

Minutes
Bassett District Monthly Meeting
Monday, March 9, 2009 at 7:30PM
Capitol Lakes Retirement Center, 333 W. Main St.

Attendance: Peter Ostlind (Chair), Griffin Klema, Chris Schramm, James E. Critchfield, Lee Brown, Tom Brown, Lynn Phelps, Bruce Wunnicke, Jim Curtis, Paul Brandl, Tom Geier, Jonathan Cooper, Peter Taglia (Monona Bay N.A.), Mike May, Rosemary Lee, Mike Verveer, Melissa Berger

Meeting called to order at 7:30

Minutes of the February meeting were accepted as submitted.

Introductions were made by all present.

Downtown Police Officer Ostlind introduced the new neighborhood police officer for the Bassett District, Pedro Ortega-Mendoza (not present). His contact information is: portega-mendoza@cityofmadison.com 608.577.5734 (cell phone). A resident voiced concern about a break-in at Maharani Indian Restaurant. A resident voiced concern about two homeless men sleeping in the foyer of Bedford Court. Another disturbance was described that involved three vehicles outside Bedford Court. A resident requested more surveillance by public safety, especially at bar time.

Taglia informed the group of the upcoming Monona Bay Neighborhood Association annual meeting, which will take place at Crabolis Apartments on March 10, 2009.

North Shore & Proudfit Street Office Proposal (Urban Land Interests) The General Development Plan (GDP) and the Specific Implementation Plan (SIP) for the first building were both previously approved. The current review is for the SIP for the second building on the site. The steering committee comprises residents from both Bassett District and the Monona Bay Neighborhood Association. Schramm detailed the plans for the second building of the project. He indicated there has been concern from Monona Bay NA about the scale of the building, and how it will relate to the other single- and two-story homes, particularly the houses near the Tobacco Warehouses. The second building will be two stories and 16,000 square feet. The steering committee has not met yet to consider this second building. Schramm continued to describe the traffic management for the project, indicating that there will be a left turn lane into the development (from the West side of Proudfit St.), and a right out only. This will prevent drivers from turning right onto Proudfit when exiting the development. Schramm displayed a diagram of the curb-cuts and bump outs for managing pedestrian traffic. Schramm indicated the financing for this project is coming from Park Bank. ULI is also currently marketing and pre-leasing space in the development, and good tenant prospects have been identified that will be new tenants to the downtown. Schramm indicated that construction would start in late spring/early summer. The building can be subdivided to allow for four tenants. Schramm then

displayed a scale model of the proposed building in context with the other buildings of the project and surrounding homes. Schramm indicated the current building is smaller than what was originally proposed, with a smaller footprint of 7,500 square feet. Access to the building will be from both sides, a 20 feet ground to roofline, and 30 feet ground to roof peak. The building will have large windows and an industrial feel, including large visible trusses that meshes with the existing Tobacco Warehouses. Construction materials will be similar to the other existing buildings being predominantly brick and glass. A resident asked about including solar panels on the roof, but Schramm indicated that the orientation of the building is not suitable for this application. A resident asked whether there would be parking underground. Schramm indicated on the plans that there will be 54 surface spaces, and one level underground. Many residents remarked at the attractive design. Verveer asked whether the footprint is what the GDP allows. Schramm replied affirmatively. Schramm indicated that ULI is working with Focus on Energy to maximize energy efficiency of the development, and indicated that this building may tap excess cooling capacity from the Tobacco Warehouses geothermal system. A resident asked about whether ULI had considered live-work for this development. Schramm indicated this was not contemplated in the GDP. The proposal will go before the Urban Design Commission on April 1 for an informational presentation. Formal submission will occur on April 27, and ULI will seek final approval from UDC on May 20, seek approval from the Plan Commission on July 6, and finally the common council on July 21.

