

Draft

Bassett Neighborhood District Monthly Meeting

7:00 p.m., 11 January 2009

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

Meeting called to order at 7:04 p.m.

Attending: Paul Brandl, Randy Bruce (Knothe & Bruce), Brandon Cook, Jonathan Cooper, Rosemary Lee, Davy Mayer, Jon Miner, Maureen Miner, Paula Oeler (minutes), Pete Ostlind (chair), and Alder Mike Verveer.

1) Introductions.

2) Approval of Prior Meeting Minutes. December minutes accepted as written.

3) Community Police Officer. Not in attendance. As previously announced, Officer Pedro Ortega-Mendoza has been promoted to detective. This means that we will have a new Community Policing Team officer assigned late this month or in early February.

4) 2 S Bedford (Bus Depot Apartment Project) – Randy Bruce. Randy Bruce, an architect with Knothe & Bruce, presented a request to change the City-approved PUD to enable the Depot project to install solar water-heating panels on the roof of the building at the corner of W Wash and S Bedford. He also discussed the location of two smaller air conditioning condenser units and a satellite dish that would be used by the pharmacy tenant (CVS). The solar panels would allow for solar-assisted heating for the domestic hot water. The solar-generated heat would supplement a boiler. Placement of the panels on the roof at a 50° angle to maximize solar gain is restricted as the panels must feed and drain to a utility room. However, they would not be placed at an outside edge and a parapet will partially conceal them. As the top would be about 10 feet above the roof, the panels will be visible from W Wash and possibly from Bedford. One of the condensers on the roof would be 2.5 x 4 x 2 feet 3.5 ton unit with a 77 decibel rating (about that of a vacuum cleaner). The second until would be a much smaller (.75 ton) unit. Putting these two units on the roof eliminates the need for one at the loading dock. The condensers and the satellite dish would not be visible from the street.

Many in attendance expressed the idea that while the solar panels would be visible on the 5-story building, that this impact was both a negative (additional project height for utilitarian, perhaps not aesthetically-pleasing purposes) as well as a positive (good to see energy-efficient efforts). Since installation can impact the final aesthetics (the back of the panels will be the most visible), Randy Bruce indicated that he would work with the installer to get the install as clean as possible with the water lines hidden behind as much as possible. Similar solar-panel installations can be seen now at Park Central (Willy/Ingersoll Sts) and late this summer at 600 E. Gorham. They are also in place on the 12-story Aberdeen building at N Bassett and W Gorham.

Given no objection, Alder Verveer signed the paperwork for the change request while the architect answered other questions about the project. Randy said that the Meiers are starting to work with CVS on

signage. The project will integrate all signage into one package that will likely be presented to the City in the next month or so. CVS has been told that they will need to meet the City's sign ordinance. The apartments are scheduled for completion at the end of July to be ready for August rentals. The Meiers will be using a management company. CVS is being encouraged to complete build-out during this time as well in order to open with the apartments, but their timing is uncertain. Thanks all around – to Randy Bruce for his presentation and time and to Alder Verveer for bringing this request to the neighborhood association for comment.

5) Alder's Report –

The Hyatt Place liquor license was before the ALRC (Alcohol License Review Committee) on December 16. However, the agent for the license, who had travelled from Green Bay, needed to leave before the license was discussed so the application was moved to the January agenda. A few days after the meeting, Alder Verveer told the agent to contact Pete Ostlind to discuss neighborhood concerns prior to the January ALRC meeting. Pete reported that he met with the Green Bay-based agent to tour the W Wash property and discuss the liquor license. Both Alder Verveer and Pete reported that the Hyatt Place would have an extremely limited liquor operation. Sales will be for wine and beer only in an area off the lobby and available for some upstairs meeting rooms. There will be no room service. Finally, as is Hyatt corporate policy, there will be no sales after midnight. Therefore, Alder Verveer is not planning on making any conditions request at the January meeting. Pete noted that Hyatt Place has hired a General Manager (someone who has worked on Madison's west side) and that that person will be attending the January 18 ALRC meeting. Pete also reported that the Hyatt Place is talking about a mid-April opening.

