

TLNA Meeting

August 11, 2016

Festival Foods Conference Center, 7:00pm

Present:

Bob Klebba, Jesse Mulhall, Patty Prime, Marybeth Collins, Steve Wilke, Richard Linster, Kevin Wessel, Matt Lieber, Pat Heck, Ledell Zeller, Steve Maerz, Tyler Lark
Alyssa Taylor, Dirk Entenmann, Adam Gorham, Chad Crose, Jeykell Badell, June Goglio, Bob Shaw, Richard Fiefer, Paul Ongioni

Call to Order

Richard moved to approve June's minutes, Steve Wilke seconded. Minutes approved unanimously.

Introductions

1.) Neighborhood Office Report -

Chad Crose: ccrose@cityofmadison.com

- June's call report included streets beyond TLNA, so it erroneously had more data than what was accurate.
- Hike in sexual assault calls over the last month (however, none were stranger assaults)
- Burglary reports were down
- 1 auto theft reported
- Several drug arrests have been made in James Madison Park over the past month
- There is a shelter remodel for James Madison Park, currently slated for 2018. Police input will be provided and they will request increased visibility of the shelter area. Future surveillance of the shelter is under consideration.
- Period Park (located at E Gorham & Pickney) has experienced a number of calls. The park is privately monitored by JBM (they tour twice nightly) and patrolled by the parks department. Police have begun to monitor the park as well to deter crimes.

2.) La Taguara- request for support to ALRC

Jeykell Badell: jeykellbadell@yahoo.com

- Jeykell and his wife plan to open La Taguara, a Latin-American restaurant, at 827 E Johnson St (previously occupied by The Spot).
- They tentatively plan to open sometime in Sept.
- Will be 2nd location (flagship store is located on E Washington Ave and has been in existence for approx. 3 years)
- Counter service style restaurant, with expected liquor sales to be minimal (existing location liquor sales are about 5-8%)

Steve motioned for the TLNA to submit a letter of support for La Taguara's liquor license, Richard seconded. Motion approved unanimously. Patty will draft and submit the letter.

3.) Drunk Lunch – introduction

Alyssa Taylor: shopdrunklunch@gmail.com

- Original scope of the business was an art centric store with pop-up events.
- Drunk Lunch has a small retail store in front, featuring locally sourced items for sale. There is a small art gallery space in the back (featuring either local artists or national artists with a connection back to WI).
- Exhibitions rotate every 3 weeks and are booked through April 2017. Each exhibition has a kick-off gathering and the next one is scheduled for Sat Aug 27th, 5-9pm.
- Current hours: Mon = by appt only, T-F = Noon-6pm, Sat = 12-7, Sun = 12-5.
- Pat Heck suggested that they consider participating in Jam on Johnson in November. Alyssa and her business partner are planning on it.

4.) 940 E. Dayton St.- Request for Support, Accessory Dwelling Unit

Adam Gorman: gorman.adam@uwlax.edu

- Adam recently purchased this property, previously owned by Ray Peterson.
 - The house was originally built in 1889.
 - He has determined that the property is in poor condition (asbestos and lead-paint are present, structure has issues), he has decided to demolish the existing property.
 - Adam is proposing to build a 2.5 story, 5-bedroom, 4-bathroom rental home, with a 2-car detached garage that has living space above that he will owner-occupy.
 - Adam shared tentative building plans and a photograph of a property located on Jenifer St that he plans to try and simulate.
 - Lot is only zoned for a single-family dwelling (multi-unit is currently prohibited).
 - His building plans have been submitted to city and do not require any variances for approval. The conditional use approval is needed only for the accessory dwelling structure.
 - Discussion:
 - Adam was asked if the home would be located closer to the street than the existing home and he responded that it will not.
 - Marybeth expressed her appreciation of Adam attempting to renovate an environmentally hazardous home into something that will be more appealing to the neighborhood.
 - Several attendees expressed their concern over the lack of parking if the property ends up having 5 individual tenants who each own a vehicle. Parking on this portion of the street is already limited.
 - Adam was asked about his estimated timeline. He hopes to receive approval on 9/19 and building permits within a couple of weeks afterwards. Construction would start in October and take about 6 months.
 - Paul (a current Epic employee) stated that he knows of many Epic employees who do not own a car, therefore vehicle parking may not be on a 1:1 ratio for tenants. He provided his support of the new home.
 - Patty shared that the original proposal didn't include the owner occupying the property and that she likes the new plan in which the owner would occupy.
 - Pat Heck inquired about the projected pricing. Adam shared that he expects his build cost to amount to approx \$50K for the ADU and an additional \$200-215K for home. He would possibly rent the rooms in the home for \$650/month.
 - Alyssa (a current TLNA resident and renter) expressed her opinion that this property would be a nice alternate housing option for the neighborhood and feels that there is a good chance not all tenants would own their own vehicle.
- Bob motioned to provide a letter of support for the ADU, Linster seconded. 10 approved, none opposed, 1 abstained.**

