

Firchow, Kevin

COMMENTS FROM POLICE

Subject: Tennyson Apartment Development Follow Up

From: Lengfeld, Jay
Sent: Wednesday, December 17, 2014 11:14 AM
To: Firchow, Kevin; Radovan, John
Subject: RE: Tennyson Apartment Development Follow Up

Kevin,

The Police Department still has concerns with the increase traffic and parking issues along with the concentration of affordable housing on the North side. We just added the Tiny House development and working with the development of the Woodlands. The North side could really use some single family developments, which if you look at the neighborhood plan from a few years ago for this area showed single family homes.

Jay

From: Firchow, Kevin
Sent: Tuesday, December 02, 2014 11:10 AM
To: Lengfeld, Jay; Radovan, John
Subject: Tennyson Apartment Development Follow Up

Captain Lengfeld and Lt. Radovan:

As you may be aware, the applicant has re-submitted a new application for a two-building, 72-unit apartment development. The approval from earlier this year is set to expire, and the applicant has re-applied in anticipation of again submitting for WHEDA funds. I'm checking in as last year you provided comments to the Plan Commission. I anticipate a follow up question from some Commission members will be whether there were comments from Police.

Paper copies were routed to PD a couple of weeks ago, but I don't know if those ended up at the North District. A link to the submitted plans are below- they are similar to last year's plans, but have some differences. The applicant is no longer wrapping the back of the site with future home sites.

<http://www.cityofmadison.com/planning/projects/rezoning/1910t12.html>

If you want to provide any comments, please let me know. Staff comments will be going out prior to the UDC meeting. This one goes to the Urban Design Commission on December 17, Plan Commission on January 12, and the Common Council on January 20.

If you have questions, please let me know. Thanks.



Kevin Firchow, AICP.
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5-6

RE: Proposed Development -- Tennyson Ridge on Tennyson Lane in Madison, WI

January 9, 2015

To All Members of the City of Madison Plan Commission:

This letter is regarding the proposed development being called Tennyson Ridge at 1910 Tennyson Lane in Madison. I, along with my neighbors who signed the attached petition, still oppose this development. I have attached five and one half pages of signatures on this petition. (Petition is Attachment #1.)

There are three main reasons why we want this proposed development stopped.

- 1) We are not being fairly represented by our Alder, Larry Palm, or by the Vice-President of our neighborhood association, the Berkeley Oaks Neighborhood (BONA), Lydia Maurer. The developer states under Item # 15 of his application that: "For the rezoning we had numerous neighborhood meetings and have received the support of the neighbors, the Berkeley Neighborhood Association, the Northside Business Association and Alder Larry Palm." This is not accurate. All neighbors DO NOT support this development and were not notified of these "meetings." How can we attend meetings that we didn't know about? Our Alder sent one mailing to all homes in our neighborhood but then sent one other mailing to a very limited number of homes that did not include most of our neighbors. The BONA vice president stated she walked door to door in our neighborhood to let us know about neighborhood meetings but everyone that signed this petition did not receive any such notice from her. The vice president is trying to speak for all of us without our input.

On Page 2 of the attached petition, please note that the president of BONA, Willy Holden, has signed this petition and is opposed to this development as well as the rest of us.

Even after having several recent meetings and learning of the number of his constituents that oppose this development, Alder Palm stated at his meeting on Wednesday, January 7, 2015, that he still supports this project. We don't understand why. Also, there were individuals from other North Side neighborhoods – Brentwood Village, Sherman, Mendota Hills and Cherokee – at the last two meetings that were very opposed to this development as well and have the same concerns we do about the North side of Madison.

- 2) There already are a disproportionate number of low income complexes on the North side of Madison. Two of the criteria to determine where to build "affordable housing" in the City of Madison was a) to disperse these developments across the City of Madison, and b) to not put these developments into an area that was already densely populated with low income complexes. The "Northport Corridor" is the most densely populated low-income area in the City of Madison. In my immediate neighborhood (a 3-4 block radius), there are five complexes of low-income and very troubled housing complexes. And then farther outside my neighborhood along the "Northport Corridor," there are seven additional low-income and troubled housing complexes. The names of these complexes are listed under Addendum #1 at the end of this letter. The North Side of Madison has its share of low-income complexes and does not need any

more. If the City of Madison would clean up the troubled complexes first, there would be plenty of "affordable housing" on the North side.

