

Draft

Bassett Neighborhood District Monthly Meeting

7:00 p.m., 10 August 2009

Capitol Lakes Retirement Small Dining Room, 333 W. Main St.

Meeting called to order at 7:00 p.m.

Attendees: Susan Schauf, Adam Plotkin, Rosemary Lee, Brandon Cook, Jonathan Cooper, Peter Ostlind (Chair), Mo Murray (CVS), Matt Paske (CVS), Stef Moritz, Jon Miner, Maureen Miner, Randy Bruce (Bruce and Knothe Architects), Davy Mayer, Gordon Cnare, Amanda Funk

1. Introductions
2. July Minutes were approved
3. Community Police Officer. Pedro Ortega-Mendoza was unable to attend the meeting(Portega-Mendoza@cityofMadison.com and 577.5734 cell)
4. 2 S. Bedford St. (Badger Bus Depot) The developer has requested alterations to the approved plans for this redevelopment.
 - CVS Pharmacy has been announced as the retail tenant. There is a request to build a drive thru window for the pharmacy with an entrance from W. Washington Ave. The drive aisle on the west side of the building will become one way to the south.
 - CVS expects about 4 cars/hr in the drive thru, but this will probably lighter since there is more bike and foot traffic in this area. The space can hold about 3 cars in the driveway. CVS representatives said that 3 – 5 cars are typical but maybe be busier during 4:00 – 7:00 PM. Most seemed satisfied with CVS moving in. CVS hours are 8:00 – 10:00 Monday – Friday (not sure what there hours on Saturday and Sunday are)
 - Some concerns raised
 - Drive-thru may create a bottleneck under the “bridge”
 - Liquor license available to CVS? Alder Verveer stated that due to the alcohol density in the area, no liquor licenses will be issued. CVS doesn’t think that will change their decision to move into that space
 - The developer has requested that they be allowed to change the Community Room into an additional one bedroom apartment
 - Urban Land Interest suggested against the community room because they feel the room will not be used. The intent of the room was for tenants and neighbors could gather for parties as there is a kitchenette there. Alder Verveer recommended to keep the room as often it’s hard to find rooms to hold meetings in. Pete Ostlind heard some comments from neighbors that they are

disappointed it's going away. Rosemary Lee didn't feel this room is necessary as a lot of other apartments don't have it. Jonathan Miner and Jonathan Cooper commented that community room may be used for families especially if the tenants will be more professionals. Randy Bruce will review the function of the community room with the developers

- The developer is requesting that the neighborhood waive the 30 day notice provision in City ordinances for the these two proposed alterations
 - The neighborhood deemed this appropriate
- Alder Verveer asked about the signage and Randy said UDC gave approval for the building , but not the signage. They will be working with CVS on that.
- Alder Verveer mentioned that there was uncertainty with the bus service and at the request of the neighborhood, Badger Bus tried to find an alternate spot for pick-up and drop-off. Kelly's Market on West Washington agreed to be the ticket agent, however, the buses cannot go on their property. Therefore, the buses will need to stop on West Washington. In order for the buses to stop on West Washington, the 4 parking spots will need to be removed.
 - Some discussion occurred asking if the buses could pick up at CVS, however, Randy Bruce said this wasn't really an option due to the configuration of the drive. Those parking spots could be a big loss to the neighborhood stores. Pete suggested Badger Bus continue to find an alternative solution. The owners want to accommodate the public and find a solution since the bus depot is closing August 31. As of September 1, the buses could use that space on a 90 day trial period before a city ordinance is issued that would change the parking restrictions.

5. 115 & 117 S. Bassett St.

Brandon Cook has been working on a PUD for changes to these two properties. The Urban Design Commission has requested changes to the plans at three recent meetings. Brandon will be presenting his current updates in response to their concerns.

Brandon went to the Urban Design Commission last Wednesday. He no longer will do the 3 story renovation at 115, but stay with 2 stories, with a porch off the second story. 115 will have 8 bedrooms. 117 will be the same with 8 bedrooms but with new siding and roof, porches will be the same as 115 and 117 will have a finished basement.

His intent was to replace the foundation and now he is planning to scale back the plans and add the new siding and roof. His plans for the Carriage House now have the building 5 ft off the

property line instead of 3 ft as originally proposed. This carriage house will have 12 – 15 bedrooms. Brandon is unsure if there will be two entries or one.

