

RE: Proposed Development -- Tennyson Ridge on Tennyson Lane in Madison, WI

January 16, 2015

To All Members of the City of Madison Common Council:

This letter is regarding the proposed development being called Tennyson Ridge at 1910 Tennyson Lane in Madison. I, along with my neighbors who signed the attached petition, still oppose this development. I have attached five and one half pages of signatures on this petition from 60 neighbors in the immediate Berkeley Oaks neighborhood. (Petition is Attachment #1.)

There are three main reasons why we want this proposed development stopped.

- 1) We are not being fairly represented by our Alder, Larry Palm, or by the Vice-President of our neighborhood association, Lydia Maurer of the Berkeley Oaks Neighborhood (BONA). The developer states under Item # 15 of his application that: "For the rezoning we had numerous neighborhood meetings and have received the support of the neighbors, the Berkeley Neighborhood Association, the Northside Business Association and Alder Larry Palm." This is not accurate. All neighbors DO NOT support this development and were not notified of these "meetings." How can we attend meetings that we didn't know about? The BONA vice president stated she walked door to door in our neighborhood to let us know about neighborhood meetings but everyone that signed this petition did not receive any such notice from her. The vice president is trying to speak for all of us without our input.

On Page 2 of the attached petition, please note that the president of BONA, Willy Holden, has signed this petition and is opposed to this development as well as the rest of us.

Even after having several recent meetings and learning of the number of his constituents that oppose this development, Alder Palm stated at his meeting on Wednesday, January 7, 2015, that he still supports this project. We don't understand why.

Also, there were individuals from other North Side neighborhoods – Brentwood Village, Sherman, Mendota Hills and Cherokee – at the last two meetings that were very opposed to this development as well and have the same concerns we do about the North side of Madison.

- 2) There already are a disproportionate number of low income complexes on the North side of Madison. Two of the criteria to determine where to build "affordable housing" in the City of Madison were a) to disburse these developments across the City of Madison, and b) to not put these developments into an area that was already densely populated with low income complexes. The "Northport Corridor" is the most densely populated low-income area in the City of Madison. In my immediate neighborhood (a 3-4 block radius), there are five complexes of low-income and very troubled housing complexes. And then farther outside my neighborhood along the "Northport Corridor," there are seven additional low-income and troubled housing complexes. The names of these complexes are listed under Addendum #1 at the end of this letter. The North Side of Madison has its share of low-income complexes and does not need any

more. **If the City of Madison would clean up the troubled complexes first, there would be plenty of “affordable housing” on the North side.**

- 3) The effect of adding more “affordable housing” on the North Side of Madison will be detrimental to the elementary schools on this side of Madison, in particular, Lakeview Elementary School. Lakeview Elementary already has the highest population of low income students than any other elementary school in the City of Madison, totaling 77%. The next two schools with the highest population of low-income students are also on the North Side – Mendota Elementary at 75.6% and Lindberg Elementary at 75.2%. Please see Attachment #2 for these MMSD Elementary School statistics. Statistically, schools with higher populations of low income students require more resources. Is MMSD willing to increase resources to Lakeview School and do they have a plan in place to deal with this increase?

The next link is taken from an article of The Chicago Reader (November 2013) addressing the issues of low-income children in the Chicago Public Schools. However, this information also pertains to all low-income students in any school system.

<http://www.chicagoreader.com/chicago/public-schools-solution-percentage-low-income-students-test-scores/Content?oid=11526214>

On Monday, January 12, 2015, Kristian Chavira from MMSD Research & Program Evaluation sent a memo to Kevin Firchow for the Plan Commission meeting that evening titled "Expected number of students residing in proposed buildings" and was prepared by Kristian Chavira, Research & Program Evaluation, MMSD. Please see Attachment 3 for this memo. This memo stated that a total of only 8 students would be living in a 72 unit apartment complex. Of these 72 apartments, 54 would have either 2 or 3 bedrooms. Another part of this memo also states that of the 13 single family homes and 1 multi-family home that only an additional 8 students will be living there and attending Lakeview School.