- 3) The effect of adding more "affordable housing" on the North Side of Madison will be detrimental to the elementary schools on this side of Madison, in particular, Lakeview Elementary School. Lakeview Elementary already has the highest population of low income students than any other elementary school in the City of Madison, totaling 77%. The next two schools with the highest population of low-income students are also on the North Side – Mendota Elementary at 75.6% and Lindberg Elementary at 75.2%. Please see Attachment #2 for these MMSD Elementary School statistics. Statistically, schools with higher populations of low income students require more resources. Is MMSD willing to increase resources to Lakeview School and do they have a plan in place to deal with this increase?

The next link is taken from an article of The Chicago Reader (November 2013) addressing the issues of low-income children in the Chicago Public Schools. However, this information also pertains to all low-income students in any school system.

<http://www.chicagoreader.com/chicago/public-schools-solution-percentage-low-income-students-test-scores/Content?oid=11526214>

At the Alder's meeting this past Wednesday, Captain Jay Lengfeld with the City of Madison Police Department, was in attendance. He expressed serious concerns about adding this complex to the North Side. It will conflict with the Senior Living Center going in the lot to the east of the proposed building project. It will increase the number of low-income units on the North Side. It will also increase traffic problems around the neighborhood and school along with other issues.

As property owners in the BONA area, this is what we have asked for instead of building the Tennyson Ridge project.

- Single family residences in that lot. Extend the current single family neighborhood to the north.
- Clean up the already troubled housing complexes in the Northport Corridor (Woodland Park, Trailsway/Brentwood, The Woodlawn and the complexes on Kipling/Packers).
- Truly disperse these affordable housing/workforce housing/low-income housing complexes across the City of Madison.
- This neighborhood DOES approve of the other housing development for a Senior Living facility being proposed on Tennyson Lane.

I have lived in my home for 30 plus years and love my neighborhood. I have white, black, Asian and Hispanic neighbors. We are not rich, influential or affluent. We have no political connections. We just want a safe neighborhood to live in. I have no problems with subsidized housing complexes but we have our share so please spread the wealth across the City of Madison!!!

PLEASE STOP THE FUNDING and SUPPORT of the proposal to build the Tennyson Ridge complex on Tennyson Lane.

Please email me at bjmetcalfe@sbcglobal.net or call me at 608-576-0275 with questions. Thanks.

Bev Metcalfe

██████ Eliot Lane
Madison, WI 53704

Addendum #1

The North Side of Madison already has more than its share of different types of subsidized housing complexes. In my immediate neighborhood (a 3-4 block radius), there are the following complexes.

- Northport Apartments (low-income)
- Packer Townhouses (low-income)
- Halfway House on Kipling (rehab house for men coming out of prison)
- Apartment buildings on Kipling and Packers (under poor management and has become a very troubled complex for a very long time.).
- Dryden Terrace (used to be a senior living complex but is becoming a troubled complex.).

Then, if you go a little farther outside of my immediate neighborhood, the following subsidized and low-income developments exist along the "Northport Corridor."

- Woodland Park on Troy Drive behind the PDQ on Northport Dr
- Group Home on Northport (near the Fire Station)
- Vera Court Apartments (low-income)
- Apartment complexes on Trailsway/Brentwood and surrounding streets (very troubled area – verify with number of police calls to these complexes.).
- Kennedy Heights Apartment (low-income)
- The Woodlawn on Northport Dr (across from Kennedy Heights)
- Habitat for Humanity complex at the corner of Northport & Kennedy.

Petition

STOP THE DEVELOPMENT OF TENNYSON RIDGE APARTMENTS

This petition is in regards to the proposed development of what is being called the Tennyson Ridge Apartments on Tennyson Lane. We do NOT want this 72 high-density apartment complex built in our neighborhood especially because ⁶¹ 32 of them will be for low income and ^{11 (as of 11-20-14)} 34 will be at market rate. The Berkeley Oaks neighborhood and surrounding area already has ENOUGH low income housing and does not need any more. The Northport corridor has the highest density of low income apartments in the City of Madison. We do NOT need any more. We, the undersigned, oppose this development and want it stopped.