Alder Verveer noted that with the holidays, there has been a lull. He and others present gave a brief status report of other development projects (in no particular order):

<!--[if !supportLists]-->• <!--[endif]-->The Tobacco Warehouse office building development by ULI does not have a timetable regarding breaking ground, however, the City went ahead with making the street improvements on Proudfit. There is a left turn cut in the boulevard with bump outs for pedestrians.

<!--[if !supportLists]-->• <!--[endif]-->The 425 W Washington project by Eric Minton and Dr. Bonsett-Veal has been postponed due to financing. The project would keep the eye doctor's offices on the ground floor and add upper floors for a fitness facility and apartments.

<!--[if !supportLists]-->• <!--[endif]-->Brandon Cook's project at 115 & 117 S Bassett is moving forward. Brandon reported that he is waiting for final sign-off on his engineering plans in order to move forward with the renovations on the two houses. He is planning on bringing forward revisions for his rear building construction plans sooner rather than later. However, he is currently focused on a submittal for a project on Dayton St.

<!--[if !supportLists]-->• <!--[endif]-->Apex Hotel proposal for W Wilson & S Henry – Davy Mayer reported that he contacted Apex President Steve Yoder last week to confirm that Apex still intends to make an informational presentation at the UDC's February meeting. Davy has not heard back.

Officer Pedro Ortega-Mendoza has been promoted to detective and is working the South Side. New police assignments are next month so the neighborhood will be assigned a new community police officer then.

The Downtown Plan has been delayed by the Edgewater Hotel proposal. The Downtown Plan is being developed in-house. Two workshop meetings are planned between staff and members of the Plan Commission on February 1 and February 15 to discuss controversial issues and concepts. Public testimony will be taken at the meeting. The current schedule has staff unveilings its recommendations at a March meeting at the Overture Center. Two key issues that affect the neighborhood are height and mass of buildings, particularly at the corner of W Wilson and S Henry and the Mifflin West Neighborhood – just across W Wash from Bassett. Density is a key issue for developers. Downtown Madison, Inc. (DMI) has prepared its own recommendations. Susan Schmitz and Tim Anderson presented it to the Economic Development Commission. Alder Verveer does not have a copy. He encouraged people to read it for themselves, but sees that DMI's pro-development perspective may not always be in step with the quality of life perspectives held by many of his downtown resident constituents.

The DMI documents can be found at these links:

DMI Recommendations on the City of Madison Downtown Plan

DDPW EDC Document.pdf

There will be a major street project this year on Broom St from W Johnson to W Doty. It will be a major re-surfacing in addition to water main, storm and sanitary sewer replacement as well as some miscellaneous curb and gutter replacement. The project has been delayed twice due to other road construction in the area. It will be a lengthy project and impact traffic, but the plan is to keep one lane open at all times. Pedestrian streetlights will be added, but utilities will not be undergrounded. Pete Ostlind asked if conduit could be laid so that undergrounded could happen more cheaply and easily in the future. He wasn't sure of cost, but knew that savings are significant compared to undergrounding that is not done in conjunction with major street repair. Alder Verveer said the project should be discussed at the Board of Public Works in April.

Christmas tree pickup has been delayed by the snowstorm. Trees should be on the terraces for pick up by the street department. They are picking up every day this week and next.

Badger Bus is seeking City permission to load and unload in the 600 block of W Wash (in front of Kelley's Market). To become a permanent stop, the City must approve it by ordinance that Alder Verveer has introduced. The ordinance will be discussed at the Transit and Parking meeting tomorrow and at the Bicycle/Pedestrian committee meeting two weeks from tonight on the last Tuesday of the month. Both meetings start at 5pm. There was some discussion about whether Kelley's Market was letting bus patrons wait inside and how that affected whether this stop is appropriate without some sort of shelter option.

7) Other Items brought forth by residents —

Rosemary Lee reported that Segredo, the boutique Brazilian bowling place at 624 University Ave, has invited Capitol Neighborhoods members to a preview night tomorrow from 5-7pm. The grand opening

will be Friday night with the Mayor throwing out the first bowling ball. Rosemary thinks the place is spectacular. Bowling shoes may be rented or purchased.

Maureen Miner notes that Dr. Martin Luther King, Jr. Day events are Monday, January 18 at noon at the State Capitol and awards in the evening at the Overture Center.

8) Adjourn. Adjourned at 7:55pm. Next meeting second Monday, February 8, 2010 at 7pm.

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