

## TLNA Council Meeting

April 13, 2018

Festival Foods Conference Center, 7:00 pm

**Present:** Patty Prime, Tyler Lark, Martha Classen, Jonny Hunter, Marta Staple, Jessi Mulhall, Bob Klebba, Cameron Field, Keith Wessel, Patrick Heck, Senay Goitom, Elena Satut-Duncan, Meghan Conlin, Karla Handel, Andy Adams

**Absent:** \*\*\*Bob Hemauer

**Guests:** Alder Ledell Zellers,

Call to order 7:01 pm

1. Approval of March minutes and introductions  
Patrick Moves - Elena Seconds -

See <http://www.tenneylapham.org/web-data/news/minute/032018.pdf>.

Approved by voice vote.

2. Neighborhood Officer Report - Officer Andre Lewis

There was a stranger sexual assault in the neighborhood at East Johnson and North Blair at 3:33am on April 7.

Officer Andre requests MPD attend a small group meeting with TLNA Council to come up with better ideas to deal with James Madison Park since MPD's actions (citations and observation) has not alleviated problems the past few years.

Coffee with a Cop is being moved to the Festival Foods Mezzanine at 6:30 on the second Thursday of each month (30 minutes before the TLNA Council meeting).

3. Recommendation to amend TLNA support for Maria's change of hours  
Jack Chandler

Jack is here looking to amend prior discussions to say the bar will close at midnight on Wednesday, Thursday, and Sundays. He is asking the support letter to ARLC be changed from 1 am performance-end time and a 2 am closing-time to only apply to Friday and Saturday, and a closing time of midnight for weekdays (days other than Friday and Saturday).

**Jessi motions to support Jack's request to amend the letter to ARLC in support of Maria's having a close time of midnight on weekdays and a 1 am performance end time and 2 am close on Friday and Saturday.**

Bob K. seconds

Tyler asks why the hours are being shortened from what the Council already supported. Alder Zellers clarifies that a few people in the neighborhood sent comments regarding hours and weekdays.

**Motion passes by voice vote.**

4. Traffic Safety Recommendations - see attached  
Jonny Hunter

Jonny states that this plan is not the ideal plan for the neighborhood, but it is doing what we can with the tools given by Traffic and Engineering. He thinks more effective tools that are not currently supported by the City are raised intersections and crosswalks as well as more diversions. However, he thinks given the increased traffic and speed of traffic in the neighborhood, action is needed quickly to keep bikers and pedestrians safe in the neighborhood, so we should do what we can with the tools at our disposal.

All way stops are being added to create traffic calming, specifically around the elementary school where there are a lot of children crossing the street.

The stop sign changes are being requested to facilitate safety for the bike boulevard and efficiency.

A street light has been added on the 600 block. More lights are requested on the 1000 block and the 700 block.

**Patrick moves to write a letter to Traffic and Engineering and Alder Zellers to support the following:  
Seconded by Martha and Bob K.:**

All-way stop at Ingersoll and Mifflin  
All-way stop at Dayton and Ingersoll  
Additional street lights 1000 blocks of Mifflin  
Sign(s) restricting access to Dayton St. from Baldwin during rush hours (not a diverter)  
Sign(s) restricting access to Mifflin St. from Baldwin during rush hours (not a diverter)  
Curb cuts at Door 2 at Lapham School  
Additional street light on 600 block of Mifflin (already installed)  
Install a permanent traffic diverter at Mifflin and Blair  
Biker-friendly button to activate flasher at Mifflin and Blair (both directions on Mifflin)

**Passes via Voice Vote (unanimous).**

Discussion on the following topics:

Speed humps Dayton 800  
Speed humps 00 Blount (between East Washington and Mifflin)  
Speed humps 100 Blount  
Speed humps 700 Mifflin

Speed humps 1000 Mifflin  
Flip stop signs at Dickenson and Dayton

**Patrick moves to approve speed humps on all streets not on Mifflin, seconded by Bob K.**

The question is raised if the speed humps can have cut through sections for smaller wheels like bikes and skateboards. It is agreed that the council should ask whether that is an option.

Alder Zellers notes that we should engage neighbors where the speed humps.

Bob K. notes the speed humps are tried to be placed every 300 feet.

Patty calls the question: **Motion to support all speed humps not on Mifflin (00 Blount, 100 Blount, 800 Dayton) passes by voice vote, one against. Motion carries.**

Discussion on speed humps on Mifflin.

**Motion to support all speed humps on Mifflin (700 and 1000) blocks by Bob K., seconded by Tyler Lark**

Discussion:

Senay asks if 700 if truly necessary if there is a diverter.

Jonny notes that since there isn't a stop sign at Mifflin heading west, so the places where the speed humps are are for blocks with 2 blocks in a row with no stop signs.