Date	Name	Address	Signature
10-20-14	Beverly Metcalfe	[REDACTED] Eliot Lane	Beverly Metcalfe
10-20-14	Edith Hilliard	[REDACTED] Eliot	Edith Hilliard
10-20-14	SPARROW WOLLEN	[REDACTED] Eliot Road	Breanna A. Wollen
10-20-14	JOHN WOLLEN	[REDACTED] ELIOT	John B. Wollen
10/20/14	Charlie Toms	[REDACTED] ELIOT	Charlie Toms
10/20/14	Brawdy Schroeder	[REDACTED] Eliot	[Signature]
10-20-14	Kathy Penisten	[REDACTED] ELIOT	Kathy Penisten
10-20-14	James R. Penisten	[REDACTED] ELIOT	James R. Penisten
10-20-14	Anita Lightfoot	[REDACTED] ELIOT	Anita Lightfoot
10-20-14	Jim Lightfoot	[REDACTED] ELIOT	Jim Lightfoot
10-21-14	Valerie Holden	[REDACTED] Eliot Lane	Valerie Holden

Petition

STOP THE DEVELOPMENT OF TENNYSON RIDGE APARTMENTS

This petition is in regards to the proposed development of what is being called the Tennyson Ridge Apartments on Tennyson Lane. We do NOT want this 72 high-density apartment complex built in our neighborhood especially because ~~52~~⁶¹ of them will be for low income and ~~30~~^{11 (as of 11-20-14)} will be at market rate. The Berkeley Oaks neighborhood and surrounding area already has ENOUGH low income housing and does not need any more. The Northport corridor has the highest density of low income apartments in the City of Madison. We do NOT need any more. We, the undersigned, oppose this development and want it stopped.

Date	Name	Address	Signature
10/21/14	Mike Hoop	[REDACTED] Eliot	Mike Hoop
10-28-14	Rae Ann Nelson	[REDACTED] ELIOT	Rachel B. Nelson
10-28-14	Christopher Schroeder	[REDACTED] Eliot	Chris Schroeder
10-28-14	Rachel Grayson	[REDACTED] Eliot	Rachel Grayson
10-28-14	Michael Grainger	[REDACTED] Eliot	Michael Grainger
10-29-14	Loa Cinto	[REDACTED] Eliot	Rae Mo Cingo
10-29-14	James D. Lutz	[REDACTED] Eliot Ln	James D. Lutz
10/1/14	Willy Holden	[REDACTED] Eliot Lane	Willy Holden
11/1/14	Will Lightfoot	[REDACTED] Eliot Lane	Will Lightfoot
11/1/14	Janna Bronkhorst	[REDACTED] Eliot Ln	Janna Bronkhorst
11/1/14	Catherine Ryan	[REDACTED] Eliot Ln.	Catherine Ryan

Petition

STOP THE DEVELOPMENT OF TENNYSON RIDGE APARTMENTS

This petition is in regards to the proposed development of what is being called the Tennyson Ridge Apartments on Tennyson Lane. We are opposed to another 72 unit apartment complex in the Berkley Oaks neighborhood. With 51 of the units at 50% or less of market rate and only 11 units at market-rate, that is a problem. We are concerned about Lake View Elementary School that already serves 77% low-income families. Our school and our neighborhood is over its limit and struggling. The Northport corridor has the highest density of low income housing in the City of Madison. The Alder is *not* representing our neighborhood. He held the neighborhood meeting *after* it went to the City Council on December 2, 2014; the neighborhood meeting was held on December 15, 2014. We, the undersigned, oppose this development and ask WHEDA not to fund it.

Date	Name	Address	Signature
12/30/14	A. Jane Vandervert	Madison, WI 53704 [redacted] Dryden Dr	[Signature]
12-30-14	Sandra Sahagian	[redacted] Dryden Drive Madison, WI 53704	[Signature]
12/30/14	Gary Sahagian	[redacted] Dryden Dr. Madison, WI 53704	[Signature]
01/02/15	Adam S. Clark	[redacted] Dryden Dr Madison 53704	[Signature]
01/02/15	Cateal Herin	[redacted] Dryden Drive Madison, WI 53704	[Signature]
01-2/15	Diane Nelson	[redacted] Eliot Ln	[Signature]
1-3-15	Nathan Divine-Scott	[redacted] Tennyson Ln.	[Signature]
1-3-15	Aubrie Divine-Scott	[redacted] Tennyson Ln	[Signature]
1-3-15	Shirley R Sorenson	[redacted] Tennyson	[Signature]
1-3-15	Lauren Schultz	[redacted] Tennyson	[Signature]
1-3-14	DENNIS LORCH	[redacted] TENNYSON	[Signature]

