

**From:** Sue Ellingson  
**To:** [Punt, Colin](#)  
**Subject:** Re: 1824 Vilas Ave  
**Date:** Thursday, November 30, 2017 2:09:23 PM

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Hi Colin—

What I most want is for someone (you? Zoning? Plan Commission?) to *make sure* the Rutherfords know—*before construction*—that the ADU may not be used for AirBnB. That a tourist rooming house must be part of the owners' primary residence.

In talking with a neighbor, I learned that the Rutherfords currently rent a basement apartment in their house through AirBnB. Actually, I think the basement apartment a perfect application for AirBnB. But it makes me wonder about their intentions for the ADU. The neighbors should not have to try to figure out what they're up to and make a complaint.

The Rutherfords should also know that they may not rent to more than two unrelated individuals.

I have just gone through this battle with the man who bought the duplex next door to me. He started out by telling me that the ordinances did not apply to him!

If the Rutherfords are clear on rules for use, then I support the new ADU. I think it's fine if they rent to an individual or a couple. I can't believe they would tolerate a disruptive tenant in their own backyard.

Thank you for asking.

Sue

Sue Ellingson, [REDACTED]@icloud.com, 608-[REDACTED]

On Nov 30, 2017, at 9:55 AM, Punt, Colin <[CPunt@cityofmadison.com](mailto:CPunt@cityofmadison.com)> wrote:

Sue,

I just wanted to check in if you had any specific comment regarding this project that you wanted to make prior to the Plan Commission public hearing on Monday, or if your questions have been answered.

Colin Punt  
Planner | City of Madison  
Department of Planning + Community + Economic Development  
[cpunt@cityofmadison.com](mailto:cpunt@cityofmadison.com) | 608.243.0455

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**From:** Sue Ellingson [mailto: [REDACTED]@icloud.com]  
**Sent:** Wednesday, November 08, 2017 1:50 PM  
**To:** Punt, Colin <CPunt@cityofmadison.com>  
**Cc:** Eskrich, Sara <district13@cityofmadison.com>  
**Subject:** Re: 1824 Vilas Ave

Thank you for sending this. It looks like a good project. I'm in favor of approval.

Sue Ellingson  
[REDACTED]@icloud.com, 608-[REDACTED]

On Nov 8, 2017, at 1:33 PM, Punt, Colin <CPunt@cityofmadison.com> wrote:

Sue,

Thank you for letting me know. I'll talk to the staff that maintains the website.

I've attached the submitted plans for the ADU.

Please let me know if you have additional questions.

Colin Punt  
Planner | City of Madison  
Department of Planning + Community + Economic Development  
cpunt@cityofmadison.com | 608.243.0455

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**From:** Sue Ellingson [mailto: [REDACTED]@icloud.com]  
**Sent:** Tuesday, November 07, 2017 4:00 PM  
**To:** Punt, Colin <CPunt@cityofmadison.com>  
**Cc:** John Schafer < [REDACTED]@sbcglobal.net>  
**Subject:** 1824 Vilas Ave

I write regarding the proposed accessory dwelling unit at 1824 Vilas Ave.

I would like to see a site plan and elevations of the proposed structure.

This link has no information other than hearing dates.  
<https://www.cityofmadison.com/dpced/planning/1824-vilas-avenue/2611/> Also, the Legistar file is empty.

The alder is Eskrich, District 13. Not Verveer.

Thank you.

Sue Ellingson

November 29, 2017

Madison Plan Commission  
210 Martin Luther King, Jr. Blvd.  
Madison, WI 53703

RE: Conditional Use Application for 1824 Vilas Avenue

Dear Commission Members,

We are writing in opposition to the application for a conditional use permit by our neighbors, Tom and Sandi Rutherford, to allow them to build an Accessory Dwelling Unit (ADU) on their property. We ask that you consider the following background information and arguments and deny the application as inappropriate for this property and this neighborhood - and thus does not meet the standard for approval.

The subject property is in a section of Aldermanic District 13 often called "Vilas-Edgewood" (historically also known as "Wingra Park") and is bounded by Edgewood Avenue, Vilas Park, Grant Street and Monroe Street. It is registered as a National Historic District, and is located within the boundaries of the Vilas Neighborhood Association (VNA). It was part of a broad neighborhood plan developed in 1989 for the Brittingham-Vilas area of Madison, but to our knowledge the Vilas-Edgewood area has not been part of any neighborhood plan since that time - in part because it has not changed significantly in a very long time and also because it has some distinct differences from nearby areas. As evidence of this, a supplement was prepared in 2010 for the Vilas (and Greenbush) neighborhood plans but it did NOT include the Vilas-Edgewood portion of the VNA, as the character was deemed too different from the other areas.

Our neighborhood - and specifically the block that our home and the 1824 Vilas Ave property are on - is populated by single-family homes. Unlike the area immediately east (across Grant Street) the over-whelming majority of homes are owner-occupied; rentals are extremely uncommon in this area because of the high demand for traditional, owner-occupied housing. This makes a dramatic difference in the quality of the neighborhood, creating a highly stable, generally quiet and safe residential area that is among the most desirable in Madison.

A beloved feature of the Vilas-Edgewood area is alleys. While other sections of the Vilas and Greenbush neighborhoods also have these, the ones in our neighborhood generally have a lower density of garages and other structures. Open space is a particular hallmark of our block, as our and several other backyards provide unbuilt greenspace that the community benefits from. There is higher housing density in other sections of the Vilas and Greenbush neighborhoods, where the lots are smaller or multi-unit dwellings are common, but increasing the housing density in Vilas-

Edgewood would likely destroy many of the distinctive and valued attributes here, and potentially harm long-term property values.

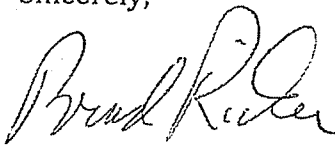

We believe that the proposed construction of an ADU threatens the unique and desirable qualities in our immediate and broader neighborhood. It essentially would create a two-unit property in an area of single-family homes and, by precedence, allow and encourage their proliferation here. While the applicants' representative states that "the home owners (sic) daughter is going to occupy the apartment", their home already contains a basement suite that she has resided in at times. Further complicating matters, the owners currently offer this suite for rent on AirBnB. They already have space within their current home where their daughter could live, leading us to question what the future use of this proposed ADU may be.

It might be a different conversation if Madison imposed limits on the use of the proposed ADU by the owners, their family members, guests or tenants, but except for short-term rental regulations and the definition of a family we are not aware of any. Absent other information, it seems likely to us that the future of this ADU will be as an independent rental property.

Likewise, if the zoning code restricted the number of ADUs on a block or in an area, then perhaps this one wouldn't be such a threat to our neighborhood. But to our knowledge such safeguards are lacking and thus we request that you reject the application for 1824 Adams Street.

We don't know if this is relevant to the discussion but we have owned our home since December 1988 and raised two children here. We made a modest addition to our home in 1993 and worked within the framework of city regulations and negotiation with our neighbors to enable this. We are active residents of the neighborhood and intend to reside here for the foreseeable future. While the outcome of this particular case is personally important to us we also feel an obligation as citizens to stand up for this unique, traditional neighborhood so that fifty years from now it is still a safe, desirable oasis for families that choose to live near the University and the Downtown.

Sincerely,

Brad and Carol Ricker

██████ Adams Street  
Madison, WI 53711