

Minutes
Tenney-Lapham Neighborhood Association Council Annual Meeting
October 20, 2011

Council Members present: Richard Linster, Patrick McDonnell, Alan Crossley, Patty Prime, Joe Lusson, Marina Dupler, Denise Breyne, Lia Vellardita, David Wallner, Gay Davidson-Zielske, Joe Shumow

1. Called to order at 7:14p m.

2. Elections.

President: Richard Linster

V-P: Lia Vellardita

Secretary: Joe Shumow

Treasurer: Patty Prime

Business: Jim Wright

Development: David Waugh

Education: David Wallner

Housing: Joe Lusson

Membership: Carol Weidel

Parks: Jim Roper

Publicity/Newsletter: Jessi Mulhall

Reporter: Gay Davidson-Zielske

Safety: Thuy Nguyen

Social: Susan Bauman-Duren

Transportation: Tim Olsen

Special Projects: Patrick McDonnell

Area Reps:

A: Michael O'Callaghan Ryanjoy

B: Richard Freihofer

C: Denise Breyne/Dave Grace

D: Ben Halfen

Eshnaton Vedder nominated from floor by Joe Lusson for Community Services.

All candidates elected.

3. Bylaw changes/additions/corrections:

Article IV Section 2.2: for an individual 65 years or older, or for students -- \$5.00

Article IV Add a section 2.4: For a household -- \$20.00

Article V section 1.5: Four area representatives who will be responsible for coordinating with block captains the annual membership drive within their areas, and serve as active members on the Membership Committee.

Article V Section 1.6: should omit the "and" between Traffic and Transportation, and replace it with a right-leaning slash (/).

Article V Section 4: “There shall be a nominating committee consisting of six persons; three of whom, including the chairperson, are appointed by and from the Neighborhood Council, and three elected annually at a meeting of the general membership preceding the Fall Annual Meeting at which the election of the officers is to occur. Nominations for the Nominating committee shall be from the floor. The Nominating Committee shall present a single slate of nominees for all elective offices at the annual meeting. Further nominations may be made from the floor.” This reading of the by-law omits the sentence beginning “Officials elected...”

Motion to approve the bylaw changes, motion seconded. Motion approved.

4. Guests: Otto Gebhart and associates gave presentation with slides for their proposal for the Don Miller property on 700 block of E. Washington Ave. Discussed project and many issues such as the poor soil the site sits on (hence the need for TIF) the number of proposed stories (12), integrating within the community, subsidy for the project, parking, multi-uses for the project (residential, commercial, retail), process behind the project. Discussion ensued. Question about how high the level of interest in the retail space was; they’ve had good mix of interest. Retail square footage 10,000 sq. ft.; commercial sq. footage is 20,000 sq ft.

Groundbreaking would be in April 2012.

How many housing units and are they broken into different categories. 150 in tower with some efficiencies and 1-3 bedrooms, with the 40 units closer to Mifflin St. have 2-3 bedrooms; thought process behind it that the closer to the ground used more by families. Patrick McConnell said he appreciated their interest in the neighborhood, and after commenting on neighborhood plan and number of stories with buildings, stated he was disconcerted that they went beyond the neighborhood plan at 12 stories. Bill Fruhling from the City Planning Department responded, first stressing how much planning and thought went into the neighborhood and corridor plans, then an urban design ordinance, which made the guidelines into law. He discussed the max height of the urban design ordinance in this corridor would be 8 with 2 bonuses, and that if this project is to go through, then the ordinance should be changed, which he thought Alder Maniaci wanted to gauge interest in at this meeting.

David Wallner commented that he understood the project’s desire for 2 extra stories (the views of the city are attractive), and requested some flexibility.

Another question was if there was a webpage to review this; they said they would get something up.

Eshnaton Vedder asked about garden plans. The plans would have an urban garden appeal, and there would be rooftop gardens.

Another question about space for solar and green space; they responded by there would be, and that they have many goals centered on sustainability (collecting rain runoff).

Patrick McDonnell asked them to speak more the soil issue, such as engineering limits relative to the maximum heights, as the land is an old marsh. After 3 stories, they have to deal with grounding loads and are dealing with bedrock. The soil is not well-suited for building. Trying to keep everything at grade and above water level. Jim Bauer with the City mentioned that the timeline pressure the project is under is a big concern (because it’s residential, there is quicker turnaround) and asked them to speak to that. Otto discussed the need to get apartments up and ready for renters within the timeline of the

rental market in Madison, and to not let apartments sit vacant, and also the global financial markets and getting financing for such a project as he thinks there is a 1-2 year window to guarantee funding, as it's hard to predict where the markets will be after 1-2 years and not sure if they'll get funded after that window closes.

There was a question about other negative feedback for project aside from number of stories. Chris responded that the number one comment is the height issue.

Question about TIF if just going with 10 stories. It was around \$350,000 per story.

5. Report of elected officials: Alder Maniaci.

Bridget raised the Green Madison program. She also mentioned the re-zoning project and City staff will be coming to the next TLNA meeting in November.

She also mentioned the other Don Miller projects, including the Rifkin project and ULI project. ULI finally does have the approval from the committee to move forward with projects; ULI does not yet have renderings, but may have a tenant coming from Middleton. She spoke to the Gebhardt project; among her colleagues, the consensus was that less TIF was better, meaning they would rather support a taller building with less TIF (as is the case with the Gebhardt project) and more tax revenue than a shorter building with more TIF.

She also mentioned traffic study to reconstruct Johnson and Gorham Streets; City Engineering working on getting public meetings about this issue. Bridget asked the neighborhood to get involved.

Marina Dupler asked Bridget to discuss the Tenney Park Shelter: a gala on December 1st, from 5:30-8pm, for the Tenney Park Shelter opening, and the ribbon cutting on Sat. December 3rd.

She also asked for feedback about the total City budget (about \$3.3 million), alders have about \$2.5 million to play with. She gave an example for the Madison Public Library with the budget, they have to dip into their rainy day fund for collection development, which Bridget is proposing changing and giving money back.

6. Adjourned at 8:30pm.

Respectfully submitted by Lia Vellardita, secretary.