



Tenney Lapham Neighborhood Association

Meeting Title	:	Tenney Lapham Neighborhood Council Board of Directors Meeting
Date	:	April 12, 2012
Time	:	6:30 P.M.
Place	:	Tenney Park Apartments, 302 N. Baldwin Street
Chair Person	:	Richard Linster
In Attendance	:	<p>Internal: Richard Linster; Patty Prime; Carol Weidel; Jesse Mulhall; Richard Freihoefer; Joe Shumow; Lia Vellardita; David Waugh; Jim Wright; Joe Lusson; Pat McDonnell; Jim Roper; Thuy Nguyen; Tim Olson; Michael Ryanjoy;</p> <p>Visitors: Tom Magglio; Katie Kisiolek; GiGi Holland; Mel Trudeau; Sgt. Tony Fiore; Tim Metcalfe Kevin Metcalfe, Mike Krolczyk (CD Smith); Bridget Maniaci;</p>
Absent	:	<p>Internal: David Wallner; Dave Grace; Ben Halfen; Echnaton Vedder Denise Breyne; Susan Baumann-Duren; Gay Zeilske;</p>
Minutes Submitted By	:	Joseph Shumow
Minutes Submitted On	:	April 12, 2012
Next Scheduled Meeting	:	<p>Date: May 10, 2012</p> <p>Time:</p> <p>Place:</p>

1. Call to Order

The meeting was called to order at 6:31 P.M. by Chair Linster, having provided due notice of the meeting and with a quorum present.

2. Approval of Minutes

Patty Prime moved approval of the minutes of the Board meeting on March 8, 2012. David Waugh seconded the motion. Motion passed unanimously.

3. Guests

A. Mel Trudeau of underground kitchen presented a proposal for a 30-seat restaurant on East Johnson, to be opening at the end of June. Pricing will be \$4-\$20, with wine. Patty Prime moved that TLNA welcome underground kitchen and support their proposal for a liquor license. David Waugh seconded. Motion passed unanimously.



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B. GiGi Holland tends five gardens in public locations including James Madison and Tenney. She has worked with Parks, but her concerns about dead nursery stock is not being addressed. Tom Maglio of Parks promised to look into it.

C. Tom Maglio of the Parks Department presented a plan for narrowing of Thornton Avenue; a new parking lot for the new Tenney Shelter; construction of new bridge on Thornton Avenue; adding lights to the tennis court. Pat McDonnell moved that TLNA approve the renovations as discussed. Joe Lusson seconded. Motion carried unanimously.

D. Katie Kisiolk, 1026 Sherman Avenue, explained that her existing house was to be renovated. After obtaining bids, she and her husband (who is traveling) decided demolition and rebuilding was more cost effective. They met with the City Architect to have it better fit the style of the neighborhood (prairie style). They have walked the neighborhood and met with Alder Maniaci as well. They are very excited to move to TLNA! They would like our approval prior to going to the Zoning Board of Appeals in order to get approval for the side setbacks variances. Neighbors spoke highly of the improvements. Joe Lusson moved to support the renovations. Patty Prime seconded.

4. Report of Neighborhood Office

Sergeant Tony Fiore appeared on behalf of the new neighborhood officer, Officer Trent Scanlon (spelling?), who is on bed rest. Sgt. Fiore noted that the neighborhood is in one of its best conditions since he was assigned downtown seven years ago. Tim Olson reported someone stole a bike from his back porch at about 9 p.m. last month. Sgt. Fiore discussed the new computerized pawn system. We wished a speedy recovery to Officer Scanlon.

5. Comments of President

Chair Linster deferred.

6. Reports of Officers and Committees

All Officers and committee chairs deferred.

7. Presentation by Tim Metcalfe

Tim introduced the team. Other than he and Kevin, the team includes: CD Smith will provide construction and financing (including providing financing out of its general fund). Randy Roth is a new markets tax credit expert. Kubala Washatko Architects are the design architects.

Tim and Kevin explained that they commissioned a study of Madison and found that Tenney Lapham is a “food desert,” in that there isn’t a grocery store within 2.5 miles of the 800 block of East Washington. They asked ULI to be part of their package. ULI turned them down. Tim continued to pursue other options (Madison Dairy). Tim contacted Marsha Rummel and Bridget Maniaci. After meeting, each alder wanted Tim to meet with the neighborhood councils.

