

TLNA Meeting

May 12, 2016

Festival Foods Conference Center, 7:00pm

Present:

Ledell Zellers, Marybeth Collins, Steve Wilke, Jessi Mulhall, Tyler Lark, Sarah Herrick, Steve Maerz, Lisa Hoff, Bob Klebba, Ben Stevens, Mark Bennett, Pat Heck, Kevin Wessel, Officers Chad Crose and Alexander Berkovitz, Lee Christensen, Kyle Dumbleton, Heather Stouder, Jeremy Eppler

Call to Order

Pat Heck moved to approve April's minutes, Steve Wilke seconded. Minutes approved unanimously.

Introductions

1.) Neighborhood Office Report

Chad Crose: ccrose@cityofmadison.com

- Serving of beer has been approved for the upcoming Party in the Park at Reynolds Park. Permits would be required for consumption in the street, but they are not required for consumption within the park itself.
- Crime numbers were shared. The most frequent recorded offense was traffic stops.
- Traffic report: bike patrolling will be getting going soon. Monitoring will occur most heavily along the bike boulevard and on Johnson St. The City is awaiting an update on a grant that was applied for which would allow for additional monitoring within the neighborhood.

2.) Galaxie Phase III

Lee Christenson: lee.gebhardtdevelopment@gmail.com

Recap of Phases:

Phase 1=grocery store, 5-story parking tower and apartment tower over grocery store

Phase 2=3 stories of commercial development, 4 stories of apartments with overlook deck

Phase 3=condominiums, live/work apartments.

*Phase 3 is approved, but some finalizations may need planning commission approvals.

*Targeted completion: May 2017

•Modifications from original plan include: 1 extra live/work apartment, 1 less condo (2/3 of the condo units will be 2-bd and 1/3 of the condos are planned to be 1-bd. The space of each condo unit will range from approx. 900-1500sq ft.). Every unit will have a balcony

•Setback from Mifflin= 5-10ft. The space in between the street and the building will be planted to create separation (5ft setback is the minimum).

•1 condo unit will be passive house.

3.) Summit development and zoning change

*Development committee report attached

•Summit CU is requesting a change to Urban Design District 8 (UDD-8) ordinance. The details include:

- Proposed total building height= 144'. The current allowable under UDD-8 is 123'.
- The additional height is being requested to accommodate taller floor-to-floor ratios.
- Taller floor-to-floor height is wanted to accommodate mechanical infrastructure

between the floors.

- A taller 1st floor would also be incorporated for a grand lobby.
- The request could formally be presented as early as June 7th and Summit is looking for clarity in order to continue pursuing the site.
- Heather is looking for council input for recommendation.

•Jeremy showed the shadow illustrations (approved height vs. proposed height)
•Heather illustrated the shadow impacts of other buildings along E Wash if the taller floor-to-floor height was approved for this project (which could then allow taller floor-to-floor height for future projects).

Discussion:

- Steve Wilke- expressed that the modified building height would cause a staggering effect along E Wash, which he supports.
- Tyler Lark- questioned what other impacts could occur with future projects if the modification was approved for this project. Heather shared that the taller floor-to-floor height would remain restricted to commercial developments and also shared that the ordinance has been modified multiple times in the past and each proposal is considered on a case-by-case basis.
- Multiple council members expressed their support of the variance; with the condition that the language would include the requirement for future proposals to provide a shadow impact illustration and that future projects will be considered on a case-by-case basis to ensure that developments are cohesive with the neighborhood design and feel.

Steve Wilke motioned to recommend allowing the taller floor-to-floor height for this development, Bob Klebba seconded.

Approved unanimously. Verbal approval deemed sufficient, no letter required.

4.) Council Chair reports

Keith Wessel- He is continuing to work on the website updates (adding featured home's photos and stories).

Pat Heck-

- WHEDA credits approved for Stonehouse development.
- RPG Proposal on Blount/Johnson has been revised to keep the homes on Blount St and move 1 of the homes on Johnson St to an empty lot on Blount St.
- Do we want to commit to having a station for Bike to Work Week? (Scheduled for week of June 6th). Bob expressed interest in planning and participating. Pat offered to help day-of.

Mark Bennett- Parking committee is planning to meet next in June to discuss: 1.) increasing 2-hour parking window in business district, 2.) identifying a testing site for new policies (resident-only parking, increasing RP3 program), 3.) reducing the amount of vehicles to reduce parking issues

Bob Klebba- Street reconstruction for 1st & Baldwin is planned for 2018.

