

SASY Committee Report Form

Date of meeting: Tuesday, November 2, and Friday, November 4, 2011

Name of Committee: Preservation & Development

Chair : Brad Hinkfuss

Members: Brad Hinkfuss, Lou Host-Joblonski, Doug Johnson, Lance Green

Purpose (goal) of Committee:

Action items:

Specific issue(s) to report:

- Proposed Development @ 2733 Atwood Ave.: On October 24th Marsha called another public meeting to discuss this project. The developer, Jim Shapiro, and his architect, Brian Stoddard, indicated that they had modified their original plan and wished to seek additional public feedback. Approximately 25-30 people attended the meeting, including all four P&D members. In sum, the meeting did not go well. The developer had made only very minor and largely cosmetic changes to the proposed project. Neighborhood opinion was unequivocally against the project. The strongest areas of resistance were the height of the building (4 stories) and the amount of parking provided (15 underground stalls in a building of 24 units). Other areas of concern from the past that received less attention this time include storm water runoff, lighting, first floor commercial space and traffic flow. Mr. Shapiro made no mention of any concession on any front. It remains unclear if he will attempt to proceed with this project with active neighborhood opposition. Note that on an open question to the audience most all of those present indicated that they would be supportive of the same development scaled down to 3 stories (thereby reducing parking demand).
- Proposed Development @ 2048 & 2100 Winnebago St.: On November 4th, three members of P&D and Marsha met with reps from Accipiter Properties and Movin' Out. This was a quickly scheduled meeting due to a recent request from the developers for a shortened notification period for a demolition permit, which they felt they needed as part of their zoning request for the project, which in turn is driven by their application for WHEDA tax credits. Demolition permits are always cause for alarm, so P&D members took the opportunity to meet and learn more about the project. The plan is much changed from the first version shared with the public. It currently envisions a 4-story structure on the corner that includes first floor commercial spaces and 3 upper stories that include 60 units of residential apartments. The developers were receptive to P&D concerns about too much parking and a number of other features. The project is still very much open to influence right now, but now is also the time to pay close attention to the specifics as it makes its way through the City planning process. The developers have indicated that will communicate with more frequency and transparency. A follow-up meeting is scheduled for November 30, exact time and location TBD.

Recommendation(s):

- 2733 Atwood Ave – This project does not have neighborhood or council support at this time. P&D has offered to continue to work with the developer to find a workable solution that would have support from the neighborhood.
- 2048 & 2100 Winnebago St – These developers appear to want a healthy relationship with the greater neighborhood. SASYNA council & residents should stay plugged in to this process as it moves forward.

Discussion items at board meeting: Nothing specific

Next meeting: November 30th, exact time and location to be determined