

Minutes
Tenney-Lapham Neighborhood Association Council Meeting
September 28, 2011

Council Member present: Richard Linster, Joe Brogan, Marina Dupler, Joe Lusson, Jim Roper, Lia Vellardita, Patrick McDonnell, Alan Crossley, David Wallner, Patty Prime, Jim Wright, Teena Browder, David Wallner, Tim Olsen, David Waugh

Guest: Fred Mohs, Christopher Gosch, Otto Gebhardt, Nick Eull, Gigi Holland, Karen Potnek, Bridget Maniaci, Ben Halfen, Rick Freihafer, Gene Devitt, Jim Bower, Tom Bergamani, Skot Weidemann

1. Guest: Karen Potnek from Salvation Army.

Karen announced Salvation Army's Oktoberfest on Sunday Oct. 23, noon-3pm, and is trying to get information out to the neighborhood. Live German music, food; it will be a fundraiser for the shelter and asking for donations (basic necessities). Mentioned good news, specifically how Parisi reinstated funds for shelter. Gave new email address: Karen.Potnek [a] usc.salvationarmy.org.

2. Called to order at 7:11pm.

3. Joe Lusson moved to approve August's meeting minutes, Patrick McDonnell seconded. Minutes approved.

3. Guest: Fred Mohs and Gene Devitt from Capitol Neighborhoods

Fred stated that this visit was a diplomatic mission from Capitol Neighborhoods to TLNA. His main subject was the joint future, and the opportunities, among neighborhoods, that the neighbors' futures are linked. There are a lot of opportunities to make neighborhood much better, as well as surrounding neighborhoods. Focused on residential strip along lake to Tenney Park. Mentioned students leaving. Raised question of what we want in neighborhood: what kind of density? What's the most important thing along East Washington Ave. corridor – that we bring in families, Lapham School. Stated that this is the kind of neighborhood families want to live in, and the development should be family-friendly.

The Don Miller site and other sites should be family-friendly oriented. He raised the issue of risks, saying anything can go wrong, and mentioned the recent murder at Camelot Apartments. He gave example of the Willows, apartments on the West side: originally section 42 loan through WHEDA for upgrade to property, but the owners switched to section 8 housing, and some of the renters caused many problems. His point was that it can take just a single family or renter to be a problem. However, the Tenney Lapham neighborhood is strong.

Fred also raised issue of supporting each other and having common goals, appearing before city council on important issues (such as two-way traffic on E. Gorham and E. Johnson streets), emphasizing politically we need to pull together.

Gene, president of Mansion Hill Neighborhood, talked about how his neighborhood has been trying to get back to historical roots, how developers have been eroding that. He

mentioned the McGrath development on S. Hamilton and how the developers used loopholes to make it bigger than it was supposed to be. Raised point that some development is good, but it should fit in the neighborhood and benefit the neighborhood. Quisling Clinic on Wisconsin and E. Gorham was threatened, to be a 14 story student and section 42 housing despite being landmarked and one of the best Art Deco buildings in the country. Neighborhood rallied around it.

Richard Freihafer mentioned that the neighborhood is not homogenous, that many families are leaving the neighborhood, and not sure how to change.

Tim Olsen mentioned that neighborhood has worked on a lot of good things, specifically the Gary Gormam project (mixed use project) and though it failed, the neighborhood have been strong on something that's the best for neighborhood and will advocate for what's the best. Gene responded that the principles the neighborhood must stay strong through development pressure.

Patrick McDonnell mentioned our recent accomplishment of the re-adoption of the neighborhood plan, and beneficial as our yardstick for what the neighborhood wants, and one of the core values in increasing owner occupancy and bringing families in. Also mentioned transportation infrastructure has affect on what neighborhood can and cannot do with livability. Also supported the neighborhood councils to work together.

Gene Devitt said they made seven models of proposals, the neighborhood got a perspective of how big the building would be, which was helpful.

Fred Mohs said that their neighborhood plan has been stalled for years since it conflicted with Edgewater; very disappointed.

Jim Roper appreciated comment about having confidence in mayor and city; not against development but the change in law for Edgewater affected properties on edge of Livingston as well as historic and landmarked buildings. He appreciated comments on Lapham School as well.

4. Neighborhood officer report: Nick Eull.

Nick mentioned two things. #1 The Camelot homicide summary: suspects and victims knew each other. Victims had been lured to Fordem Avenue location on ruse to meet girls; in fact it was a robbery that eventually went wrong. All suspects have been apprehended. Event had some drug relations; none involved lived at Camelot.

