

Firchow, Kevin

From: Rummel, Marsha
Sent: Monday, July 13, 2015 1:38 PM
To: Firchow, Kevin; Cornwell, Katherine; Zellers, Ledell; Stouder, Heather
Cc: Bert Stitt - Canal Place; JDS; [redacted]@hplaw.com; [redacted]@charter.net; Mary Conroy; [redacted]@theboardofed.org; [redacted]@att.net; Bryant Moroder; Brad Hinkfuss
Subject: Alder comments for 7/13 Plan Commission

Greetings Plan Commissioners-

I will not be able to attend your meeting tonight but wanted to share my comments. (Apologies for any formatting errors in this email, the internet for the city apparently crashed)

Thank you for your service-
Marsha

7. rezoning property located at 501 Welch Avenue, 6th Aldermanic District, from TR-C2 (Traditional Residential - Consistent 2) District to TR-C3 (Traditional Residential - Consistent 3) District.

When the applicant first contacted me in April/May for a 30 day waiver of notice, I agreed based on her assertion that she was in contact with immediate neighbors who were generally supportive. She indicated she had the support of three neighbors. I should have encouraged her to expand her outreach efforts. I don't often deal with requests like this and did not have a process in place to get meaningful public input.

I have received emails and you have a signed letter from 16 property owners plus additional emails in opposition in your packet from neighbors who have expressed concerns about the new driveway, the loss of trees, and parking impacts on Center. These are legitimate concerns and I share their concerns.

I don't see a proposal for a new driveway for Lot 20. While I understand the rationale in the staff report for rezoning back to two parcels and consistency with the surrounding zoning, I struggle to see how a new house (and driveway?) would be incorporated into the new site and address the loss of street parking on a very narrow street and other concerns raised by neighbors.

Before any rezoning is approved, I request that the applicant provide a site plan that would address how a driveway and house would be incorporated on lot 20 with a more formal review process with neighbors, city staff and the alder to address the full impacts of this action. Given the level of concerns you have heard. I don't think that is appropriate at this time to rezone the property without more public engagement. I don't support the rezoning application before you tonight.

8. 409 East Main Street, 6th Aldermanic District from DR1 (Downtown Residential 1) District to UMX (Urban Mixed Use) District to correct a mapping error.

Landmarks reviewed the proposal to add an addition to the commercial building in the First Settlement historic district at our 7/6 meeting. Because of ordinance language, the proposal needed a variance which is not very common in our review process and caused some concern among neighbors. We heard testimony

from two neighborhood leaders who expressed general personal support for the addition. One person noted the loss of the viewshed of St Pats for many nearby residents and the loss of lightshed with a taller building. The Commission voted unanimously to support the variance with the recommendation that the applicant pull back the roof overhang which I assume UDC will review later this week.

I support the adaptive reuse of this commercial building and appreciate the care and research the team engaged in to make sure the new construction is appropriate to the building and the surrounding context.

Note: Items 9 and 10 should be considered together.

9. 38876 Creating Section 28.022 - 00172 and Section 28.022 - 00173 of the Madison General Ordinances to change the zoning of property generally addressed as 109 South Fair Oaks Avenue, 6th Aldermanic District, from TE (Traditional Employment) District to PD(GDP)SIP (Planned Development (General Development Plan) Specific Implementation Plan) District.

10. 39090 Approving a Certified Survey Map of property owned by the City of Madison and located at 109 S. Fair Oaks Avenue; 6th Ald. Dist.

I support 9 and 10.

12 July, 2015

Dear Neighbors,

My name is Allie Berenyi and I am one of the owners of 501 Welch Avenue. My wife, Miche Llanas, and I have lived within blocks of you for the last thirteen years and we share your profound love of the neighborhood. A few days ago, the City of Madison sent us your comments on our application for the rezoning of 501 Welch Avenue. First, thank you for your time and energy in communicating your concerns. Secondly, let us apologize for the stress we have caused in this process.

