

MINUTES
MID-STATE STREET PARKING AND MIXED-USE EVALUATION TEAM
MMB, Room LL110
March 28, 2005

Present: Trudy Barash, Kevin Hoag, Bill Knobloch, Larry Nelson, Archie Nicolette, Susan Schmitz, Ken Streit, Ald. Verveer, and Ledell Zellers

The meeting was called to order at 5:00 p.m.

I. Review of the Agenda for the meeting.

Mr. Olinger reviewed the agenda for the meeting.

II. Review of Minutes

On a motion by Ms. Barash, seconded by Mr. Streit, the Minutes of the February 28, 2005, meeting were approved.

III. Public Comment

None

IV. Process Update

- a. Resolution Adopting Redevelopment District – Mr. Olinger stated that the Redevelopment Plan will be introduced for action by the Council on April 19, with referrals to the Board of Estimates and Plan Commission and back to Council on May 3, 2005.

There were questions raised by members concerning a letter sent to the CDA by Attorney Bill White on behalf of Urban Land Interests, who has an interest in property within the proposed Redevelopment District.

Mr. Olinger stated that the CDA did receive the letter and will note that in the report to the Council that it received the letter. Discussions with the City Attorney's Office concerning the letter and the CDA's preparation of the Redevelopment Plan have been held.

V. Discussion of Building & Design

No report prepared by Statehouse West, LLC, but they are scheduling meetings with its staff regarding parking ramp design, sale of air rights, etc. Mr. Olinger stated that schedules are being coordinated to make that possible. Updates will be provided to the Evaluation Team as they occur.

VI. Parking

- a. Update on RFP Schedule – Mr. Knobeloch distributed a draft RFP for the parking ramp to those in attendance (the draft was forwarded to others on the Evaluation Team following the meeting).

Ms. Zellers raised concerns regarding sound related to exhaust and other equipment and provision of air handling equipment. She wanted to know if it could be added as one of the scoring criteria – to show leadership on the issue. Mr. Nelson noted that it would be added as an element of the design criteria. Mr. Schmidt further suggested that reference be made to the City's Noise Ordinance for guidance.

Mr. Streit inquired if it could be vented only through condos, or could it be discharged to side? It was noted side discharge was possible, and that by using larger ducts, it would possible to reduce noise.

Comments are due to David Dryer, Traffic Engineer, by April 4 so the RFP can be released as soon as possible to stay reasonably on track.

It as noted by Mr. Nicolette, Mr. Nelson and others that the coordination of the ramp and air rights development will be critical to project success.

There was further discussion on how the parking would be handled, special event parking, etc. Ms. Barash again reiterated that the goal is providing short-term shopper parking.

- b. Discussions with DMI, GSSBA, and BID – Mr. Olinger stated he had notified the DMI Parking Subcommittee and asked for their input; that he was scheduled to appear at GSSBA on April 5, 2005, and at the BID Board on April 19, 2005.

VII. Schedule of Next Meeting

Next meeting is scheduled for April 18, 2005, at 5:00 p.m. in LL110 of the Madison Municipal Building.

VIII. Adjourn

There being no further business, the meeting was adjourned at 5:40 p.m.

Respectfully submitted,



Mark A. Olinger, Director
Department of Planning & Development