Concerns raised regarding Brandon's plan include:

- 2nd story porches and if they were in the neighborhood design guidelines as acceptable. Brandon and some of the neighborhood members didn't believe anything about porches was mentioned in the neighborhood design guidelines. Brandon will use the appropriate materials to ensure the look and safety of the porches fit within the neighborhood
- Parking – recommendation was made to ensure enough bike, moped and parking stalls were incorporated. Brandon mentioned there are 5 parking stalls 8 ft wide and 1 handicap stall. Now there are bike racks for 20 bikes. The bike racks are located in a 12 ft side yard of the property line. Concern was raised 12 ft was not enough room and there should be at least 1 bike stalls per bedroom. A question was also raised about providing parking for scooters. Currently no scooter parking is provided.
- Trash – concern raised that wouldn't be enough room for trash. Brandon improved it from the original design

Pete said that the neighborhood approved the renovations and wrote a letter of support for the foundation changes and zoning variance. However, now it's more extensive project which may need a steering committee or full neighborhood meeting

Brandon will be meeting with the city to review the process for getting the proper approval whether that's a PUD, GDP or SIP. He will keep us informed. Jonathan Cooper, Maureen and Jon Miner offered to serve as a sounding board for Brandon and steering committee if needed. Brandon was asked to get back to the neighborhood after a meeting with City staff the following day.

6. Bassett Cleanup – Each year the neighborhood has done a cleanup. Brendan McGrath has agreed to organize this year's clean up. Brendan was unable to make it to the meeting. He and Aaron Crandall are in the process of selecting a date which is expected to be in September.

7. Welcome letter – For the past several years we have distributed letters throughout the neighborhood in September welcoming new residents. The letters provide information City services and suggestions for maintaining a safe neighborhood. It was agreed it was a good idea to distribute the newsletter in conjunction with the clean-up. However the letter needs updating including:

- Amount of fines increased
- There are now 5 neighborhoods not 6
- Add: During snow emergencies you can park in the public parking ramps for free
- Meriter is now Capital Lakes

Jonathan Cooper will follow-up with Griffin Klema asking for the electronic copy. Jonathan and Brandon Clark will update the document as needed. Stef will call Pedro to ask for the updated police inserts.

8. Alder's report

- The Downtown Plan will be introduced in September. If there is an interest in the neighborhood to give feedback to the planning committee, he would be happy to arrange a meeting. Mifflin neighborhood held a meeting already as many changes are recommended for that neighborhood.
- Regarding the APEX development there is a steering committee beginning to develop, however, the project may not have any funding. The Mayor said the city staff had a lot of questions that the developers couldn't address.
- The Meriter Medical Clinic at 345 West Washington is hosting an open house on August 25, 2009 from 5:30 – 7:00. The new clinic will open on August 31.
- Urban Land Interest has received approval for the 2 buildings on Proudfit Street

9. Other items brought forth by residents

- Question raised if street cleaning was in the budget. DNR wants to focus on capturing the solids from the storm sewers to reduce the discharge into the lakes. Feeling is that the street sweeping isn't as effective as other options. Alder Verveer will try to get an update, however, the budget expenditures cannot increase very much. Discussion was that it may have some effect and the concern raised that there may not be compliance. Recommendation to do the street sweeping on 1x/month or 1x/week on Thursdays (same day as garbage pick-up). Alder Verveer did say that there is some sweeping of the streets done Mondays between midnight and 6 am.
- Rosemary Lee reminded everyone that Bob Holloway is encouraging CNI members to volunteer for MOVE OUT NIGHT – August 14 – when renters must move out of apartments by noon on August 14 but cannot move in until noon on August 15. ASM, a student-government organization, (<http://ASM.wisc.edu>) is spearheading an effort to provide students with a safe place to spend the night. UW Campus Police will be working with ASM and other partners to patrol campus parking lots to keep students' belongings safe. Sign up for 2-hour shifts from 10pm Friday night to 6am Saturday morning. Contact Hannah Karns (hkarns@wisc.edu) to signup.

10. Adjourned at 9:00 pm (next meeting September 14 at 7:00pm)

Bassett District Meetings are your opportunity to make your voice heard on neighborhood issues and dialog directly with your Alder. The Bassett District is part of Capitol Neighborhoods, Inc a City recognized neighborhood organization for the downtown area. For questions please contact Chair Peter Ostlind, 255-2032.