I had serious concerns that the numbers listed on this memo were not accurate so I called Mr. Chivara on January 13th and asked him the following questions.

--Who requested this report? First, he said "nobody" but then said it came via a series of emails with Kevin Firchow being the originator of a forwarded email.

--Where did you get the statistics used in this report? He said he used Federal Census data for the entire City of Madison that was already a few years old; that this Federal census data includes every residence in the City of Madison including the downtown area where there is a high concentration of high-end condos and apartments where one single adult resides with no children; and, that there was no demographic data included in the report because MMSD does not have accurate or current data to use in that regard.

--Do you believe the numbers in this report are correct? He said he admits the numbers on the report are very low and thought it should have been higher.

If correct demographics would have been used, the results would probably have been more realistic. i.e. If there are twenty three 2-bedroom units and nineteen 3-bedroom units with two kids in each kid's bedroom, that could house up to 122 low-income children or more. And according to MMSD statistics, the majority of the children living in this complex will qualify for

free or reduced lunch. **Why would the City of Madison what to increase the percent of low-income students at the one elementary school in the district that already houses the highest percentage of low-income students – Lakeview Elementary at 77%?**

However, the MMSD memo could be looked at in a different way. According to this MMSD memo, only up to 8 students will live in 72 units at Tennyson Ridge Apartments and attend Lakeview Elementary. And, if it's built, only up to 8 additional students will live in the 13 single-family homes and one multi-family home and attend Lakeview Elementary. That's a total of only 8 to 16 kids. The developer and Alder Palm continue to profess that the purpose of this complex is to provide "affordable" housing for "families." From this memo, it appears that MMSD does not believe there will be many families in this complex so why should this complex be built at all if only 8 to 16 children will be living there?

At the Alder's meeting on January 7, 2015, Captain Jay Lengfeld from the Northside Police Station with the City of Madison Police Department, was in attendance. The police on the Northside are very busy already dealing with other troubled complexes in the Northport Corridor. Captain Lengfeld expressed serious concerns about adding this complex to the North Side. It will conflict with the Senior Living Center going in the lot to the east of the proposed building project. It will increase the number of low-income units on the North Side. It will also increase traffic problems around the neighborhood and school along with other issues.

As property owners in the BONA area, this is what we have been asking for instead of building the Tennyson Ridge project.

- Single family residences in that lot. Extend the current single family neighborhood to the north. Single family housing was what the Area Plan called for and also what the zoning reflected. To permit this proposal, the zoning had to be changed, which upsets the public's expectation of land use in the area.
- Clean up the already troubled housing complexes in the Northport Corridor (Woodland Park, Trailsway/Brentwood, The Woodlands and the complexes on Kipling/Packers).
- Truly disperse these affordable housing/workforce housing/low-income housing complexes across the City of Madison.
- This neighborhood DOES approve of the other housing development for a Senior Living facility being proposed on Tennyson Lane.

I have lived in my home for 30 plus years and love my neighborhood. I have white, black, Asian and Hispanic neighbors. We are not rich, influential or affluent. We have no political connections. We just want a safe neighborhood to live in. I have no problems with subsidized housing complexes but we have our share so please spread the wealth across the City of Madison!!!

PLEASE STOP THE FUNDING and SUPPORT of the proposal to build the Tennyson Ridge complex on Tennyson Lane.

Please email me at bjmetcalfe@sbcglobal.net or call me at 608-576-0275 with questions. Thanks.

Bev Metcalfe

3506 Eliot Lane
Madison, WI 53704

Addendum #1

The North Side of Madison already has more than its share of different types of subsidized housing complexes. In my immediate neighborhood (a 3-4 block radius), there are the following complexes.

- Northport Apartments (low-income)
- Packer Townhouses (low-income)
- Halfway House on Kipling (rehab house for men coming out of prison)
- Apartment buildings on Kipling and Packers (under poor management and has become a very troubled complex for a very long time.).
- Dryden Terrace (used to be a senior living complex but is becoming a troubled complex.).

