

## **Bassett Neighborhood Meeting Summary**

**Proposed Project –  
31 South Henry Street  
Madison, WI 53703**

**November 19, 2007**

- A) **Introduction** – Alder Mike Verveer gave opening remarks regarding the process involved for the proposed project at 31 South Henry Street. Namely: neighborhood involvement, Urban Design meeting, Plan Commission meeting, Common Council approval along with input from Planning and Development.

People in attendance introduced themselves (approximately 20-25) and Mike turned the meeting over to Pete Ostlind.

- B) **Format** – Pete discussed the parameters of the meeting; with the development team to complete its presentation with questions along the way followed by input from the neighborhood.

- C) **Proposal** – Jerry Bourquin from Dimension IV Architects provided historic background on the building which was originally built in the early 60's as an elementary school for St. Raphael's parish followed by use as Madison Business College and then as office space until the building was purchased by WHEDA. Building has been vacant for 7-9 years.

The proposed renovation/addition is scheduled to include the following components:

- Tear down "fortress" fencing and open up greenspace with new railing detail (completed).
- Add three levels to existing structure.
- Ground floor at West Washington entrance to include 7500+/- square feet of office/retail space for 1-3 users.
- Floors 2-6 with entrance on Henry to be utilized as studio and 1 bedroom apartments with 10-12 units per floor or 50-60 units total.

Amenities will include new exterior decks and completely remodeled or new apartments.

- New infra-structure (plumbing, wiring, cable, computer, HVAC, sprinkler) throughout with proposed central heating and cooling.

Comments were made from neighborhood regarding green building and MG&E study regarding individual controls for heat and electric.

As proposed, Landlord would pay for heat (gas) and Tenants would pay for electric.

D) **Neighborhood Questions/Comments** – Pete Ostlind opened up discussion for input from neighborhood with the following observations:

- Extensive discussion on possible “green” aspects of building including new windows, efficient heating, new insulation, proper roofing materials (solar?), green roof, rain garden, living green (e.g. no car, Community Car).
- Diocese has been informed of proposed plan.
- Bike parking will be provided in building on ground level. Targeting one space per unit.
- Scooter parking is not planned but will be researched.
- No car parking will be provided but ramp parking is located in the neighborhood.
- Rental range is estimated at \$500-\$550 per month for studios and \$650 to \$750 for 1 bedroom units. Rent to include heat, WiFi and cable TV.
- Any easements needed from WHEDA (possible windows) will be pursued during process.
- The units will be ADA accessible and appropriate number of units will be compliant.
- Trash collection will be provided in lower level.
- Possible loading zone (15-25 minute meters) will be sought for West Washington or Henry.
- One elevator will be provided including use for move-ins.
- Timetable for project is demolition early next year with approvals by Spring, 2008 and occupancy by Spring, 2009.

E) **Steering Committee** – Pete Ostlind asked for volunteers for a steering committee with 3-5 meetings anticipated.

F) **Final Comments** – included overall positive responses on reuse of building (i.e. no demolition), unique look with “saw toothed” structure and decks, mixed-use, and affordable apartments.

Emphasis on green aspects and cross-ventilation.

Meeting adjourned.

TJG/bb/601