We realize our misstep in not reaching out sooner to start a dialog about our intentions with the property. We share many of the concerns you have raised and with the research we've done since submitting the re-zoning application in May, we've addressed and worked through some of them, namely saving as many trees as possible.

As owners, we are five friends who have lived and worked in this neighborhood for nearly 30 years. One couple re-located to Minneapolis a few years ago, but visit often. It was during one of these visits that we got together to buy this property after passing by on a dog walk. We recognized it at once for the gem that it is, and treasure the stories and history we are learning about Margaret Lacy and previous residents.

We are not a business entity and our plans are fluid and changing. We weren't sure exactly when to communicate with neighbors as so many factors are undecided. We are exploring our options and hope to have a firmer plan in place by the end of the month. During July we will be doing some much needed repairs to the house roof and foundation and participating in the public meetings.

While we can't take responsibility for the lack of notification by the City that some of you experienced, we do share in your frustration. The process is not clear and has been challenging as to how background steps are to be carried out.

We will be presenting before the Planning Commission on 7/13/15 and the Common Council on 7/21/15 and hope that you are able to attend those meetings to express your concerns and better understand our ideas. Miche and I would also like to invite you to 501 Welch on Thursday, July 16th from 6-8pm as an opportunity to get to know us and discuss the property. The home may still be a bit of a construction zone but with any luck, the roof will be done.

In the mean time, we encourage you to stop by when we're working, leave a note in the mailbox, or contact us directly. We will be around doing repairs, and Miche picks up mail and does lawn care 2-3 times a week. Thank you again for your thoughtful input. We look forward to a continuing dialog.

Allie Berenyi

Miche Llanas

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Firchow, Kevin

From: Miche Llanas [mailto:miche@thewidercircle.org]
Sent: Monday, July 13, 2015 4:24 PM
To: Rummel, Marsha; Brad Hinkfuss; Firchow, Kevin
Subject: 501 Welch

Hello Marsha and Brad,

We've just received neighbors' letter of opposition and comments and were very surprised. We understand that our general introduction back in May was insufficient, and wanted to let you know how we are proceeding. Attached is a letter we sent to convene another get together this Thursday, the 16th. Please come if you are able.

This process for us has been a bit of a chicken and egg problem, as to when to approach neighbors. Without knowing if re-zoning will be approved, we haven't known how to present our ideas without sounding too flakey. We thought the rezoning process was where the city planning commission would seriously look at the curb cut and safety issues as to whether it was even a possibility, since we as property owners are not experts in pedestrian safety. We too share the safety and parking concerns raised in the letter of opposition and do not want to be part of a dangerous proposal.

The couple of neighbors we connected with personally this weekend let us know that they signed the letter primarily because of the vagueness of the development plan for the vacant lot. We have explained that much is subject to change and we haven't fleshed out a lot of the details for a site design, as we thought we should understand if rezoning is even a possibility. I also erred in assuming that neighbors would communicate their concerns to me. I have received calls in support from posting the public meeting notice signs, but none of the letter signers contacted us, so I was unaware of their issues. I understand that is my responsibility and am taking steps to address this.

As the attachment clarifies, we are actually 5 east-siders who took ownership in May. Our plan has been to find out options for rezoning over the summer, while we look at our financial options to buy out the other partners for the 501 dwelling and or the vacant lot if that is approved. We do not have a site plan for development of a new dwelling, but generally have an idea for a single family dwelling that would meet all set backs and include parking spaces. If allowed, we would use the existing curb cut on Welch for entry to the vacant lot, or if required, move it 3 feet to the south. A curb cut currently exists on Welch Ave and we do not intend to change that. Our vision is for a one story built on a half sunken foundation, that would result in a dwelling that would have a lower elevation than the neighboring 509 and a similar footprint to 501. If re-zoning is approved we will update neighbors and the neighborhood association as site plans are developed.

 Dear Neighbors.docx

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Miche Llanas

Wider Circle, Inc.
<http://thewidercircle.org>