Then, if you go a little farther outside of my immediate neighborhood, the following subsidized and low-income developments exist along the “Northport Corridor.”

- Woodland Park on Troy Drive behind the PDQ on Northport Dr
- Group Home on Northport (near the Fire Station)
- Vera Court Apartments (low-income)
- Apartment complexes on Trailsway/Brentwood and surrounding streets (very troubled area – verify with number of police calls to these complexes.).
- Kennedy Heights Apartment (low-income)
- The Woodlands on Northport Dr (across from Kennedy Heights)
- Habitat for Humanity complex at the corner of Northport & Kennedy.

Petition

STOP THE DEVELOPMENT OF TENNYSON RIDGE APARTMENTS

This petition is in regards to the proposed development of what is being called the Tennyson Ridge Apartments on Tennyson Lane. We do NOT want this 72 high-density apartment complex built in our neighborhood especially because ~~42~~^{11 (as of 11-20-14)} of them will be for low income and ~~30~~ will be at market rate. The Berkeley Oaks neighborhood and surrounding area already has ENOUGH low income housing and does not need any more. The Northport corridor has the highest density of low income apartments in the City of Madison. We do NOT need any more. We, the undersigned, oppose this development and want it stopped.

Date	Name	Address	Signature
10-20-14	Beverly Metcalfe	3506 Eliot Lane	Beverly Metcalfe
10-20-14	Edith Hilliard	3601 Eliot	Edith Hilliard
10-20-14	SHARON WOLLIN	3610 Eliot	Sharon A. Wollin
10-20-14	JOHN WOLLIN	3610 ELIOT	John Wollin
10/20/14	Charlie Toms	3618 ELIOT	Charlie Toms
10/20/14	Brandy Schroeder	3710 Eliot	Brandy Schroeder
10-20-14	Kathy Penisten	3718 Eliot	Kathy Penisten
10-20-14	James R. Penisten	3718 ELIOT	James R. Penisten
10-20-14	Anita Lightfoot	3701 Eliot	Anita Lightfoot
10-20-14	Jim Lightfoot	3701 ELIOT	Jim Lightfoot
10-21-14	Valerie Holden	3505 Eliot Lane	Valerie Holden

Petition

STOP THE DEVELOPMENT OF TENNYSON RIDGE APARTMENTS




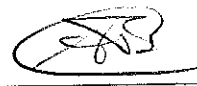

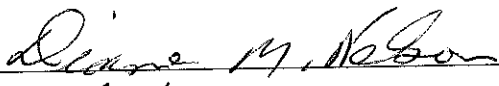
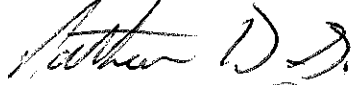
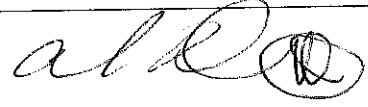
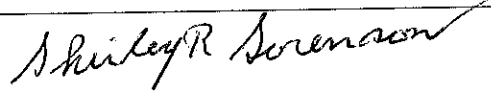
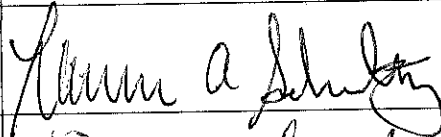
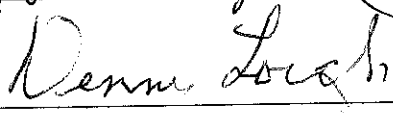
This petition is in regards to the proposed development of what is being called the Tennyson Ridge Apartments on Tennyson Lane. We do NOT want this 72 high-density apartment complex built in our neighborhood especially because ~~52~~⁶¹ of them will be for low income and ~~30~~^{16 (as of 11-20-14)} will be at market rate. The Berkeley Oaks neighborhood and surrounding area already has ENOUGH low income housing and does not need any more. The Northport corridor has the highest density of low income apartments in the City of Madison. We do NOT need any more. We, the undersigned, oppose this development and want it stopped.

