

SASY P&D Committee Report – February 2013

Date of meeting: 3/6/2013

Name of Committee: Preservation & Development

Chair : Brad Hinkfuss

Members (present): Brad Hinkfuss, Lou Host-Jablonski, Jason Tish, James Montgomery, Lance Green
(not present): Lance Green

Purpose (goal) of Committee:

- Serve as initial consultation for all new, expanded, or renovated development in the neighborhood.
- Make recommendations on local development activity to Council.
- Provide guidance and advise to developers, residents, business owners in the neighborhood.

Action items (of committee members):

- Brad to meet with Anne Walker and someone from Capitol Neighborhoods to learn more about their experience with their development protocol.
- Lance to check City of Madison website to see if he can find the Capitol Neighborhoods document available for general dissemination.

Specific issue(s) to report to council:

The P&D Committee met on 3/6 to discuss three items:

1. **The proposed development in the empty lot next to 1912 Atwood Ave.:**
As mentioned in the last report, developer Scott Lewis is the new owner of the 1912 Atwood Ave building and the empty parking lot next to it. Both areas are part of a PUD that was originally created some years ago by the Nelson brothers. They finished (mostly) the 1912 building but never started phase 2 on the lot next door. Scott Lewis and his architect have come to the table with new designs to finish the project originally outlined in the PUD. They are proposing to construct a 4-story apartment building with 55 units. The target residents will not necessarily be the 55+ cohort as in the 1912 building, but an open mix of ages and middle-income residents. The P&D group brainstormed their approach at the 3/6 meeting and they had a scheduled meeting with Scott and his architect the following day, 3/7. The 3/7 meeting went well. Scott and his architect have incorporated a number of features that will help deal with a large amount of storm water on site, establish a long strip of community gardens, integrate planting areas on various parts of the building, and make connections with the future bike path that will run behind the building. They will provide illustrations

of the proposed project within a few weeks time. These will be loaded to the SASYNA P&D webpage.

2. **Next Door Brewery:** Marsha is organizing a neighborhood meeting about Keith Symonds' proposal to open a 100-seat restaurant/nano-brewery at 2439 Atwood Ave. This will be at 11:00am on Saturday, March 16 at Trinity Lutheran Church. There have been no meeting or direct contact between Keith and the P&D Committee.
3. **Development of written guidelines for neighborhood input to the development process:** Brad shared a development protocol that Capitol Neighborhoods, Inc. put together in 2007 with some grant funding. Titled, A Process For Building Success, it details a process for a neighborhood organization (and a neighborhood) to effectively work with developers to guide new development. Brad would like to use this as a guide to develop a similar process for SASYNA.

Next meeting tentatively set for April 3, 2013.

Respectfully submitted,
Brad Hinkfuss