#2 Public Safety: speed hitch with trailer on streets with speeding issues. The trailer has moved, and was an issue to overcome; couldn't find vehicle to tow the trailer. Finally got a vehicle to use, and Central district has a new speed trailer. Put it out on E. Gorham for 4 days. Joe Lusson asked if they would analyze data; Nick does not know yet what the capabilities are and will talk to the sergeant in charge of speed. Joe Lusson also mentioned seeing a Metro bus speed past fast enough to black out the speed clock.

Patrick McDonnell also supported collection of data. Tim Olsen said we could provide a list of locations to him; Nick said to email him.

5. Guests: Otto Gebhart and Christopher Gosch, proposal for Don Miller property.

Christopher began discussion of RFP for 700 block of Don Miller properties, which was accepted. Development committee in discussions with City, and figuring out how to make project work. Decided to have conversation and get feedback from neighborhood, to make sure project benefits everyone. There are many goals for project (e.g.,

sustainability, urban infill). They are making request for TIF. The proposal based on 12-story building, issues of density amount related to TIF amount; window of about 40 feet. Bridget asked the board if this proposal meets what we're looking for, and wanted guidance from TLNA council. Enough money in TIF budget for one project and nervous about increase in TIF request as they're in the middle of budget work.

Jim Roper asked what the status of TIF for Edgewater; Bridget said it wouldn't increase or decrease taxes, each district has its own TIF budget.

Tim Olsen thought the starting place was what was the benefit for the neighborhood and if it met neighborhood plan, and didn't want to start with financials of project in discussion.

Otto agreed with Tim. Bridget asked him to walk through the steps and how proposal incorporates neighborhood plan; thought they achieved 95-98% of that. Because of water table, soil conditions, there are challenges; parking is necessary. Parking ramp in middle of project, then surrounding with retail and two layers above that with office, restaurant space, and residential space. Original RFP 12 story component at E. Washington Ave, but then goes down in story levels and has 200 units. They want something active all the time.

Joe Lusson asked if they expected Reynolds parking lot to be there long-term. Otto responded that they've had discussions. Fred Mohs said the Reynolds family committed to staying in neighborhood.

Joe Lusson asked them to explain 30 degrees.

Bridget mentioned build plan. Patrick McDonnell said build plan and TLNA neighborhood plan in sync, and established standards block by block. The standard for this block is 8 stories. The build plan gives the opportunity for bonus stories for extra considerations; this RFP is effectively 8 plus 2, making it 10 stories.

Gene asked what the height of the stories was. Christopher said build plan in the 9-12 feet range.

Alan Crossley asked that to comply with Build plan, they would need 4.8 million in TIF, and would the neighborhood support the request for something higher.

Richard Linster asked what their vision of what they're proposing is. Otto said that his vision is not something that will just be store front and parking lot (had tried in past to develop parts of the street), mentioned the redevelopment of the building where High Noon Saloon is as an example; highlighted the need to have a mix (retail, office, parking, residential). And important building is attractive.

Joe Lusson asked of the quality of residential building materials, and what would last.

Otto said they're in early stages but liked idea of stone and lime stone and glass facade.

Bridget asked how much they're heading off the original renderings (original RFP was on another block but committee moved them). Otto said it's a different lot, so different renderings, and not the same at all. Christopher said they have to be cognizant of views, environment, traffic, among other things, and it takes time to develop, and suggested getting frequent (monthly) feedback from neighborhood as they go on.

David Wallner wished them luck, that the corridor needs something, that we have to accept high density, activity; hoped the neighborhoods involved see beyond interests and future.

Patty Prime said they're in early design phase, and another criterion was cost to tenants, especially in relation to capitol (such as high rent around capitol), would it be expensive.

Otto said they wouldn't generate commercial rents on the square, right now would have to be aggressive in pricing, would want to get quality tenants in for both residential and commercial. They would have personal office on site, and aim for high quality management of tenants.

Bridget asked them to lay out different levels of housing and pricing, and if affordable housing still on the table. Otto not going for section 8 or 42 housing. The higher units would generate more income than lower units, and lower units would meet 80% affordable housing.

Jim Roper said it was good to know that not all projects need TIF; asked how many feet the stories are with shadow at different times of year (shadow the building would create). Christopher said it was 172 feet. Jim Roper mentioned that a lower story building might be better for Reynolds lot, as it won't always be Reynolds lot.