Petition

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Date	Name	Address	Signature
1/3/15	Brian Bauhin	[REDACTED] Spenser Ln	Brian Bauhin
1/3/15	Kathi Keenan	[REDACTED] Spenser Ln	K. Keenan
1-3-15	Tom Trickett	[REDACTED] Spenser	Tom Trickett
1-3-15	Mark Zerbel	[REDACTED] Spenser	Mark Zerbel
1-3-15	Jeanette Zerbel	[REDACTED] Spenser	Jeanette M Zerbel
1-3-15	Josil Larzen	[REDACTED] Spenser Ln	Josil Larzen
1-3-15	Megan Larzen	[REDACTED] Spenser Ln	Megan Larzen
1-3-15	Jennifer Simpa	[REDACTED] Spenser Ln	Jennifer Simpa
1-3-15	Jane Stebel	[REDACTED] SPENSER LN.	Jane Stebel
1-3-15	Brian Stitz	[REDACTED] Spenser	Brian Stitz
1/3/15	Brooklyn Mashaw	[REDACTED] Spenser Ln	Brooklyn Mashaw

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Date	Name	Address	Signature
1/3/15	Scott Mashaw	[redacted] Spenser Lane, 53704	[Signature]
1/3/15	Donna Gottschalk	[redacted] Spenser Lane 53704	Donna Gottschalk
1/3/15	Thomas & Alice Deherly	[redacted] Spenser Ln 53704	Thomas Deherly
1/3/15	Joan Joan Lindeman	[redacted] Spenser 53704 dr.	Joan Lindeman
1/3/15	Morgan Lindeman	[redacted] Spenser 53704	Morgan Lindeman
1/3/15	Bauerfeind	[redacted] Spenser 53704	Elizabeth Bauerfeind
1/3/15	Bauerfeind	[redacted] Spenser La 53704	Robert Bauerfeind
1/3/15	LWCE WALTER	[redacted] N Sherman 53704	[Signature]
1/3/15	Lynn Dieffenbach	[redacted] N. Sherman Ave 53704	Lynn M Dieffenbach
1/3/15	Susan Sabatke	[redacted] N. Sherman Ave. Madison, WI 53704	Susan A. Sabatke
1/4/15	Sylvia Boonome	[redacted] Browning Rd.	Sylvia Boonome

Elementary School	% low income	% white	alder dist	Address
ALLIS	70.8	26.9		4201 Buckeye Rd.
CHAVEZ	27.5	54.9		3502 Maple Grove
CRESTWOOD	41.1	53.1		5390 Old Sauk Rd
ELVEHJEM	34.7	61.4		5106 Academy Rd.
EMERSON	58.5	24.2	12th	2421 E. Johnson St.
FALK	71.5	20		6323 Wooding Way
FRANKLIN	26	60.9		305 E. Lakeside
GLENDALE	70.2	24.8		1201 Tompkins
GOMPERS	58.3	45.5	18th	1502 Wyoming Way
HAWTHORNE	69.2	24.4		3344 Concord Ave
HUEGEL	46.5	48.4		2601 Prairie Rd.
KENNEDY	41.5	59.5	3rd	221 Meadowlark
LAKE VIEW	77	30.3	12th	1802 Tennyson Lane
LAPHAM	44.4	58.7	2nd	1045 E. Dayton St.
LEOPOLD	72.3	23.2		2602 Post Way
LINCOLN	64.5	25.6		909 Sequora Tr.
LINDBERG	75.2	29.6	18th	4500 Kennedy Rd.
LOWELL	48.2	56.8		401 Maple Ave.
MARQUETTE	34.4	59.7	2nd	1501 Jenifer St.
MENDOTA	75.6	25	18th	4002 School Rd.
MIDVALE	55.4	36		502 Caroman Dr.
MUIR	39.1	39		6602 Inner Dr.
NUESTRO MUNDO	62.2	25.6		902 Nichols Rd.
OLSON	33.9	51.9		801 Redan Dr., Verona
ORCHARD RIDGE	61.6	35		5602 Russett Rd.
RANDALL	19.9	71.4		1802 Regent St.
SANDBERG	69.5	28.8		4114 Donald Dr.
SCHENK	68.2	31		230 Schenk St.
SHOREWOOD	30.9	40.2		1105 Shorewood Blvd.
STEPHANS	39.1	40.6		120 S. Rosa Rd.
THOREAU	49.8	52.7		3870 Nakoma Rd.
VAN HISE	19.4	58.9		4747 Waukesha