Date	Name	Address	Signature
10/21/14	Mike Hoop	3510 Eliot	Mike Hoop
10-28-14	Rae Ann Nelson	3717 ELIOT	Rachel B. Nelson
10-28-14	Christopher Schroeder	3710 Eliot	Chris Schroeder
10-28-14	Rachel Grayson	3706 Eliot	Rachel Grayson
10-28-14	Michael Grayson	3706 Eliot	Michael Grayson
10-29-14	Loa Cinto	3702 Eliot	Rae Mo Cinto
10-29-14	James D. Cinto	3702 Eliot Ln	James D. Cinto
10/1/14	Willy Holden	3505 Eliot Lane	Willy Holden
11/1/14	Will Lightfoot	3705 Eliot Lane	Will Lightfoot
11/1/14	Janna Bronkhorst	3705 Eliot Ln	Janna Bronkhorst
11/1/14	Catherine Ryan	3713 Eliot Ln.	Catherine Ryan
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This petition is in regards to the proposed development of what is being called the Tennyson Ridge Apartments on Tennyson Lane. We are opposed to another 72 unit apartment complex in the Berkley Oaks neighborhood. With 51 of the units at 50% or less of market rate and only 11 units at market rate, that is a problem. We are concerned about Lake View Elementary School that already serves 77% low-income families. Our school and our neighborhood is over its limit and struggling. The Northport corridor has the highest density of low income housing in the City of Madison. The Alder is *not* representing our neighborhood. He held the neighborhood meeting *after* it went to the City Council on December 2, 2014; the neighborhood meeting was held on December 15, 2014. We, the undersigned, oppose this development and ask WHEDA not to fund it.

Date	Name	Address	Signature
12/30/14	A. Jane Vandervort	Madison, WI 53704 3414 Dryden Dr	
12-30-14	Sandra Sahagian	3401 Dryden Drive Madison, WI 53704	
12/30/14	Gary Sahagian	3401 Dryden Dr. Madison, WI 53704	
01/02/15	Adam S. Clark	3400 Dryden Dr Madison 53704	
01/02/15	Cateal Heim	3400 Dryden Drive Madison, WI 53704	
01-2/15	Diane Nelson	3717 Eliot Ln	
1-3-15	Nathan Divine-Scott	1913 Tennyson Ln.	
1-3-15	Aubrie Divine-Scott	1913 Tennyson Ln	
1-3-15	Shirley R Sorenson	1921 Tennyson	
1-3-15	Lauren Schultz	1929 Tennyson	
1-3-14	DENNIS LORCH	1937 TENNYSON	

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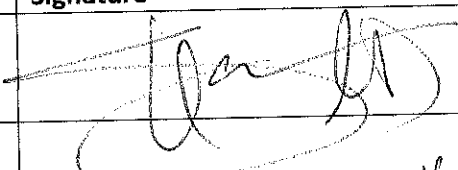
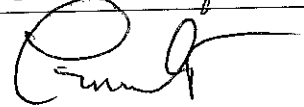
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Date	Name	Address	Signature
1/3/15	Brian Baukin	3709 Spenser Ln	Brian Baukin
1/3/15	Kathi Keenan	3718 Spenser Ln	K. Keenan
1-3-15	Tom Trickett	3605 Spenser	Tom Trickett
1-3-15	Mark Zerbel	3514 Spenser	Mark Zerbel
1-3-15	Jeanette Zerbel	3514 Spenser	Jeanette Zerbel
1-3-15	Josh Lorenzen	3614 Spenser Ln	Josh Lorenzen
1-3-15	Megan Lorenzen	3614 Spenser Ln	Megan Lorenzen
1-3-15	Jennifer Simpa	3710 Spenser Ln	Jennifer Simpa
1-3-15	Joan Stebel	3721 Spenser Ln	Joan Stebel
1-3-15	Antonia Stebel	3701 Spenser	Antonia Stebel
1/3/15	Brooklyn Nashaw	3618 Spenser Ln	Brooklyn Nashaw

