

## TLNA Meeting

June 9, 2016

Festival Foods Conference Center, 7:00pm

### Present:

Ledell Zellers, Marybeth Collins, Steve Wilke, Jessi Mulhall, Tyler Lark, Sarah Herrick, Lisa Hoff, Bob Klebba, Mark Bennett, Kevin Wessel, Officer Chad Crose, Joey Howey, Pat McCabe, Darcy Haber, Michael Hogde, Haley Briel, Emily Jones, Michael Matty, Chris Otto, John Jones, Josh Day.

### Call to Order

**MaryBeth moved to approve May's minutes with a modification to add additional language around the Summit Credit Union proposal discussion, Steve Wilke seconded. Minutes approved unanimously.**

### Introductions

#### 1.) Neighborhood Office Report -

Chad Crose: [ccrose@cityofmadison.com](mailto:ccrose@cityofmadison.com)

-There's been a recent increase in graffiti presence in the neighborhood. Residents are urged to contact the police department if they notice any suspicious activity.

-1 burglary call, a few low level drug investigations were recorded, as well as several retail theft reports.

-Traffic report: will continue to patrol the high traffic area on Dickinson that was reported by a resident on the Listserv.

-Bikes have been out and will continue to patrol.

#### 2.) RPG Development proposal on 700 block E. Johnson

Michael Matty: [mmatty@rpgrentals.com](mailto:mmatty@rpgrentals.com)

Chris Oddo: [chris@icsarc.com](mailto:chris@icsarc.com)

Recap of proposal: 3-story, mixed use residential/commercial building, located next door to Caribou on E Johnson St.

Basement level would be mostly used for storage and a bike washing station. 1 ADA apartment. Floors 2 & 3 will have 10 units each. Micro-unit concept (units will be 10x30'). Bike parking would include: 25 covered and 12 outside spaces. Rent would be approximately \$950/month.

-2 existing homes will be removed (1 will be demolished and recycled as much as possible. The 2<sup>nd</sup> will be moved to a vacant lot on Blount St).

-Survey has been completed and lot boundaries and setbacks have been identified.

-The developer is still finalizing the components of the electrical, HVAC, cable, internet, etc.

-Parking- will utilize spaces already owned by the developer.

-The developer is exploring if a Zipcar site could be added. He would like to locate this along Blount St for the resident's use.

-Chris displayed 2 renderings options for exterior finishings, which were both presented to the steering committee. Since neither options received a unanimous positive vote, Chris showed a 3<sup>rd</sup> option that is more neutral in color. The side of the building has a space to display a sign and could be used to advertise neighborhood events.

-Submitting next week, Wednesday by noon for approval. Plan commission meeting on July 25<sup>th</sup>, Council Sept 2nd

### Discussion from the Steering Committee Members:

-Ledell read old minutes where the committee requested the other homes on Blount St undergo some

exterior renovations in order for the homes to meet the standard of the neighborhood. Michael Matty said he plans to keep the homes long-term and would be making the repairs.

-Michael asked for council support of the project, Patty recapped the consensus of the steering committee.

-Bob Klebba expressed concern over the density and the level of deviation this project demands from the neighborhood plan. Size is much larger than the single-family homes that are there now. The building would be continuous, therefore depleting the natural sun light that is currently present, as well as depleting the back yard.

-How do we want to craft the character of the 700 block of E Johnson? If we approve this project, are we in for additional projects similar to this one?

-Demolishing one of the homes would change the historical nature of the neighborhood.

-Mark supported the commercial development that this project would promote, but would like to implement the option to restrict the entire block from becoming a series of these types of developments (and allow the TLNA council the opportunity to consider future developments on a case-by-case basis). He is in favor of the larger density, yet relatively smaller footprint of the building. He stated that the neighborhood plan envisioned this block becoming NMX, which this project would require. Lastly, he expressed support over the car-free nature of this development.

-Linster expressed that he feels the earlier feedback has been appropriately considered and that the neighborhood would benefit from additional commercial space. He supports the parking-free nature of the development.

-Patty expressed her concern over the domino effect of higher density projects. She supports the car-free nature of the development. She also mentioned that several current business owners on the block have expressed that they feel they would benefit from the additional commercial space this development would provide.