Steve Wilke-

- Planters project is complete!
- Robin Room hosts a month meat raffle on the 1st Sunday. Proceeds are donated to

charity (TLNA is slated to be an upcoming recipient)

- Parking changes along the 800 block of Johnson were mentioned (changing the 2-hour parking restriction from 8am-6pm to 7am-midnight).

Tyler Lark- Initial planning meeting for Tenney Island is scheduled for 5/16 @ 7pm, in the Constellation conference room.

Jessi Mulhall- deadline for summer newsletter submittal is 5/15. The distribution will occur in early June. Chicken & garden tour has been pushed back to early fall.

Steve Maerz- approx. \$25K in checking account. He will bring a statement to next month's meeting for committee review and discussion.

Marybeth Collins- Block A rep is needed, please send any interested people to Marybeth. The TLNA Photo contest needs re-invigoration. With the next vote occurring in June, she plans to start promoting on social media. A calendar of the top photos for purchase was discussed for a future fundraising opportunity.

5.) Elected Official Reports

Ledell Zellers-

- The T. Wall project may get started by the end of June.
- The mayor is proposing a change in the downtown retail & beverage licenses. This could impact Monroe St, Johnson St and Willy St.
- An idea to have Tenney Park be considered for a Beer Garden concept was presented. Since the request had a short turnaround time and there wasn't an opportunity for neighbor/neighborhood input, a pass was taken this time around. It's likely that Olin Park & Vilas Park will each be a testing site for this concept.
- Joint review Board is meeting on 5/18 to expand TID-36.
- Messner Site- the steering committee discussed a draft for proposed services. Notes from this meeting are available on the TLNA website. The project has a revised timeline, which is also available on the TLNA website.

Adjourn by Marybeth.

May 11, 2016

To: TLNA Council

From: TLNA Steering Committee for Summit Credit Union and Stone House Proposal

Subject: Potential Change to UDD-8 Standards

On Tuesday, May 10, this steering committee met to discuss the Summit proposal. Included in the discussion were 3 suggested options, presented by Heather Stouder from City Planning, all attempting to address the fact that Urban Design District-8 (the Capitol East Build Plan area), does not allow what are typical floor-to-floor heights for commercial buildings. Currently, the maximum floor-to-floor allowable UDD-8 heights are 15' on the 1st floor and an average of 12' on floors 2 through 10, yielding a maximum allowable total height of 123'.

As you have heard, Summit's proposal includes a 10-story all commercial tower on E. Washington with 18' on the first floor and an average of 14' on floors 2 through 10. This would result in a building height of 144'. Note that the Constellation obtained a parcel-specific zoning change and its height is 147'.

City staff believes that taller commercial floor heights in UDD-8 could facilitate commercial development in the parcels currently zoned for commercial/office buildings, but the City wants guidance on how to achieve that goal.

At the May 12 TLNA Council meeting, you will potentially be making a recommendation to the City on how to address this issue, possibly choosing amongst several options listed below:

1. Make no change to UDD-8 standards. This would keep UDD-8 as it is – no provision for commercial buildings being taller due to commercial floor-to-floor heights. It would tell Summit that their tower would be limited to 8 stories tall if they proposed commercial-style floor-to-floor heights.
2. Make a change to UDD-8 standards that would allow all areas along E. Washington that are zoned for commercial use to allow maximum first floor heights of 18' and 14' on higher floors. Current block-by-block limits on the number of stories would remain, but the tallest commercial buildings on the north side of E. Washington could be as tall as 144'. This would tell Summit that their desired floor-to-floor heights and total height are allowable on their parcel. All aspects of their proposal would still have to continue through the TLNA and City processes.
3. Make a less prescriptive change to UDD-8 standards that would allow proposed commercial heights as in #2 above, but would require the Urban Design Commission to do a review of shadow studies to assure that the impact on adjacent buildings due to the increased floor-to-floor distances and total height is *minimal*. If a proposed commercial building did not exceed the residential height standards, the extra shadow study review requirement may not apply. For Summit this would mean that their proposed tower floor-to-floor heights and total height would be allowable, but both would be subject to UDC shadowing impact review and approval.
4. Some other option that has not yet surfaced.

The Steering Committee members present on May 10 had a variety of opinions on the matter.

Three attendees felt that option #3 was the best, but all three thought the language related to the shadow impacts should be strengthened, one saying that the shadows should be required to be no different between a shorter and taller building. One attendee felt that option #1 was best, i.e., no change to UDD-8, while another attendee passed on the opportunity to express a favored option. One attendee was not sure, but preferred either option #1 or option #3.

Heather Stouder will be at Thursday's TLNA Council meeting to further explain these options and a Summit representative will be there to discuss impacts on their proposal. Both will have slides to visualize the issue.