

From: Tom Sather
Sent: Monday, January 19, 2015 11:41 AM
To: Palm, Lawrence; Charnitz, Mary; Okeefe, James; Rohlich, Ruth; Firchow, Kevin; Thomas Keller; rep.sargent@legis.wi.gov; peng.her@resilientcities.org
Subject: FW: A friendly neighborhood meeting in early Feb?

Friends - Please see the attached e-mail regarding Tennyson Ridge. Thanks!

Thomas W. Sather, President
Normandy Lane,
Madison, WI 53719

On 1/17/15 8:32 PM, "Lydia Maurer" <lydmaurer@yahoo.com> wrote:

>There is a lot of interest in your Tennyson Ln apartment community from
>members of the Sherman Avenue United Methodist Church which is across
>the street from proposed Tennyson Ridge. Some of the interest is from
>seniors who are currently homeowners but because of aging, would like
>to sell their homes and rent an apartment. It seems they are also
>interested in IL but claim the price is prohibitive especially the
>additional \$400/month food service (they would prefer to cook their own
>meals) and the \$100/month housekeeping (they'd prefer to clean their
>own apartments). They are interested in TR because it is close to
>their church and close to home. They live in surrounding neighborhoods.
>Would you be interested in meeting with the neighbors? I promise,
>they're friendly.

From: Dolores A. Kester
Sent: Monday, January 19, 2015 10:00 PM
To: allalders@cityofmadison.com
Cc: psoglin mayor (mayor@cityofmadison.com); KCrawley@cityofmadison.com
Subject: FW: Re-zoning Council Agenda #5--relevant census tract data 2013 TH, PSH, & Federally Assisted Housing Maps

Common Council Members and Mayor Soglin:

I'm contacting you in regard to agenda item #5 to renew for another 12 months the conditional rezoning for a project at 1910 Tennyson Lane to provide for 2 residential buildings containing 72 "affordable" apartment units in a neighborhood that already has more than its share of low-income dwellings and families.

I am an attorney on the Northside of Madison and have serious concerns about the pending current request to extend conditional re-zoning at 1910 Tennyson Lane. The last thing the Northside needs is greater density of residential buildings that are not market rate, given the challenges the

Northside faces, including but not limited to drug dealing, gunshots on the street, arms trafficking, family disputes, population turnover, traffic, challenging business climate, and schools with unusually high proportions of low-income children. (The three elementary schools on the Northside have the highest low-income concentrations in the City of Madison, exceeding 75%.) See, three attached maps showing low-income housing concentration in contiguous census tracts. You will note on the second of these maps three contiguous low-income census tracts in the heart of the Northside (#002200, #002301, and #002402). These three areas lie less than a mile south of the two low-income/"affordable" buildings proposed for Tennyson Lane.

As you may know, the City of Madison Zoning Code provisions in Ch. 28.002(1) mirror the zoning principles in state law at Sec. 62.23(7), Wis. Stats., in calling for a requirement that municipal zoning give due consideration to the character of the district and its peculiar suitability for particular uses, as well as to stabilizing, protecting, and enhancing property values. The Madison code specifically cites as key purposes of zoning the encouragement of reinvestment in established urban neighborhoods while protecting their unique characteristics, and the promotion of land use consistent with the neighborhood plan. This proposed Tennyson Lane project deviates from the neighborhood plan which calls for single-family housing in this location, and changes the characteristics of the immediate neighborhood, which is primarily single-family housing. It appears incontrovertible that such a re-zoning would not stabilize or enhance property values in this area. Actually, not one of the above-noted zoning code purposes is served by erecting yet one more low-income/"affordable" housing complex on the Northside, which has struggled for decades to meet the burdens of the challenges which such a great density of low-income housing creates.

Please, for all the reasons stated above, vote against extending this improper conditional re-zoning.

Thank you for your time and consideration.