#### **Committee Member Discussion:**

-MaryBeth: would like to see affordable housing available within the development, expressed her concern over the lack of generational appeal and feels the project identifies a very specific demographic. She does believe the location is ideal for this type of project within the neighborhood.

-Steve questioned if the residents would be eligible for residential parking permits...Ledell confirmed they would not.

-Joey: supports the single-family nature of the neighborhood and doesn't believe the higher cost of rent in these units support middle to lower income households.

-Sarah: shared her support for the preservation of the Blount St homes.

**Mark Bennett motioned to draft a letter of approval from the council, Linster seconded.**

**2 Opposed, Motion Approved.**

**A letter of support will be written with the stipulation that the qualifications outlined within the steering committee report be required.**

**\*Letter will be sent to the council in draft form for feedback.**

### **3.) Saltwise program [www.wisaltwise.com](http://www.wisaltwise.com)**

Haley Briel: [haleyb@madsewer.org](mailto:haleyb@madsewer.org)

Recap: Pilot program geared to reduce the salt consumption in the neighborhood. TL has been identified as the target neighborhood for the focus group.

Why is salt being targeted? Kills grass, hazardous to animals and pets. Main sources of salt: road salt & water softeners. Salt content in the water the MMSD receives is consistently higher than the safe level identified by the state of WI.

-The program is aimed to lessen the pollutants at the source, reducing the need for treatment afterwards.

-Pilot program incorporates a \$75 rebate program for optimization of their water softener. Optimization costs are approx. \$100. (optimization=adjusting the flow settings or regenerations)

-Larger salt users (hospitals, etc.) will be marketed and there are additional incentives available.

-Patty asked for their attendance at the upcoming PITP event to provide information and start getting the word out.

#### **4.) B-Cycle support, Mark Bennett**

Recap: Downtown construction has caused the removal of 2 existation B-Cycle stations. Trek is looking to relocate the stations on a floating basis and the TL neighborhood is being targeted as an optimal location.

- Cost to host the station (approx. \$30-\$40K/year), but they are offering a reduced cost for the trial (\$1-\$3K for the summer).
- Council discussion: unanimous support for a B-Cycle station within the neighborhood.

**Bob motioned that Mark & Patty collaborate to draft a letter to Otto to consider a B-cycle station, Steve seconded. Motion approved unanimously.**

#### **5.) Council Chair reports**

Marta: PITP planning is in full swing. Business support has been strong. Help needed from the council to setup, take down and participate in the day's events. She will be sending out the requests within the next week or so.

Linster: membership increased from 130 to 142, \$110 in dues have been collected, \$1,365 YTD. Drawing planned at PITP for membership renewal.

Steve: positive feedback received on planters.

MaryBeth: Council members should post pictures to Facebook to get the momentum for the photo contest going again. She would like to have an additional round of photographs available for review/voting at the PITP.

Bob: meeting will be called later this month or in July for development of a proper bike boulevard. 4-way stop study is planned for the intersection at Ingersoll & Mifflin.

Tyler: Parks department is being contacted regarding the Tenney Island playground. More info is needed regarding the planning process and what guidelines need to be followed.

#### **6.) Elected Official Reports**

•308 N Blair St- meeting to discuss proposal for an 8-unit development is scheduled for June 14<sup>th</sup> at 5:30 at MATC.

•Fare increase proposed for Metro transportation. The proposal is headed to council for approval.

•906 E Mifflin (demolishment and re-construction of a single-family property): Plan commission meeting is scheduled for next Monday. City staff is preliminarily recommending approval.

#### **7.) President Comments**

- 4 way stop study for Mifflin and Ingersoll

- Discussed as part of Summit proposal. 4-way stop analysis is tentatively planned for the fall.
- Meetings with traffic & engineering will occur prior to discuss other items for consideration.

-Homeless Resource Center update

- Next committee meeting scheduled for 6/13. It is understood that the county is working on an RFP.
- Storage issue being discussed.

- Meat Raffle

- Chad Vogel hosted a meat raffle that benefited the TLNA (\$540).

-The street lights located at E Wash and Livingston are part of a pilot program, which includes bulb replacement for better visibility and electricity reduction.

**Adjourned**