5.) Neighborhood Open House

Richard Linster

- Several possible participants met to discuss a possible neighborhood open house of the newer apartment buildings, condo buildings and various businesses within TLNA. The purpose of the Open House event would be to increase the exposure of our neighborhood and highlight the features and amenities of what living in the neighborhood would be like.
 - A tentative of Sunday October 23rd (1-4pm) has been set.
 - Richard will be asking Festival Foods to participate as the central meeting point to distribute maps/brochures. Being a strong amenity to the neighborhood, this seems like an appropriate starting place.
 - Marketing efforts will target residents within our neighborhood (TLNA Facebook page, possibly the TLNA fall newsletter) and beyond (possibly through the Isthmus and Madison events page).
 - Marybeth requested consideration to incorporate participation with local businesses in order to drive business their way as part of the event. Richard and Patty plan to notify business owners of the event for appropriate planning purposes.
- Linster requested a \$200 investment from the TLNA for this event, Steve seconded. Unanimously approved.**

6.) PITP and school donations

- Linster reported \$952 received in donations. \$600 has since been received from Johnny Hunter, \$500 from Cork & Bottle and \$300 from the Kasier Sisters, for a grand total of \$2,352 raised.
- Donations will be divided up between the school and parks and council input was requested for the allocation of funds.
- Marta hoped we could contribute at least as much to the school as what was contributed in 2015 (\$1,000).
- Tyler reported that parks could use the money for multiple causes, including a natural park feature in Tenny and/or treatment of the trees in Reynolds Park (approx. \$600 is needed)

•Discussion included multiple council members inquiring what the budget and expenses were for the event (budget was unavailable and expenses were approx. \$1,300). While the event is an expense to TLNA, it is meant to be a social offering and gathering of our community members and all money captured in donations has historically been passed along to the school and parks.

It was decided that we wait until all donations have been received and a decision will be made at next month's meeting.

7.) Council Chair reports

Pat Heck:

See TLNA development website for more details

■ **RPG (Blount/Johnson)**

TLNA Council voted unanimously via email to rescind our June 9 vote supporting the micro-unit building on E. Johnson and the moving of one house to N. Blount. This vote was taken because RPG said they would be pursuing the micro-unit building and not moving a house to N. Blount. Since then, RPG has deferred the Plan Commission's consideration of their proposal until their Aug 29 meeting. RPG reportedly is working on another proposal revision and will bring it forward to TLNA Council and/or the TLNA steering committee.

■ **Homeless Resource Center**

The County Board has authorized the purchase of the Chamber of Commerce building at 1326 E. Washington. It is anticipated that the shelter will open in late spring or early summer 2017. The RFP for a shelter operator is still open and proposals are due August 12. The operations budget resolution by Sup. Wegleitner passed the County Board – this committed the current County funding for homeless services to the day resource center operations budget, in addition to the early commitments by the County.

■ **Salvation Army (630 E. Wash)**

Neighborhood meeting is scheduled for August 30 at 7pm, MATC, Rm D240. As you've read, the proposed development includes demolishing the current Salvation Army building and the construction of a 6-story building on the site. The intent is to continue the current services which are being provided at this site including an overnight shelter for single women and families, medical and dental services, and offices. They will also be applying for WHEDA tax credits to help construct 66 units of affordable & market rate housing. Approximately 150 parking spaces are proposed.

