

Patrick H. abstains, the rest vote aye in support. Motion to support passes by voice vote.

### **Split Lot at 943 Dayton Street**

The lot is currently 66 feet wide and was two separate lots until a few years ago. The residents of 943 Dayton Street, Jennifer Keeley Yonda and Andrew Keeley Yonda, want to split the lots again and build a new house on the added lot, which they plan to move into.

Kira Loehr and Trish Prosis are their neighbors who live next to the proposed new house and would be most impacted as their deck on top of garage is currently surrounded by trees that would need to be removed for construction and would be replaced with a house.

Kira says they bought the house partially for the deck and never thought anything would change with the lot next door. They are concerned that this is their only time to provide input on the lot split without any knowledge of the future development and impact on their property.

Patrick wants to clarify that we are only talking about splitting the lot at this point.

Could they build the house without splitting the lot? Asks Martha. They would like to move into the new house and rent their older house.

The neighborhood plan has a desire for infill and building density, so this would fit those desires.

Motion from Tyler, Seconded by Senay.

Tyler asks when the deck was built – 2015.

Bob K. says his concern is we want to support what the neighborhood supports and the vibe of the neighborhood. He is not convinced we could write a letter of support that would reflect the vibe of the neighborhood.

Kira states that the more trees that can be saved in the process would be better for them.

Meghan states that the trees could be cut down with no approvals, so concerns regarding trees can only go so far with the council.

Richard states that he doesn't see the harm in waiting until the couple has more plans to share with us, which would give the neighbors time to gain more information as well.

The Yondas clarify that the city won't review any house plans until the lot is divided, so this is the first necessary step in the process.

Patty calls the question – all in favor of writing letter of support.

Nay 3

Abstain 4

Ayes Carry

## 7. Reynolds Park Temporary Alcohol Ban

Question is should we allow alcohol at Reynolds Field?

We were entertaining the idea of a temporary ban, a 90-day trial to give us an idea of how that would work, as opposed to a permanent ban, which requires a lot of steps and effort.

Andrew Serri – Lives on East Mifflin across from Reynolds Field. He supports a ban on alcohol. He has lived here for four months and since he has moved in he has encountered many people under the influence to the point of falling over. There is also the issue of people being drunk and panhandling and harassing people. He supports a ban.

Josh Schmitt– head of park rangers from City of Madison is here.

Patty met with Festival Foods to ask if they could change anything, and MPD also made that request. Festival Foods says they want to honor all their customers and made no changes.

Patty asks what enforcement would look like for a temporary alcohol ban.

Officer says citations will be given to all people indiscriminately.

MPD doesn't have the resources to spend a lot of time to address the ban though.

Officer says bans sometimes work and sometimes don't work.

Opinion of Central District is officially that they are unsure if this will be a band-aid or a permanent fix.

He raises the question of how would it be enforced, he says that people panhandling outside festival seem to use money to buy small bottles of liquor from Festival.

Bill McGrath notes that he has spoken to many police officers, and 100% of them said a ban was the best option.

Adam Wood – lives on few street. He goes there quite often with his kids. They have several times encountered people there and been harassed and had to leave because of fears for safety. He doesn't feel that alcohol was a factor in many of those situations. He opposes this because he doesn't think it would solve any issues.

A 90 day ban is not a citable offense, only enforced under trespass. People need to leave park for 24 hours.

Jonny says in the November meeting there was a plan to do more targeted enforcement at Reynolds. MPD clarifies that is not necessarily the case now as they are finding they will have limited resources to patrol the park.

Keith asks about the advantages of doing this on a temporary basis. The process is easier and it would be a project to see what happens.

Bob H. asks what makes these bans successful. Josh says a 90 day ban may interrupt the behavior by not allowing the behavior for a certain amount of time.

Karen lives on East Mifflin directly across from the park. She moved here in August. She enjoys looking out at the park. She doesn't see a lot of people going there to picnic or have happy hour. She notes that around 2-4am, there would be loud people in the park fighting and arguing to the point that she could not sleep. She has had to close her windows at night to keep the noise out.

MPD states it is known that people panhandle outside festival to get just enough money to buy small bottles of alcohol.

There also needs to be a strategy to determine when the ban goes into place.

Bob K. notes that he lives in James Madison Park and is very sympathetic to neighbor issues to what's going on in Reynolds and James Madison has the same issues. It is not obvious to him that a ban would fix the issues.

Bill notes that it is easier to enforce a ban in Reynolds than James Madison because of the location and layout of the park.

Martha notes she would support a ban for reasons raised by neighbors regarding safety in the park.

Jonny notes we were thinking of a lot of issues in November and questions what else we could do for favorable policies?

Ledell notes there is no conditions on the alcohol license for festival compared to capitol centre downtown, which has three conditions, including one for the ban of sale of small bottles. These licenses are renewed annually, likely in May.

Patty notes she will work with Ledell to work with Festival and look into adding a condition to their license as they have not made any changes after discussions with MPD or the neighborhood.

Patty calls the question – Do we support a temporary alcohol ban in Reynolds Park?

Bob H. makes motion to enact a temporary alcohol ban in the park, Martha seconds it. Tyler asks when would be good timing.