Jim Bower from the City of Madison said many of the design conversations will involve the neighborhood each step. From City staff perspective, it becomes one of trade-offs (with TIF increase or decrease); issue becomes one of value and impact.

Richard Linster we could arrange larger meeting in future.

Tom Bergamini had some observations: first, he liked project, but additional height close to E. Washington, and not troubled by height. The shadow lines move quickly and won't affect Reynolds property for future development. The other point he wanted to make is that we own this land now, and are looking for this to be spark and development in city, especially if projects like this are successful; this is the kind of project that would turn the tide in development around Madison. Being on the isthmus, there isn't a lot of land to be developed. He also does not agree with Fred Mohs that a lot families won't live here; thought that a lot of families are looking but cannot buy in the neighborhood, and that with a lot of residential space, this project will bring in families.

Joe Lusson said that on the issue of families, asked what they could do to make the townhouses the more inviting, as the higher the units go the fewer families will be living there. His other point about density was that a lot of work went into figuring out and agreeing upon height limits in E. Wash. corridor plan, and we need to think of the future; he preferred maintaining 8 stories or the design and materials merited it, 8 plus 2 stories. Christopher said that they're looking at this as a component for entire neighborhood. One of the demographics is young professionals, as well as retired people now without children who want to remain in neighborhood but don't want the house anymore (which would open up housing stock in rest of neighborhood), the townhouse demographics are for families. He said there will be more discussions in future of building materials, visibility, sustainability. More TIF makes them nervous (hence the increase in building size).

Patrick McDonnell echoed Joe Lusson's views that we should be starting with the plans for E. Washington, that height and density are not the same things and we should be cognizant of that (this is 1.3 acres). The number of units to the number of stories.

Christopher said that they have to get past a certain elevation for views to start generating income and a higher quality project. The marketability of the project is what is important to project. Patrick would like to hear what the TIF is for at a future meeting and a discussion of why a bigger building doesn't need more remediation than a smaller.

Christopher said that higher apartments, higher incomes, TIF fills in that gap.

Joe Brogan mentioned the 3 major projects underway and asked if this project takes into account the other projects. Christopher said they are, and they do have concerns about some of the other projects, especially in terms of activity.

David Waugh made some comments for feedback. The build plan's number one thrust is generating employment, which he wants to see more of. The neighborhood would like to see some insurance that they do have employment as part of center in the plan. They need to sell us on more than TIF for more stories, and how it benefits neighborhood; the TIF argument is not important. Transit is another piece, and how parking and mass transit going to be facilitated by building, how will they minimize traffic on E. Mifflin St.

Richard Linster suggested they come to the Annual Meeting on October 20th at Christ Presbyterian Church, and that they would get more perspectives from rest of membership.

6. Guests: Gigi Holland and Skot Weidemann raised concern about a fifth speed hump on Sherman Ave. Gigi said they voted overwhelmingly to put speed bumps in. But one bump in front of 1154 Sherman Ave was omitted by the request of one person, and no residents had say in the matter. The other issue was the right-turn-no-stop on Ingersoll. There are issues with losing one speed bump, and lose rhythm and control. Neighbors have noticed, as drivers speed up between bumps. Along with dealing with intersection at Ingersoll, the neighbors want to reinstate the fifth speed bump. Bridget said city staff did not consult her on the omission of the fifth bump, and said she has talked with staff many times about the intersection at Ingersoll; she will follow up again. Bridget suggested neighbors getting together and talk to immediate property owner who complained about fifth bump.

Gigi said the city never gave them the chance to change position of bump; Bridget said City never gave her the chance to talk to neighbors.

David Waugh said that his block was first to get speed bumps on 1200 E. Mifflin, and said one neighbor fought for but never changed it, so he thought it scary that one neighbor could make it happen. Gigi agreed, and with TLNA's help, pin down the city engineering staff on this issue.

Tim Olsen wondered if it would cost more to add another now that the others are in, as his understanding is that it shouldn't cost more. Gigi didn't think it should be an issue.

Richard Linster asked what Gigi wants TLNA to do. They want to reinstate the fifth bump. Patty Prime asked if TLNA gave support, would that help. Bridget said it would.

Jim Roper made motion to reinstate the fifth bump as requested. Patty Prime seconded the motion. Bridget said there was a request to paint the bumps, and asked that be put in the motion.