Jonny asks Ledell about the City getting a Transportation Director, what will happen then? Are we jumping the gun? Ledell doesn't think it would be inappropriate to start this process and make these requests.

**Motion on Mifflin speed humps passes by voice vote. Opposed by 2. Motion carries.**

Tyler raises the question of a raised crosswalk on the 800 block of East Dayton. Jonny notes he thinks we should come back to that and other singular issues or listening sessions next.

**Motion to accept flipping stop signs at Dickenson and Dayton, seconded.**

**Motion on Dickenson and Dayton stop sign flip passes by voice vote. Opposed by 2. Motion carries.**

5. Makeshift Event at Tenney Park - TLNA support

Last year Makeshift was held at Olbrich park, over 4000 people attended. It was a free event with food and art. This year it is proposed to be on August 12 in Tenney Park. He is asking for TLNA's support. They will be working with businesses nearby to use parking lots so the parking impact on the neighborhood will be minimal. Martha moves to support, Meghan seconds.

Motion passes via voice vote. Jonny abstains. Motion carries.

6. City grant for Tenney-Lapham 100 celebration!

TLNA received top marks for a city grant celebrating 100 years of the neighborhood. The cornerstone will be an event in September, around September 10. A planning committee will need to be pulled together. The theme will be an old-fashioned event since it is celebrating a 100 year history. This proposal has signs in front of historic homes, a redesign of the neighborhood sign, a permanent art installation in the park, and a celebration.

Patty notes it might be helpful to get a task force together on this celebration.

#### 7. Breese Stevens contract proposal - Vern Stenman

Patty notes a lot of the points in the letter provided by Vern match TLNA's requests. So there are some options for motions tonight, support the letter in general, support only part of the letter, or oppose and only support certain parts of the letter.

Ledell thanks Charlie Romines, who recently left the Parks Department, for attending to answer questions on behalf of Madison Parks.

Patty notes the difference between TLNA recommendations and Big Top's proposal are:

- 1) Liquor - TLNA opposed use of liquor, the Big Top proposal allows the use of liquor for certain limited private events
- 2) School night performances - TLNA opposed school night concerts, Big Top proposes to limit the number of school night concerts to 3 per year and 20 over the life of the contract.

Jonny asks about this process, what exactly does TLNA have to vote on here since we haven't seen the contract from the City, he would like to see the contract before we have any votes in favor or against.

Vern says that he hears concerns from the TLNA council and Big Top is committed to having an agreement that addresses those and he is confident Alder Zellers will represent the neighborhood through the contract drafting process.

Charlie Romines notes that the point of this meeting is not to agree to a contract, but it helps inform the parks department what is important to a neighborhood.

Marsha Cannon is here to voice her opposition to noise from the events. She is in support of how Big Top has revitalized Breese Stevens, but takes issue with how much noise is produced from the concerts. She says that it may be wise to create two contracts: one for the public benefit events like school sports and one for concerts, which would keep Big Top on a shorter leash. She states that the parks commission process was not compassionate to her complaints on noise.

Charlie notes that two contracts may complicate the viability of having a single operator of the facility.

Bob K. asks where these noise levels fall within the existing park decibel levels. He says there are not permits for 100 decibels, that is why Big Top needs a special use agreement. Bob K. notes that Austin, TX limits certain SXSW concerts to 85 decibels. Charlie notes the main park for SXSW is very large, more similar to Elver Park, so it is hard to compare.

Tyler raises a question on parking and traffic, if Vern or Ledell have any other information on mitigating the impact of events of residents who park on the street and access the neighborhood.

Vern says they hope the new parking garage will reduce traffic in the neighborhood and they will keep encouraging people to bike.

Jonny asks if planning ever commented on parking impacts. Alder Zellers says they look at things prospectively. Jonny notes another venue is going in by the parking garage the city is building. Jonny notes the impact of parking and traffic is major and we need to worry about it. He also notes that SXSW occurs in multiple parks across Austin, some of which are not the large park reference by Mr. Romines.

Bob K. says he wants to recognize Vern for his good faith and Big Top's good faith for working with the neighborhood.

Cameron notes that the City and Big Top should discuss adding a BCycle station at Breese Stevens Field to help alleviate parking concerns. The city owns the park and therefore should be placing a station there since there is a dearth of stations down East Washington. The station would be a community benefit when concerts were not happening.

Patty notes the neighborhood is 50% more populous than a few years ago. Parking has become more limited. The TLNA tried to organize feedback from the neighborhood into one letter and sent it to parks. The issue tonight is, as a Council, do we like the direction they are going? Do we not like the direction they are going?

Tyler makes a motion to write a letter of support for all points in the letter, thanking Big Top for its efforts to work with the neighborhood, and adding in points of concern regarding our interest in seeing the contract language, and traffic and parking impacts.. Martha seconds.