The plan includes a 60,000 square foot grocery store (cf. 64,000 Hilldale Sentry; 68,000 west side store; Willy Street Coop is 16,000) with 42,000 square feet of retail store (which is the part customers see). There is a 10,000 square foot rooftop farm, which is enclosed (neighborhood access is expected to be permitted in this area). There is 60,000 square feet of office space in Madison Sustainability Center



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(perhaps including Energy Center of Wisconsin and Sustain Dane). There is a parking ramp, courtyard between the parking ramp and grocery store entrance. There is a three-story hotel (130 rooms), part of a five-story building, with a pub on the first floor and a sustainable restaurant. There is room for a health club on the second level. They are looking at adding two- and three-bedroom townhouses and apartments in a “horseshoe” on top of the parking facility (of 600 units). If hotel doesn’t work, then they will put 45,000 square feet of additional office space. They are proposing 4,000 square feet of retail for a locally-owned fast/casual restaurant to face Breese Stevens Field. There are plans for 8,000 square feet of meeting rooms and open area on the top of the office building space.

The estimated cost is \$71mm, constructed over two phases. The first phase will be completed in August 2014 (grocery; fitness center); then completed August 2015 (residential). The project is self-financed. The developer will pursue NMTC and TIF.

TLNA members and visitors spoke, including:

- David Waugh is worried about the neighborhood getting involved in the “strange politicking” going on with the City processes. He likes the project, but he wants the neighborhood to be careful about how it gets involved.
- Richard F. doesn’t care what Soglin wants; he wants what is best for Tenney Lapham.
- [Visitor Joe] wasn’t aware that TLNA was going to make a decision tonight and encouraged TLNA to not make a decision.
- Visitor Bob Klebba is enchanted by the project, but he is concerned about the politics, too. He compared his experience with the James Madison Park House to this situation.
- Joe Lusson thinks this proposal will draw people to the neighborhood. He supports this proposal, regardless of the politics.
- Tim Olson is excited that there are two good projects in the neighborhood. Conceptually, Tim likes this proposal more than ULI’s.
- [Visitor Garrett] suggested an ad hoc committee.
- [Visitor from Das Kronenburg] is “wow’d by the grocery store concept, both by

Michael Ryanjoy moved that TLNA have a meeting next week to further discuss this proposal. Lia Vellardita seconded. Patrick McDonnell requested that this meeting provide background on the nature of this proposal (i.e., that the City is pursuing a deal with ULI, not Metcalfe’s). Competing bidder Sandy DeWitt noted that he doesn’t know whether ULI has outstanding contingencies. Jim Bauer noted that ULI and the City has entered into a letter of intent. Bridget Maniaci noted that there will be three meetings with city committees in the next two weeks. She would like to know the committee’s opinion tonight. Motion carried unanimously.

8. Unfinished Business

The agenda called for Gay Davidson-Zielske to continue a discussion on poetry. She was not available.

9. New Business

Patrick McDonnell presented about a revitalization group. After the Johnson/Gorham two-way study meeting, the study group recommended continued one-way on each street. Patrick formed a group of Jim and Tina (Business Chair), Tim (Transportation Chair), Joe Lusson (Housing Chair) and himself. The study was not sufficient, according to Patrick, to make the decision about traffic in that it looked only at Johnson and Gorham in isolation. The decision to stay one-way was against the vitality of the



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neighborhood. He proposes TLNA create a special committee that will try to help promote and educate others to support Alder Maniaci's proposal to amend the acceptance of the Strand proposal to accepting the proposal for reconstruction so long as the reconstruction doesn't forbid creating a two-way street eventually. Some members wondered whether it would be easier to reject the proposal. Patrick and Bridget both thought that would be a difficult "sell" for the rest of the council. It is the sense of TLNA that this ad hoc group continue to meet and report back to TLNA from time-to-time. Patrick further moved that TLNA endorse the alternate proposal discussed above. Michael seconded. Patrick intends to write a letter on behalf of TLNA. Motion passed.

10. Alder. Report

Alder Maniaci reported that there will be a walk through the James Madison Park community gardens. Developer is looking at two properties on 700 block of Gorham that are for sale. Bridget met with officer on liquor licenses in the neighborhood. Bridget will be proposing a resolution to reject the ULI agreement.

11. Good and Welfare

Jim Wright brought Ale Asylum!

12. Adjournment

Joe Shumow moved and Patrick McDonnell seconded adjournment of the meeting. No discussion was permitted. Motion passed unanimously.