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Date	Name	Address	Signature
1/3/15	Scott Mashaw	3618 Spenser Lane, 53704	
1/3/15	Donna Gottschalk	3610 Spenser Lane 53704	Donna Gottschalk
1/3/15	Thomas & Alice Deherly	3613 SPENSER LN 53704	Thomas Deherly
1/3/15	Donna Joan Lindeman	3609 Spenser 53704 Ln.	Joan Lindeman
1/3/15	Morgan Lindeman	3609 Spenser 53704	Morgan Lindeman
1/3/15	Bauerfeind	3714 Spenser 53704	Elizabeth Bauerfeind
1/3/15	Bauerfeind	3714 Spenser La 53704	Robert Bauerfeind
1/3/15	LWEE WALTER	3609 N SHERMAN 53704	
1/3/15	Lynn Dieffenbach	3601 N. Sherman Ave 53704	Lynn M Dippelbach
1/3/15	SUSAN SNOBIRE	3609 N. SHERMAN AVE. MADISON, WI 53704	Susan A. Fetters
1/4/15	Sylvia Boonsme	1713 Browning Rd.	Sylvia Boonsme

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Date	Name	Address	Signature
1-4-15	JEAK KNOCHE	3514 ELIOT LN	<i>Jean Knoche</i>
1/02/15	<i>Gary E. Maday</i>	¹⁹³⁴ THORNTON RD	<i>Gary E. Maday</i>
1/07/15	Marilyn Deady	67	<i>Marilyn Deady</i>
1/11/15	Brenda Barry	3509 Eliot Ln	<i>Brenda L Barry</i>

Elementary School	% low income	% white	alder dist	Address
ALLIS	70.8	26.9		4201 Buckeye Rd.
CHAVEZ	27.5	54.9		3502 Maple Grove
CRESTWOOD	41.1	53.1		5390 Old Sauk Rd
ELVEHJEM	34.7	61.4		5106 Academy Rd.
EMERSON	58.5	24.2	12th	2421 E. Johnson St.
FALK	71.5	20		6323 Wooding Way
FRANKLIN	26	60.9		305 E. Lakeside
GLENDALE	70.2	24.8		1201 Tompkins
GOMPERS	58.3	45.5	18th	1502 Wyoming Way
HAWTHORNE	69.2	24.4		3344 Concord Ave
HUEGEL	46.5	48.4		2601 Prairie Rd.
KENNEDY	41.5	59.5	3rd	221 Meadowlark
LAKE VIEW	77	30.3	12th	1802 Tennyson Lane
LAPHAM	44.4	58.7	2nd	1045 E. Dayton St.
LEOPOLD	72.3	23.2		2602 Post Way
LINCOLN	64.5	25.6		909 Sequora Tr.
LINDBERG	75.2	29.6	18th	4500 Kennedy Rd.
LOWELL	48.2	56.8		401 Maple Ave.
MARQUETTE	34.4	59.7	2nd	1501 Jenifer St.
MENDOTA	75.6	25	18th	4002 School Rd.
MIDVALE	55.4	36		502 Caroman Dr.
MUIR	39.1	39		6602 Inner Dr.
NUESTRO MUNDO	62.2	25.6		902 Nichols Rd.
OLSON	33.9	51.9		801 Redan Dr., Verona
ORCHARD RIDGE	61.6	35		5602 Russett Rd.
RANDALL	19.9	71.4		1802 Regent St.
SANDBERG	69.5	28.8		4114 Donald Dr.
SCHENK	68.2	31		230 Schenk St.
SHOREWOOD	30.9	40.2		1105 Shorewood Blvd.
STEPHANS	39.1	40.6		120 S. Rosa Rd.
THOREAU	49.8	52.7		3870 Nakoma Rd.
VAN HISE	19.4	58.9		4747 Waukesha

Expected number of students residing in proposed buildings

This document addresses the proposed building projects for 13 single-family homes and a multi-family home at 1818-1910 Tennyson Lane and 72 apartment units in two buildings at 1910 Tennyson Lane. This document uses American Community Survey data to project the expected number of children living at these locations and MMSD data to contextualize the expected number of students.

