

Firchow, Kevin

From: Miche Llanas [mailto:miche@theeastside.org]
Sent: Monday, July 27, 2015 12:49 PM
To: Rummel, Marsha; Firchow, Kevin
Subject: Re: n'hood meeting

Attached is a summary table of neighboring lot sizes



Welch Neighborhood Area Comparison.pdf

On Mon, Jul 27, 2015 at 12:14 PM, Miche Llanas <[REDACTED]> wrote:
Thanks, Marsha.

We had just under 20 neighbors from the adjoining blocks of Center Av, Welch Av, and Oakridge, stop in to ask questions and listen to our plans. In true Eastsider fashion, we had a diversity of opinions and reactions in support and against, and at risk of speaking on other's behalf, I feel it was useful for most of us to clarify background information and gain some understand for our different perspectives. On Friday, I personally learned a lot of history and even connected with a colleague from almost 20 years ago, now living two houses away.

My co-owners and I were able to share how we came to own this property and discuss our overall aims. Our plans are evolving, but we were able to share our commitment to being good stewards of the land and our community, which includes sustainable living and building. We are enamored with the existing bungalow built in 1919, and are preserving this little bit of history by addressing the leaky roof and drainage issues around the foundation. We are also interested in a unique in-fill opportunity to create energy efficient, small scale residential housing in an ideal, walkable neighborhood with great schools, access to public transportation and multiple green spaces.

These plans also represent change, and for many of us, change is really hard. In speaking with neighbors who have strong opposition, some feel that the best course of action would be to make no changes to the property whatsoever. While they acknowledge home owners' rights to change their properties, as long as they are being asked, no changes to the block, please. Some are opposed to adding a second residence, but would support demolishing the existing bungalow and constructing a two story home with an attached garage in its place (a crime in my opinion!). Some are opposed to any plan that would result in trees being cut down or any development on the vacant lot because it would destroy greenspace. Some are opposed because they don't recognize us as part of the neighborhood and don't think that "outsiders" should create change or profit somehow on "their" block.

The strongest feelings against our proposals are related to changing the driveway to Center Avenue. Before I get into the issues and some ideas for addressing that, I want to point out that it really is an issue unrelated to the rezoning question. The decision before the Plan Commission and Common Council is whether to amend the zoning map by splitting the lots. Our plans for the property, rezoning to 2 lots or maintaining the parcel as is, are all code compliant. That is we are not seeking to make any changes that would require a variance or otherwise be contrary to the construction of the block. We are requesting that the original, underlying lots (Lot One and Lot Twenty) be recognized. As we learned on Friday from an Oakridge neighbor in support of in-fill, this is the how the 513 Welch property was created, albeit in 1929, but it too was an infill build split from the adjoining Oakridge lot.

Proposing changes to the driveway location has struck a nerve with many residents who have strong concerns about traffic safety. Our reason for this change is to address drainage and foundation issues. The existing driveway on Welch Av needs to be removed to address the grade, and if rezoning is approved, the property line goes down the middle of the driveway. To rebuild the driveway in its current location (either as a shared driveway for the 2 rezoned lots or for the single existing parcel) would result in the removal of two mature trees.

Much of our discussion on Friday focused on traffic/parking and safety concerns on Center Ave. While we lack objective data about the effect of an additional driveway on Center Ave, there are very real concerns that already exist and neighbors fear this driveway change would exacerbate. For our part, we are committed to a consultation with Madison Tree Alliance arborist, Evan Slocum, to get a management plan for our mature trees. He will be able to guide us in estimating the life span of these trees (if they are nearing the end of their lifespan, removing them for a shared driveway would be a great solution for all) and assist in how we incorporate the trees in the design build. We will not forge ahead without getting and sharing more information as relates to the trees.

Information related to safety, traffic flow, and parking would also be useful for us making this decision as well as for neighbors fears and concerns about this change. Would you be able to assist our block and surrounding neighborhood with a traffic study? How would we get more information about how a proposed driveway may effect safety? A curbcut was developed into a Center Av driveway this year, what impact did it have?

Neighbors fear our proposed driveway would compound the problem of Center Av used as a cut through for east bound cars on Atwood. There is no left turn allowed on Oakridge, so cars use Center Ave. Perhaps banning left turns onto Center Av would address the neighbors concerns and make backing out of all Center Av driveways that much safer. Additionally another neighbor mentioned that lead pipe replacements has not yet occurred on Center Av, and that might be an opportunity to structurally address traffic flow and safety issues on Center Av.