■ **Veritas Village (Reynolds Crane Lot)**

Excavation has begun. Ledell is getting information on how long parking and sidewalks on Dayton, Livingston, and/or Mifflin will be blocked and for how long. No Parking along Dayton St removed per a request from Ledell.

■ **Stone House (1000 block E. Wash)**

Excavation and pile driving continues. There have been complaints about workers starting before 7am, trucks in the neighborhood much earlier. Ledell is working with Building Inspections to rectify these issues. Additionally, several complaints about dust have been made. Unfortunately, the restrictions on dust creation are in place related only to demolitions. However, the other day there was a massive amount of dust and supposedly they are done with demolition, so Ledell continues to look into addressing this.

■ **Factory District (N. Few and E. Wash)**

As of August 10, all but 1 of the apartments are rented. No new word on their ground floor commercial tenant(s). There is an open house on August 18 – might be invitation only.

■ **Galaxie (800 block E. Wash)**

As of August 10, there were a fair number of apartment vacancies, but some are not available until Sept. 1. Phase II (commercial and apartments on N. Paterson) construction continues and Phase III (condos and live/work apartments, all on E. Mifflin) has not yet started.

■ **Fisher proposal (Hancock and Butler)**

The steering committee for this proposal includes several TLNA members due to James Madison Park being a small neighborhood. The committee is preparing its summary findings. This proposal could set precedents related to tear downs of multi-flat rentals to build higher density rentals in that neighborhood, adjacent to Tenney-Lapham.

■ **RPG proposal (308 N. Blair St.)**

This proposal was approved by Plan Commission and will move forward. It replaces a multi-flat rental house with 8 apartments on 4 floors.

Richard Linster:

•Since last meeting, \$540 has been collected in dues (45 new members). YTD: 234 members have paid, totaling \$2,330 collected in dues.

Tyler Lark:

•**Reynolds park tennis courts** are likely getting a new, floating surface. Sarah Lerner (parks planner) and I toured an example court in Waunakee and the surface seemed nice, but if anyone plays tennis and would like to share their input on the surface's playability, we and the parks department would be interested in hearing about it!

•**Tenney Island playground.** Parks department is meeting with the City Attorney's office to determine the feasibility and potential liability issues surrounding adding natural and living play structures to the park. Afterwards, our neighborhood playground subcommittee and parks dept will follow up and we'll move forward appropriately. Right now, it looks promising that parks will be able to work together a little bit extra outside of their regular redesign process to help us do something special at this site.

•**TLNA Parks priorities survey.** Over 80 responses already--very exciting! In addition to helping us prioritize which project(s) to pursue first, it's also shown there is a great deal of support and enthusiasm for many of the proposed upgrades to our green spaces. After another week or whenever replies stop coming in, I'll close the survey and send a summary of responses to the council and listserve, along with some additional info for the neighborhood on the high-interest topics like the playground at Tenney (currently #1) and the Food Policy Council's initiative regarding edible landscaping including planting fruit trees in public spaces (#2/3), and how neighbors can participate, etc.

Steve Wilke:

•Planters are doing great! The dry weather has required fairly consistent watering.

Matt Lieber:

•A block-wide coffee social is being planned for the purpose of community outreach and diversity awareness.

Marybeth Collins:

•Nominating committee has been busy with nomination consideration and they are excited about the possibility of having some new members on the council.

•She would like to see a change in the way the police report is delivered to us, given a positive recent experience she had at another meeting where a report was given. She will email Officer Crose directly to discuss.

Steve Maerz:

•Printed spreadsheets were available for anyone who wanted to review.

•Current reserve balance=\$24,585 reserve balance (with approx \$4K benchmarked for tree treatment)

8.) Elected Official Reports, (Since Alder Zellers had to leave early, she left notes with Patty Prime, who reported):

•The city cleaned up the kiosk on E Johnson & Paterson. Ledell is working to find out if they will continue to clean up in the future or if the neighborhood is responsible.

•906 E Mifflin: The renovation plans are on hold by the owner due to the costs being higher than expected. He now plans to rent for 1-year and revisit the renovation at that time.

•Ryan Schultz from Baldwin St Grille has purchased the building and plans to begin a renovation. He will be hosting an open house event to showcase the plans to the community members.

Adjourned at 8:57pm