The proposed 72 apartment units in two buildings at 1910 Tennyson Lane are estimated to have approximately 8 children residing in them if they are all inhabited. This estimate is based on the average number of children living in each type of apartment (number of bedrooms) in the 2011-13 Public Use Microdata Sample (PUMS) for the City of Madison area. The proposed 13 single-family homes and the one multi-family home are estimated to have approximately 8 children residing in them if they are all inhabited. This estimate is based on the overall average number of children living in single-family detached homes, regardless of the number of bedrooms because the rooms in the homes was not specified, in the 2011-2013 PUMS for the City of Madison area. Single-family detached homes were selected because of better data coverage of homes with different numbers of bedrooms compared to attached homes.

The attendance area school for students living at the proposed building would be Lake View Elementary, Black Hawk Middle, and East High School. In the [School Capacities Fall 2014](#) report Lake View was at 88% of its capacity and had 38 remaining spaces, Black Hawk was at 66% of its capacity and had 196 remaining seats, and East was at 58% of its capacity and had 1139 remaining seats. Any new development will attract students at different ages and levels in their education so that we would not expect all of the 16 children in the proposed development to be at a single school. We would also not expect all of the children to be new to the attendance area; some would be movers from another home in the same attendance area.

Note on building plans: The number of expected units is based on the site plans obtained from the City of Madison Department of Planning & Community & Economic Development's website. The plans can be found at the [apartment complex](#) and [family homes](#) links. In the apartment complex's site plan the second and third floor of each building is described as being similar to the first floor plan so that the number of units on the first floor is multiplied by three to obtain the building totals.

Note on PUMS: The Public Use Microdata Sample (PUMS) contains a sample of responses to the American Community Survey (ACS). The PUMS dataset contains most of the variables captured by the ACS and several new ones derived from multiple years of responses. The file used in this analysis is the 2011-2013 ACS 3-year PUMS file for households in the area of the City of Madison. The 2011-2013 PUMS file is the most recent data file available through the Census Bureau. The 3-year file is created by combining three consecutive 1-year files, each of which represents about 1% of the United States population. Accordingly the 3-year ACS roughly represents 3% of the United States population.

COMMENTS FROM MMSD .

**Expected number of school age children in
proposed 72 apartment units**

	Number of Units	Average number of school age children	Expected number of school age children
<i>Proposed 48-Unit Building</i>			
1 Bedroom Units	15	0.00	0.0
2 Bedroom Units	18	0.13	2.3
3 Bedroom Units	15	0.20	3.0
<i>Proposed 24-Unit Building</i>			
1 Bedroom Units	3	0.00	0.0
2 Bedroom Units	18	0.13	2.3
3 Bedroom Units	3	0.20	0.6
<i>Project Totals</i>	72	---	8.1

**Expected number of school age children in
proposed 13 single-family homes and one multi-family home**

	Number of Units	Average number of school age children	Expected number of school age children
<i>Proposed 13 single-family homes and 1 multi-family home</i>			
One-family detached house	15	0.53	8.0

Fall 2014 Capacities at Proposed Area's Schools

	2014-15 Student Capacity	2014-15 Third Friday Enrollment	2014-15 Remaining Spaces	2014-15 Percent of Capacity	2019-20 Projected Enrollment	2019-20 Projected Percent of Capacity
<i>Area overall</i>	3628	2255	1373	62%	2514	69%
Lake View El	315	277	38	88%	242	77%
Black Hawk Mid	576	380	196	66%	433	75%
East High	2737	1598	1139	58%	1839	67%