In summary we successfully got information about our plans out to our neighbors. We met 4-5 households who are in support of an in-fill project. Many neighbors were fairly indifferent about the rezoning issue and were relieved to learn that the proposed build would be small scale (approx 1000 sq ft, max 1 1/2 stories) and in keeping with existing home designs. Those in opposition listened to our ideas and motivations and expressed their concerns. I was grateful that they took the time to walk the property with us and see why we are proposing some of these changes. I am also glad that they are open minded enough to accept that while it may look small from the street, the rezoned lots will actually be the 6th largest lots in the area, even though this was an initial fear of some. We also heard loud and clear that we need to better communicate with our neighbors. We have exchanged contact information with more of our neighbors and will share timelines and information guiding our decisions about the property.

We hope that you will be able to sort through the arguments against our proposal and see that they should not affect your support to rezone the properties. The driveway is contentious, but as Planning pointed out at the previous meeting, we could get a building permit for the driveway without neighbor input. Safety concerns on Center Av do need to be addressed in a different forum. We do not feel that this should be used as a basis for denying our proposal and hope that you will ultimately support our request for re-zoning.

Thanks again. I will send a text when our item comes up this evening,
Miche

On Sun, Jul 26, 2015 at 10:30 PM, Rummel, Marsha <[REDACTED]> wrote:

Miche-

I'm sorry I could not make the rescheduled meeting last Friday, I agreed without realizing I had another obligation and then I didn't communicate with you that I couldn't attend. I'm sorry. I would appreciate an update on the meeting, how many people came and what was discussed or if any decisions were agreed upon.

I will be at the Board of Estimates at the same time but if you text me when right before the item comes up I could try to stop by.

[REDACTED]

Marsha

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Miche Llanas

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

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Neighborhood homes, sorted by lot size

	Lot Size	Zoning	Footprint*	Living Area
405 Welch	2,940	TR-C3	702	1,066
3212 Center Ave	2,212	TR-C3	525	858
509 Welch	2,480	TR-C3	720	1,036
513 Welch Ave	2,680	TR-C3	760	1,248
3200 Oakridge Ave	2,790	TR-C3	528	1,003
409 Welch Ave	2,850	TR-C3	440	880
3213 Atwood Ave	2,992	TR-C3	540	1,005
413 Welch Ave	3,216	TR-C3	1006	1,282
3213 Center Ave	3,234	TR-C3	528	1,056
3206 Oakridge Ave	3,317	TR-C3	682	1,122
506 Welch Ave	3,320	TR-C3	679	1,047
501 Welch Ave (south lot)	3,350	TR-C3	tbd**	tbd**
3217 Center Ave	3,448	TR-C3	505	858
501 Welch Ave (north lot)	3,475	TR-C3	904	904
3209 Center Ave	3,572	TR-C3	565	880
3221 Center Ave	3,894	TR-C3	528	1,056
3123 Atwood Ave	3,972	TR-C3	898	1,796
3122 Center Ave	4,320	TR-C2	752	1,248
514 Welch Ave	5,000	TR-C2	827	1,124
510 Welch Ave	5,000	TR-C2	802	1,396
3120 Center Ave	5,100	TR-C2	1040	864
502 Welch Ave	5,320	TR-C3	992	908
501 Welch (existing joined lots)	6,825	TR-C2	904	904

Property data per <https://www.cityofmadison.com/assessor/property/>

* Footprint estimated from property data = 1st Floor Area + Porch Area

** Design tbd (max buildable area approx 1200 sf, based on setbacks & easements)

Firchow, Kevin

From: Susan Zahner [REDACTED]
Sent: Monday, July 27, 2015 8:17 AM
To: Firchow, Kevin
Subject: Rezoning of 501 Welch Ave

Hello. I live at [REDACTED] Oakrisge Avenue, at the corner of Welch and Oakridge. I met with the new owners of 501 Welch, and heard about their plans for the property. I agree with the general principle of in-filling versus continued urban sprawl. I think the owners are sincere and will be careful in their plans for the property. Therefore, I have no objections to rezoning the property into 2 lots so that another house can be added.

Susan Zahner
[REDACTED] Oakridge Avenue
Madison, WI 53704

[REDACTED]