Adam notes there hasn't been a lot of positive use of the park. He questions what people's motivations are regarding putting a ban in place.

Patrick thinks people are setting up a racist double standard.

Andrew reiterates he is concerned about the behavior in the park.

Sarah Lim works for City of Madison on homeless issues. She notes that Operation Welcome home is focused on hot spots downtown to reach out to homeless populations.

Cameron states that he thinks the temporary ban should be tried, as it is not permanent, but a needed experiment. The council has a duty to protect the neighborhood from nuisance and the existing use of the park as a day drinking shelter is undermining the other peaceful uses for residents of the neighborhood. He has found needles in the park and picks up bottles and cans of liquor on a daily basis. He fears that with warm weather the issues are going to be much

more severe and the neighborhood needs to act urgently before the park is more permanently labeled as an unappealing place. He states that he didn't see a single person or family use the picnic tables last summer for drinking purposes, mostly because they were always occupied from the early morning. He notes that other actions should be taken as well, such as placing conditions on festival's liquor license and taking steps to reinvigorate the park while the ban is in effect. This is a serious issue that requires a multi-pronged approach.

The 90 day ban needs support of police, alder, and the park superintendent.

Parks would start by providing warnings for a couple of weeks before it would then ban people who are drinking from the park for one day. If that person returns within the period of time, they would be banned for 30 days. There would be no monetary fines associated with a violation.

Bob H. clarifies the motion to start the ban in May.

Aye - 4

Nay - 5

Abstain - 5

Nays carry

## 8. Transportation

Patty requests to move this onto the April agenda so we can prepare to ask more questions, given it is 9:15 p.m.

Adam notes at Sherman and Blount the ramps are not ADA compliant. Patrick will be initiating communication with the neighborhood regarding the Houden proposal.

The bike diverter will be introduced to council on April 17, 2018 (projected, not absolute)

- April 24 - Pedestrian Bike Motor Vehicle Commission
- May 2 - Board of Public Works,
- May 15 - Final Council Vote

## 9. Elected Official Update:

Alder Zellers said she just heard that the Matty/RPG project at Blount/Dayton/Johnson has received financing and work is continuing on site.

Beacon Update - Concerns by Lance McGrath regarding Settlement Place Apartments.

Catholic Charities will have a meeting with neighbors. First Settlement District of Capitol

Neighborhoods Inc. is thinking about having regular meetings with the Beacon to address issues.

- Zellers is working on a zero lot line ordinance. This will impact individually landmarked houses and homes in local historic districts. This is a result of problems with a next door neighbor not allowing persons access to maintain historic structures.
- Car-X demo was approved.
- Breese Stevens – Parks is working on drafting a contract. Timing of introduction is being discussed because there is a collision of Big Top wanting a 2019 soccer season and the timing of upcoming meetings.
- Chief Koval has asked each police district to set up a community advisory committee. TLNA should think about who should represent the neighborhood on the committee.
- Marta has organized the first meeting for Party in the Park – June 10, 4-7 pm.

Motion to Adjourn – Bob K. Seconded by Patrick .

## **TLNA Development Report**

For TLNA 8 March 2018 Meeting

By Patrick Heck

See TLNA development website for more details.

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

This proposal, which is opposed by TLNA Council, is expected to come before the Urban Design Commission on March 21. The UDC will provide an advisory opinion only. Plan Commission should consider the proposal, including its accompanying rezoning request on April 2 and Common Council on April 10, but the schedule could change. Watch Ledell's weekly emails about city meetings for details. Public testimony will be accepted at UDC, Plan Commission and Common Council on the proposal and advice about giving neighbor input to those bodies will be distributed shortly to the TLNA Steering Committee, TLNA Council and through social media.

If the City approves the proposal, demolitions of 4 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)***

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. The County Board has not yet approved Gorman's selection, but this should occur on April 12, assuming it passes the County's Personnel and Finance Committee on March 15, which is expected. There will be additional County considerations of the proposal, e.g., negotiations surrounding funding from the County's Affordable Housing Development Fund, the ground lease, etc. District 2 County Supervisor Heidi Wegleitner plans to ask that any awarded county affordable housing funds include a condition that 12% of the apartments be reserved for homeless families regardless of veteran status. Gorman and Co. are reportedly supportive of this concept.

After the County approves, 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 has not yet been scheduled, but was earlier postponed from Feb. 13. Eventually, a TLNA steering committee will form where finer details of the proposal will be discussed and neighborhood input will be addressed and potentially used to improve the proposal.

### ***-- Renaissance Property Group (Blount/Johnson)***

Further excavation and construction for the new E. Johnson building (next to the Caribou) with ground floor commercial space and 21 micro-units is reportedly going to start up soon. The delays over the winter were unexpected but there is no information that the project has encountered some sort of setback. 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.

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

Some smaller retail/commercial space is available on the ground floor of the Lyric. The Car-X building is expected to be demolished soon. There is still no word on plans for the vacant eastern portion of the block, including the Car-X lot that Stone House purchased.

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

Only a few Starliner Condos and Starliner Loft Condos behind the Galaxie remain unsold.

**-- *Salvation Army (630 E. Washington)***

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