**Dolores A. Kester
Winchester Street, Aldermanic District 12
Kester Law Offices
P.O. Box 14073
Madison, WI 53708**

2013 City of Madison Transitional, Permanent Supportive, and Federally Assisted Housing Sites



Legend

Number of Units per Site

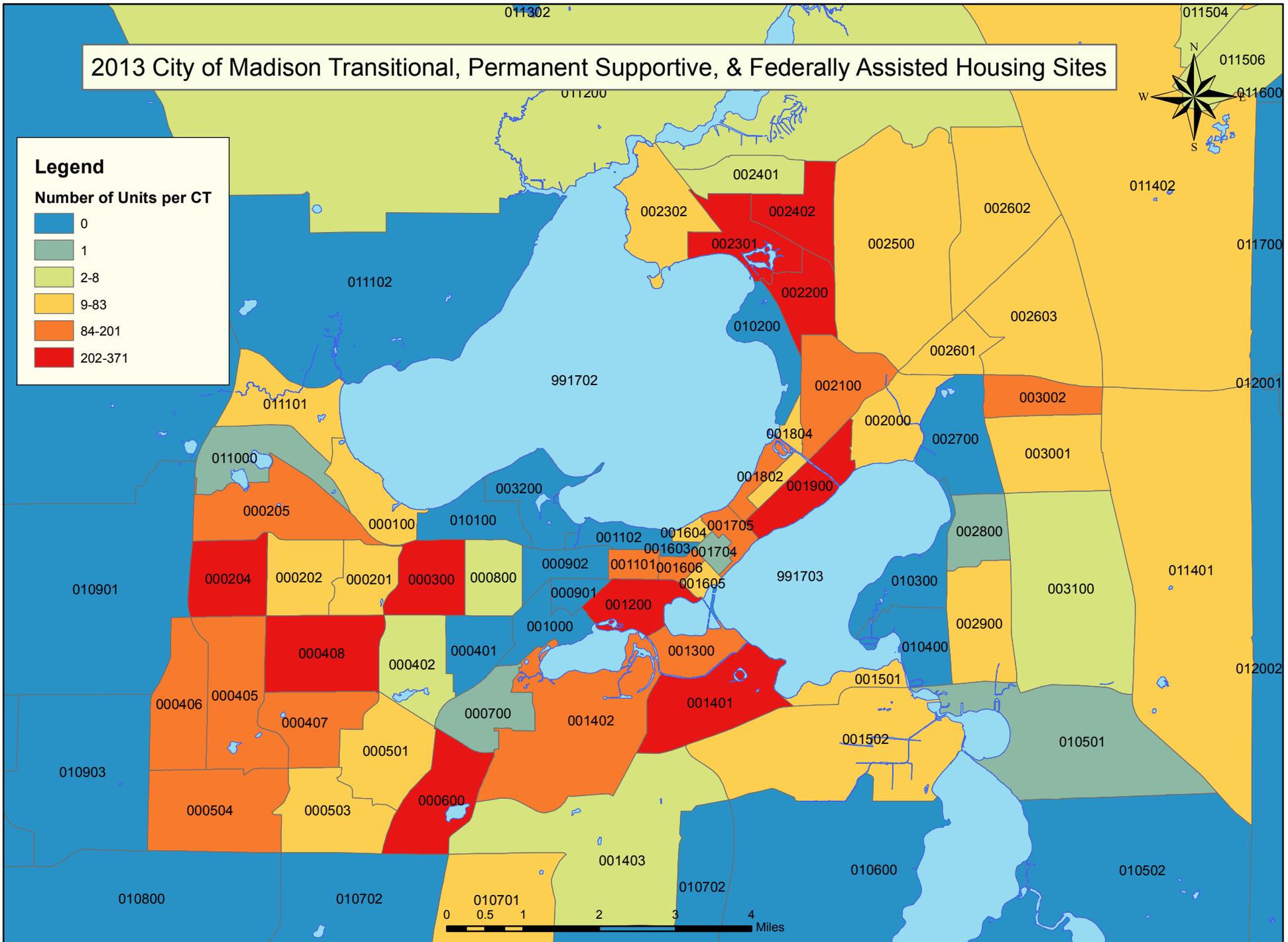
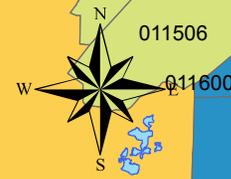
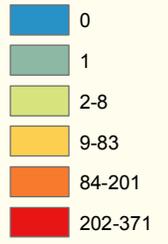
- 1-12
- 13-41
- 42-76
- 77-130
- 131-246

0 0.5 1 2 3 4 Miles

2013 City of Madison Transitional, Permanent Supportive, & Federally Assisted Housing Sites

Legend

Number of Units per CT



2013 City of Madison Transitional, Permanent Supportive, & Federally Assisted Housing Sites