151 Proudfit Street Farmhouse Renovation (Urban Land Interests & Wyldwood Construction)

Part of the ULI office proposal includes renovating the old farm house at 151 Proudfit St. which is currently uninhabitable. Schramm introduced Critchfield of Wyldwood Construction who will be doing the work and will purchase the building for his business. Critchfield discussed the problems with the home, including roofing and storm water runoff drainage into the basement. Neither Schramm or Critchfield believe the building is a city landmark. The project will need rezoning to allow for his business to operate there. They believe it will be OR-type (office-residential) to allow for return to residential use. Neither Schramm nor Critchfield felt demolishing the building would be good for the neighborhood. Critchfield indicated that Wyldwood Construction specializes in old home renovation, and intends to keep the building looking like a home and not an office. No additional square feet will be added. A resident asked about whether client meeting will take place at the location. Critchfield indicated some meetings may occur there, but stated most client meetings take place at the location of construction. A resident asked about signage. Critchfield indicated that any signage will be small and away from the house. A resident asked if the other two houses adjacent to the farmhouse were occupied. Schramm replied yes, both are owner occupied.

Feeney Court (Urban Land Interests) Discussion continued from the 151 Proudfit/ULI project to Feeney Court, in which the city maintains a right of way. Currently, the street is unfinished. Schramm outlined the plan to construct 20 angled parking spaces and manage traffic through Feeney Court as one-way. The one-way direction will be opposite the one-way direction from the next block, so that both will empty into the same exit from the project. Schramm stated this will prevent people from cutting through. Also part of the ULI project will be to improve the storm water drainage with curbs, gutters, and underground building runoff from the Tobacco Warehouses. Schramm indicated the court will be 12 feet wide, which is the minimum width to allow for street services such as plowing and sweepers. Schramm stated that the parking spaces

will be over private property. He also would like to avoid additional tenant cars that would use neighborhood street parking. A resident asked if there would be screening for residents from the parking, and Schramm indicated on the plans that garages at the back of the properties on Proudfit Street currently screen the homes. Schramm stated that ULI will absorb the cost of any special assessments due to this project, and that there would be no additional tax burden on either Tobacco Warehouse or Proudfit St. residents. A resident asked whether the width of the court would allow for moving and trash trucks. Schramm stated that no moving trucks would not likely use this street since it is not adjacent to the apartment entrances. He further indicated that trash pickup would continue to occur at current locations and no trash bins or trucks would use the court. A resident asked how this aspect of the project fits in with the process. Schramm stated ULI will modify the SIP and it will also need to be approved by the Board of Public Works.

2 South Bedford Street Proposal (Badger Bus Depot) May, as leader of the steering committee for this project summarized the committee's draft advisory statement (url link to document on CNI web site? Include as attachment?), and presented architectural drawings for the current proposal. The scheduled city process will be: UDC for an informational presentation on March 18. The steering committee will have its third meeting on March 3. A resident raised a concern about the future of the bus depot. Ostlind stated that the concern is related to a larger discussion about intermodal transportation, and is beyond the purview of the steering committee.

425 W. Washington (Eric Minton) The development was approved by the Plan Commission on March 9. The proposal will go to Common Council on March 14.

451 W. Wilson (McGrath Associates) A complaint had been made by a neighbor about the noise due to construction.

Capitol West / Hyatt Hotel No update.

31 S. Henry St. (Cliff Fisher) No update.

Downtown Plan Berger reminded attendees about the downtown plan, and distributed a map of preliminary "character" districts. She indicated there are two options ("A" and "B") currently being considered, and requested resident feedback. She stated she would send out a link to the map and project.

Alder's Report Verveer stated he requested to the Madison Police Department that the neighborhood police officer be available to attend Bassett District monthly meetings. He indicated that officer Ortega-Mendoza was not available for tonight's meeting due to family issues. Verveer stated that Alexander Company had requested a modification to its Tax Increment Finance agreement for 309 West Washington Avenue (Capitol West), asking to relieve its requirements on sales of units. Verveer indicated such requests had been granted in the past to other developers, but wanted to hear resident feedback on the request. He indicated that Alexander Co. would be required to repay monies it received under the TIF. The letter states that the TIF loan agreement between the city of Madison and 309 W. Washington, LLC (Alexander Co.) requires 71 of the 141 residential units be sold to owner occupants before June 15, 2009, and 124 of 141 units be sold by May 15, 2010. Alexander Co. will be leasing up to 69 units and

does not want to offer deep discounts on the units just to meet these requirements, which may destabilize the market for condominium homes in downtown Madison. It would like to extend the deadlines for three years while the housing market recovers. Additionally, all 18 inclusionary zoning units have been sold.

Meeting adjourned 9:08PM

Minutes respectfully submitted by Griffin Klema

DRAFT