

**Mifflin West District, CNI Steering Committee Meeting  
Capitol Lakes Private Dining Room, 333 W Main St.  
Tuesday, January 8, 2013**

Members present: Scott Kolar, Rick Broughman, Tim Kamps, Dan Bohl, Pete Ostlind  
Guests: Peggy LeMahieu, Jeffrey Wills, Dan Breunig, Jeff Ripp, Alder Mike Verveer, Kevin Firchow, City of Madison Planning Division  
Meeting start 4:30pm, Meeting end: 6:25pm

**304 W Washington Ave.**

Development Team: Bill Montelbano, architect, Andrew Seidel, FFRF, Patrick Elliot, FFRF

Bill Montelbano presented changes as a result of their presentation to the Urban Design Commission (UDC). The Freedom From Religion Foundation owns the 3000 square foot property. They want to expand by purchasing the neighboring property at 10 N Henry Street, razing the existing 3 story apartment house, and add a 4 story addition joining their original building. The original building, dating from 1850, is in the Italianate style with a 1940's Prairie Style addition. The concept presented to the UDC included a restoration of a full third floor and cupola on the Italianate section and the design of the new addition fusing elements of Italianate and Prairie Style. At the UDC meeting, members expressed a strong preference for the Prairie Style for the new addition. Montelbano had made updates based on that input for presentation to the steering committee. However, he stated that he had heard from UDC staff representative Al Martin earlier that afternoon with further input from the UDC. They desired a uniform style for the entire proposal and their preference was Prairie Style. Montelbano stated he had not had a chance to contact the owners, as they were out of town, but he believed they would want to preserve the Italianate section. Steering Committee members discussed this issue and came to a consensus to support the FFRF if they chose retain the Italianate section. This was based on the fact that the setbacks of the different building sections and proposed landscaping elements would provide sufficient definition of the sections to make them appear as different buildings. It was noted that there are multiple examples of this effect in the downtown area. It was also noted that the Downtown Plan supports preserving existing building styles. Also a concern was expressed that it could impose an unnecessary cost burden on the owners.

**Dayton Square proposal at 424 W. Dayton Street, 415 W. Johnson Street and 226 N. Broom Street.**

Development team: Eric Lawson, Potter Lawson, Inc., Ron Locast, Potter Lawson, Inc., Eric Schmidt, CG Schmidt

Eric Lawson reviewed the proposal time line:

- 12/19/12 - UDC informational
- 1/2/13 - Submitted land use application
- 2/20/13 - UDC for approval
- 3/4/13 - Plan Commission for approval
- 3/19/13 - Common Council for approval

The question was raised as to the workings of the new zoning code and development review process and how that would affect neighborhood input. Kevin Firchow explained one of the goals of the new process was to try to reduce the number of referrals by the UDC. The intention is for development teams work with staff and neighborhoods to have a more complete proposal to present to the UDC. He noted that the new process is a work in progress, that this particular proposal will be a learning experience for all involved, and that from the neighborhood perspective the process will not be much different than before.

Lawson went on to describe the proposal as a through block redevelopment of 319 units with 215 parking stalls and 352 bike/moped stalls in an underground parking ramp. The W Johnson and N Broom parcels are currently zoned UMX and the W Dayton parcel is zoned DR2. Based on Planning/Zoning staff recommendation the land use application requests the entire site be zoned UMX and a Conditional Use due to its size exceeding 20,000 SF and height exceeding four stories. It is workforce housing targeted at young professionals with the following mix of units, studio - 34, one bedroom - 211, and two bedroom - 74.

### **Neighborhood Questions, Concerns, and Desires**

- What are the expected rents to be?
- Will pets be allowed and, if so, what will be the pet management plan?
- What is the move in/out management plan?
- What is the trash management plan?
- Provide easy access to interior bike parking other than through vehicle entrances.
- Understand that staff recommended the rezoning to all UMX, but would like to know how the Dayton Street section varies from DR2.
- Can the sidewalks be widened to accommodate increased pedestrian traffic and snow removal?
- Consider energy efficiency measures including LEED certification, Net Zero construction, green roofs, etc.
- Consider measures to improve pedestrian experience and "engage the street" including:
  - Individual street entrances for ground level units.
  - Maximized use of landscaping and planters
  - Preservation of existing mature trees and the planting of additional trees in terraces.
  - Design ground level units to be dual purpose, either residential or limited retail and service uses such as professional offices or gallery space.
- Maintenance issues and low use were noted for the existing swimming pool. Consider enclosing the proposed pool to increase its likely use. What is the pool management plan?
- How and when were the current tenants notified of the potential redevelopment?