Joe Brogan asked if they evaluated the 1200 block; Gigi said the City won't put a bump at Baldwin because of buses and emergency vehicles. Richard Linster asked if there was anything further about the stop sign, as we could write about both.

Tim Olsen encouraged that this motion stay simple and stick to what neighbors agreed to (five bumps), and not address the painting issue now.

Joe Lusson had question on the right turn as to what it was. They might not have to worry about stop sign if a fifth bump in place.

Motion passed.

Patrick made motion to recommend that intersection be full stop sign not right turn no stop. David Wallner seconded.

David Waugh asked if there was neighborhood opposition; Gigi and Skot said they'd heard from a couple people, mostly anecdotal. David asked if City Engineers were approached to change it. Bridget and Gigi said they were non-committal.

Joe Lusson said he would like more information as this could affect traffic on E. Gorham St. (if drivers see Sherman as being difficult to navigate). Patrick McDonnell said it was a pedestrian safety problem; he doesn't see it as a big inconvenience.

Tim Olsen always felt it was an odd thing, and sees a steady increase in four-way stops around city; he supports it. Patty Prime asked for clarification as to Ingersoll or Brearly. Gigi said they were just talking about Ingersoll. Patrick was talking about Brearly and withdrew his motion, David withdrew his second. Patty agreed it was dangerous as cars coming down Sherman don't realize there is a stop. David Wallner said in his experience the stop at Ingersoll was odd, also recommended motion to look at opening the last block of Ingersoll to two-way. David Waugh agreed.

Joe Lusson said he could go either way on this, and mentioned the two-way studies on Johnson and Gorham, and urged support of two-way of Gorham and Johnson for the same reasons. Bridget would like to get the residents on Ingersoll to weigh in, and to not vote hastily on the stop sign so as to open the whole block.

Richard Linster suggested revisiting the issue of the stop sign at Ingersoll and Sherman.

7. Guest: Ben Halfen, lives on 600 block of E. Gorham, will put his own proposal for 646 E. Gorham St and is open for suggestions (he is one of the current residents there). He doesn't have plan yet, but wants it to be successful as possible. Proposal could have commercial component, wants to do what's best with neighborhood. Always had in mind it would be a great place for a cafe, and if there's interest in neighborhood, he would pursue it as long-term goal. He would be looking at keeping the building as is for 8-10 years. He is using Joe Lusson's proposal as a template. He is looking to make it a permanent residence for himself, even if there are multi-units, so the plan would be in his best interests as well as neighborhoods. Other ideas include a small music school with an amphitheater built in the back for public use as well. Ben emphasized that Hanah Jon Taylor does not speak for him, despite his name being attached to a letter (without Ben's permission). He feels he has a unique perspective as he's lived in the building and takes pride in living there, and would display that in the proposal. (He takes care of plants and landscape.)

8. Report of elected officials: Bridget.

Bridget mentioned operating budget will be up shortly. Capitol budget pretty much equal. Mentioned City getting \$10 million payout from banking entities (municipal bonds), and now have money to put towards capitol projects; a land grab going on. Mayor Soglin has ideas, alders have ideas. Bridget asking for \$350,000; wants historic bridge at Tenney and another part of the Tenney Park Shelter reinstated. Mayor wants to close gap on Central Library.

Small cap TIF for James Madison Park neighborhood west of Blair Street was fully reinstated.

Amendment for Gorham St. houses to not have to go through referendum, other two properties back up for sale.

Wants to know what agency(ies) priorities are for neighborhood (parks, streets, etc) as a lot of agencies are on the chopping block. David Wallner asked if she knew what was coming; she does not. Suggested writing to Mayor about these agencies and priorities. Joe Brogan asked about reducing City debt as the \$10 million payout is supposed to help with debt. Bridget said it's not to be used on operating side of budget. Williamson St. will be getting \$1 million of it for undergrounding.

Asked council to be vocal about Gebhardt proposal; she thinks it's possible we could lose this proposal. Jim Roper mentioned the issue of viability, and we need to send them a message. Bridget said height is their break point and they can't do the project at 10 stories. Several TLNA members voiced the need for more information.

Tim Olsen mentioned the Tenney Park Shelter committee is organizing ribbon cutting ceremony December 2nd and December 1st there will be a gala for the shelter, \$100/ticket. The money raised will go towards a playground.

9. Adjourned at 9:40pm.

Respectfully submitted by Lia Vellardita, secretary.