

**Mifflin West District, CNI Steering Committee Meeting
Capitol Lakes Private Dining Room, 333 W Main St.
Tuesday, February 5, 2013**

Members present: Scott Kolar, Rick Broughman, Tim Kamps, Dan Bohl, Pete Ostlind
Guests: Peggy LeMahieu, Jeffrey Wills
Meeting start 4:30pm, Meeting end: 5:25pm

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:

- 2/13/13 - Submit materials for UCD meeting
- 2/20/13 - UDC for approval
- 3/4/13 - Plan Commission for approval
- 3/19/13 - Common Council for approval

Lawson responded to questions and concerns raised at the January 30, 2013 neighborhood meeting.

- Floor plans were presented to Kevin Firchow, city planning staff.
- Firchow was taking the lead on working with Traffic Engineering and area property owners to widen the sidewalks in the area due to current pedestrian traffic volume and the expected increase with denser development.
- Street tress - Lawson thought only two existing, mature trees could be saved due to needed curb cuts and encroachment by the building foundation on root systems. Those were one on Dayton and one on Broom. His landscaping plan called for replacing them and planting more than are currently there. Members asked he ensure that replacement trees species be appropriate for changed environment, especially taking in consideration of shadowing caused by the building. He was asked to consider retaining the two mature trees on Johnson St whose roots would be impacted to see if they could survive.
- LeMahieu asked if a shadow study had been done and could be provided.
- There were still no rental rates available. Apartments would range in size from 635 to 900 square feet. The amenities and finishes of all apartments would be consistent with attracting the young professional target demographic. All apartments would have individual laundry facilities.
- There will be a centralized HVAC system with each apartment having individual heating and cooling control and metering. Ostlind raised a concern about HVAC system noise. He asked that the quietest systems be selected and consider installing sound dampening panels around the roof cooling tower.
- Ostlind asked about the planned location of parking ramp exhaust vents. He asked that the impact of noise and fumes on residents, neighbors, and pedestrians be considered in their placement.
- The development will not allow residents to have dogs.
- Jeffery Wills had a number of concerns regarding potential impacts on his neighboring property. He was encouraged to keep regular and direct contact with the development team and city staff.

**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.