Jonny notes if we limit night time soccer games, it would have a positive impact on parking. He proposes an amendment to match decibel limits to what McPike Park is held to and to encourage restrictions of night time soccer games. Amendment accepted.

Patrick doesn't think it is the neighborhood's right to look at the contract. Martha notes she doesn't think it is a good cycle to let neighborhoods see the contracts in case it turns into a cyclical review process. Martha thinks it is the city's responsibility to look into the traffic and parking problems. She thinks we need to lean on the city to address these problems.

Vern notes that most of the motion is outstanding, but reducing decibel levels at the board for concerts would end major concerts at Breese. Band's control their sound and you can't attract nationally touring acts with a decibel limit at the board lower than 100.

Martha notes she wouldn't support this motion now because it changes our previous position on sound limits, since TLNA previously voted to allow the 100 decibel limit at the board.

Keith requests a clarification. Tyler wants to acknowledge the compromises in the letter from Big Top and support the points in that letter, but add for concerns 1) reduce decibel limits to those of McPike Park, 2) push to limit the number of soccer games at night 3) traffic and parking 4) concerns on the number of school night concerts.

**Patty calls for vote on voicing concerns for decibels - nays carry.**

**Patty calls the question for adding concern on reducing school night concerts - nays carry.**

**Tyler revises his motion to send letter of support to City supporting Big Top's response letter with two concerns: 1) ongoing concerns with traffic and parking and 2) voicing TLNA's request to review contract language before it is finalized.**

**Motion carries via voice vote.**

#### 8. Council member updates

Tyler Lark - Five fruit trees will be planted in Reynolds Park on Earth Day this year.

- Development update - Patrick Heck

UDC gave a summary on people's opinions on the East Johnson 700 block, they generally supported the design and didn't have concerns about the 4 story height being outside of neighborhood plan, but they did express concerns about the overall scale of the new buildings. Now it goes to plan commission on April 23.

- Party in the Park - Marta Staple

Party in the Park is on Sunday, June 10th from 4-7. Volunteers are needed for registration of TLNA membership and scooping ice cream. Eight volunteers will be needed.

#### 9. Elected officials report

The Diverter at Mifflin and Blair is going to PBMV on April 24th, then Board of Public Works on May 2, and to Common Council on May 15.

There is a staff driven initiative on "Festival Fatigue" to discuss things like noise and transportation concerns. This is planned for May 3rd at 6:30 or 7pm. .

There are 82 troughs on top of the Galaxy for gardens. They were not able to line up a full time gardener, so they are offering them to people in the building to have garden plots.

There is a meeting on the Messner proposal on May 8 from 7-9 at Christ Presbyterian Church.

Gates of Heaven May 14h at 6pm there is a public input meeting on James Madison Park.

Alder Zellers and Patty met with MPD regarding conditions on Festival's alcohol license. The license will be removed from consent agenda to place standard conditions on the Festival alcohol license which are the same standard conditions placed on other Downtown alcohol retailers.

#### 10. President comments

The Hill Family did not get a grant to update their Hill Family Grocery building.

Motion to Adjourn - Seconded.

**TLNA Development Report**  
For TLNA 12 April 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, was before the Urban Design Commission on April 11. The UDC was asked to give an advisory opinion only to Plan Commission – they did not vote up or down on the proposal. Their opinion was generally that the design, 4-story height, and front-facing ground floor walls were fine, but there were some reservations expressed about the scale of the new buildings and their impact on the rest of the block. Plan Commission will consider the proposal, including its accompanying rezoning request on April 23 and Common Council on May 1, but the schedule could change again. Watch Ledell's weekly emails about city meetings for details. Public testimony will be accepted at Plan Commission and Common Council on the proposal and advice about giving neighbor input to those bodies has been distributed to the TLNA Steering Committee and the TLNA listserv.

The UDC also approved of the moving of 2 existing houses on the 700 E. Johnson block to the double lot at 827 E. Gorham. That portion of the proposal will also will be seeking approval by Plan Commission. As it stands and if the proposal is approved, 4 homes would be demolished, 3 moved, and 4 remaining on site.

If the City approves the proposal, demolitions of 4 existing houses, the moving of 3 others, and construction of two 27-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 approved Gorman's selection. 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.

The developer will now begin the usual City of Madison development approval process. As is typical, Alder Zellers has called a neighborhood meeting so the chosen developer can present their concept and take initial input. That meeting take place on May 8 at 7-9pm at Christ Presbyterian Church. A TLNA steering committee will form after that meeting 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)**

Excavation and construction for the new E. Johnson building (next to the Caribou) with ground floor commercial space and 21 micro-units has restarted. RPG was reportedly waiting for the last pieces of their financing in order to restart. 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)**

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.

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

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