

From: [David Tipson](#)
To: [CDBGCommittee](#)
Cc: [Rummel, Marsha](#)
Subject: Written comments on agenda item 2 for 8/1 CDBG committee meeting
Date: Wednesday, July 31, 2024 7:49:07 PM
Attachments: [Redpine CDBG comments.docx](#)

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Please find comments relating to agenda item 2 for the August 1, 2024 CDBG committee meeting.

David Tipson

CITY OF MADISON COMMUNITY DEVELOPMENT BLOCK GRANT COMMITTEE

August 1, 2024

Comments on Agenda Item 2, Application of Sunnyside Development (Red Pine Coop)

My name is David Tipson. I am one of the owners of 209 Ramsey Court and its appurtenant easement (also known as Ramsey Court), both of which are directly adjacent to the 212 Merry Street property that is the subject of the Sunnyside Development application.

The application omits important context relating to its parking plan and community amenities. I am disappointed that the applicants did not consult me or other neighbors so that we could have discussed these concerns in person before this meeting. In fact, I only saw this application for the first time today.

Access and Parking

In response to a question about parking, the application mentions a parking plan entirely dependent on the use of “Ramsey Court.” The application also contemplates new construction of a solar carport in this parking area. The applicants have omitted to mention that “Ramsey Court” is simply *my driveway*, over which the applicants have no ownership or control.

“Ramsey Court” is the name given—probably for 9-1-1 purposes—to the private right of way running across the 208 Merry Street lot and serving the otherwise land-locked parcels of 205 and 209 Ramsey Court. The easement was created in 1907 when Monona Subdivision’s Lot 7 (208 Merry St.) was bifurcated to allow the construction of what is now my house on the river-side end of the lot. This easement was included in the original deed to the house. Critically, the deed specifies that the owner of 209 Ramsey Court is responsible for maintenance. When my wife and I purchased 209 Ramsey Court in 2022, this easement was specifically transferred to us.

I have made clear to Mr. Burant that his current use and his tenants’ current use of the easement (our driveway) are with the owners’ permission and that we reserve the right to withdraw that permission at any time. We currently allow this use at no cost, but I cannot promise that I or subsequent owners will always be in a position to continue. If success of the application is dependent on onsite parking, it should be approved on condition that the applicants secure more stable and permanent access to the backyard area. The issue is far from abstract, as there have already been tensions arising from Red Pine’s current and intensive use of our easement.

The application should include the construction of an onsite driveway on the subject property in lieu of using ours. There is ample space, and an \$830,000 project with seven units certainly warrants an onsite driveway. Alternatively, access may be obtained by

reaching a use agreement with the owners of the right of way so that carrying costs, liability insurance and other burdens associated with this easement can be shared equitably.

I am also concerned about damage to the right of way during the construction process. These concerns will need to be addressed to my satisfaction before construction begins if the right of way is to be used.

Community Amenities

The application lists the sauna as a community amenity to be considered in the application. Surely, many people from the neighborhood have enjoyed Mr. Burant's hospitality. The application omits, however, that the sauna emits large volumes of highly toxic woodsmoke which enters nearby houses—even in the winter when windows and doors are closed. A large and representative group of neighbors have expressed concern about the situation. To their credit, Mr. Burant and his tenants have made significant adjustments in sauna operation to accommodate neighbors' concerns, but talks are still proceeding about the intensity of winter usage and Mr. Burant has not been able to commit funds to electrify the sauna. Moreover, neighbors have no guarantee as to what will happen after Mr. Burant is no longer the landowner.

Many neighbors do not regard the sauna as a community amenity, but as a burden to be tolerated in the interest of being fair to Mr. Burant and his undoubtedly good intentions in building and operating the sauna. If the sauna is going to be considered an amenity for neighbors for the purpose of evaluating this application, and, if CDBG funds are going to be used to "greatly reduce the environmental impact of the property and improve comfort," then funds from the project should be devoted to converting the sauna to an electric heat source. Smoke from the sauna represents a huge environmental impact both in carbon and air pollution, and neighbors' comfort and health should be considered along with that of the project's residents.

Affirmative Marketing Strategy

The affirmative marketing strategy omits outreach to the African American community. As current tenants at Red Pine currently appear to be mostly, if not entirely white, it is imperative that African Americans should be affirmatively included in the outreach.

I support the application but only when these concerns are addressed.

David Tipson

From: [Aileen Paguio](#)
To: [David Tipson](#); [CDBGCommittee](#)
Cc: [Rummel, Marsha](#)
Subject: Re: Written comments on agenda item 2 for 8/1 CDBG committee meeting
Date: Thursday, August 1, 2024 8:22:56 AM
Attachments: [Redpine CDBG comments.docx](#)

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Dear Alders and committee members,

I would like to add my name to the letter written by David Tipson regarding concerns about the application from Red Pine. I live next to David Tipson at 205 Ramsey Court. I agree with his issues regarding the sauna and the use of the easement to access to our two houses. My partner, David Poklinkoski also lives at 205 Ramsey Court. He is currently out of town without cell service, so I cannot formally add his name. However, he has also been actively trying to work with the neighbors at Red Pine to reducing the pollution coming from the sauna. I'm sure he would want to comment if there is further discussion on this application once he is back in town.

Thank you,
Aileen Paguio
205 Ramsey Court

On Jul 31, 2024, at 7:48 PM, David Tipson <dftipson@yahoo.com> wrote:

Please find comments relating to agenda item 2 for the August 1, 2024 CDBG committee meeting.

David Tipson

From: annewalker@homelandgarden.com
To: [CDBGCommittee](#)
Cc: [Rummel, Marsha](#)
Subject: Item #2, Red Pine Co-op
Date: Thursday, August 1, 2024 8:32:11 AM

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Dear Members,

While I generally support the application, I do have some concerns.

- **Sauna-the sauna, at present, is a wood fired unit located close to homes and downwind of many others, including mine. The chimney is considerably lower than many of the surrounding homes, and wood smoke has been a source of concern for many in the neighborhood, including myself. My home has been filled with smoke on many occasions. In the recent past, sauna usage was 3 season (with a 4th proposed), and 7 days a week. The sauna needs to be converted to electric.**
- **Composting**-while I am strongly in support of neighbors composting their kitchen wastes, I am concerned as to the scale of this project. Is this to be an amenity for Red Pine members, or will this be a commercial venture in a residential neighborhood? I would personally have some reservations if the goal is a commercial use and would appreciate some clarification on the issue.

Respectfully, Anne Walker
Winnebago and Merry St