

**Firchow, Kevin**

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**From:** dakester@sbcglobal.net  
**Sent:** Monday, January 12, 2015 2:33 PM  
**To:** Firchow, Kevin  
**Cc:** Palm, Lawrence  
**Subject:** Plan Commission Jan 12, 2015 Tennyson Ridge conditional zoning extension

**Hello Mr. Firchow:**

**I am writing to state my concerns about the Tennyson Ridge conditional zoning extension that is scheduled for the Plan Commission's agenda at its meeting this evening. I would be very grateful if you could please make my comments available to the Plan Commission during its public hearing today.**

**I do not live in the immediate vicinity of this proposed Tennyson Ridge project but have maintained a home on the Northside on Winchester Street in the Sherman Neighborhood since 1982. I love the Northside because of its rich history, its heterogeneity and diversity in income levels, education levels, and racial mix, as well as its independent, proud, can-do spirit and proximity to many community treasures such as Warner Park. I serve as a co-chair of the Sherman Neighborhood Association (which adjoins the Berkeley Oaks neighborhood), and as a member of the Board of the Northeast Senior Coalition (NESCO), but the concerns expressed here are totally my own and not made on behalf of either organization.**

**As you may be aware, the Northside of Madison is an area that has struggled over several decades with drug dealing, arms trafficking, population turnover, traffic, schools with unusual high proportions of low-income children, and challenging business climate.**

**I have serious concerns about the pending "affordable housing" portion of the proposed development area on Tennyson Ridge covered by the current request to extend conditional zoning. The last thing the Northside needs is greater density of residential buildings that are not market rate, given the challenges the Northside faces, as summarized briefly above.**

**I have read the statements on Legistar attached to the Plan Commission's agenda by Captain Lengfeld of the North District Police and by Bev Metcalfe of the Berkeley Oaks Neighborhood Association, with many petitioners from that area. I concur with most of the concerns expressed in these statements. Pre-existing plans for this Tennyson Ridge area have called for primarily single-family housing in the areas abutting and lying north of Tennyson Lane. The conditional re-zoning now on the table has been done solely to facilitate these Tennyson Avenue high-density developments. This conditional zoning totally ignores what the area plans have been calling for and twists them to fit a different agenda which is not in the best interests of the Northside community. In my opinion this has the potential to further**

**exacerbate the struggles the Northside community has long experienced in dealing with its crime, traffic, large areas of low-income, and challenging business climate.**

**I submit to you that the only reason you have not heard from many Northside residents about this issue previously is that there has been misunderstanding that the project now being pushed forward is somehow part of the Independent Living complex for seniors/assisted living. Until recently I had shared this misunderstanding, since I had not fully realized they were totally separate projects until I received that clarification from you today.**

**I urge the Plan Commission not to extend this conditional zoning at this time in order to permit the public to learn about and understand the true nature of this project, and its total separateness from the other project for seniors. I know its impact on the Northside community has not really been discussed and considered in my own neighborhood or by our neighborhood association. If the conditional zoning is permitted to roll on without adequate public input, it will do a great disservice to all of us on the Northside who will have to deal, one way or another, with the many ways such a project will exacerbate the struggles the Northside has become all too familiar with over recent decades. Please, for all the reasons stated above, just say no to extending this conditional zoning at the present time.**

**Thank you for your time and consideration.**

**Dolores A. Kester  
1818 Winchester Street, Aldermanic District 12  
Kester Law Offices  
P.O. Box 14073  
Madison, WI 53708  
Tel. 608-770-7061**

## Expected number of students residing in proposed buildings

This document addresses the proposed building projects for 13 single-family homes and a multi-family home at 1818-1910 Tennyson Lane and 72 apartment units in two buildings at 1910 Tennyson Lane. This document uses American Community Survey data to project the expected number of children living at these locations and MMSD data to contextualize the expected number of students.

The proposed 72 apartment units in two buildings at 1910 Tennyson Lane are estimated to have approximately 8 children residing in them if they are all inhabited. This estimate is based on the average number of children living in each type of apartment (number of bedrooms) in the 2011-13 Public Use Microdata Sample (PUMS) for the City of Madison area. The proposed 13 single-family homes and the one multi-family home are estimated to have approximately 8 children residing in them if they are all inhabited. This estimate is based on the overall average number of children living in single-family detached homes, regardless of the number of bedrooms because the rooms in the homes was not specified, in the 2011-2013 PUMS for the City of Madison area. Single-family detached homes were selected because of better data coverage of homes with different numbers of bedrooms compared to attached homes.

The attendance area school for students living at the proposed building would be Lake View Elementary, Black Hawk Middle, and East High School. In the [School Capacities Fall 2014](#) report Lake View was at 88% of its capacity and had 38 remaining spaces, Black Hawk was at 66% of its capacity and had 196 remaining seats, and East was at 58% of its capacity and had 1139 remaining seats. Any new development will attract students at different ages and levels in their education so that we would not expect all of the 16 children in the proposed development to be at a single school. We would also not expect all of the children to be new to the attendance area; some would be movers from another home in the same attendance area.

**Note on building plans:** The number of expected units is based on the site plans obtained from the City of Madison Department of Planning & Community & Economic Development's website. The plans can be found at the [apartment complex](#) and [family homes](#) links. In the apartment complex's site plan the second and third floor of each building is described as being similar to the first floor plan so that the number of units on the first floor is multiplied by three to obtain the building totals.

**Note on PUMS:** The Public Use Microdata Sample (PUMS) contains a sample of responses to the American Community Survey (ACS). The PUMS dataset contains most of the variables captured by the ACS and several new ones derived from multiple years of responses. The file used in this analysis is the 2011-2013 ACS 3-year PUMS file for households in the area of the City of Madison. The 2011-2013 PUMS file is the most recent data file available through the Census Bureau. The 3-year file is created by combining three consecutive 1-year files, each of which represents about 1% of the United States population. Accordingly the 3-year ACS roughly represents 3% of the United States population.

COMMENTS FROM MMSD ,



**CITY OF MADISON  
INTER-DEPARTMENTAL  
CORRESPONDENCE**

**TO:** Planning Division Director

Date: December 18, 2014

**FROM:** Jenny Frese, Real Estate Agent

Project No.: 10694

**SUBJECT:** Review of the proposed preliminary (PP):

The proposed PP is recommended for approval subject to the following conditions:

Parcel Address	Tax Parcel No.
1910 Tennyson Lane	251-0810-302-0105-8
1818 Tennyson Lane	251-0810-302-0202-2

**1. OWNER'S CERTIFICATION**

Prior to approval sign-off, the Owner's Certificate(s) on the PP shall be executed by all parties having an interest in the property, pursuant to Wis. Stats. 236.21(2)(a). Certificates shall be prepared with the ownership interests consistent with the most recent title report. Signatories shall provide documentation that proves legal authority to sign the Owner's Certificate.

**2. MORTGAGEE/VENDOR CERTIFICATION**

A certificate of consent for all mortgagees/vendors shall be included following the Owner's Certificate(s) and executed prior to plat approval sign-off.

**3. CERTIFICATE AND CONSENT REQUIREMENTS**

a. Format and Content. All consents and certifications required for the owner and any holder of interests in the subject lands shall be revised and included in the proposed plat in a manner that is in conformance with Wis. Stats. 236.21(2) and 236.29, i.e., include language ...surveyed, divided, mapped and dedicated....

b. City of Madison Common Council Certificate: For parcels located within the City of Madison, a Madison Common Council Certificate shall appear as follows:

Resolved that this plat known as \_\_\_\_\_ located in the City of Madison was hereby approved by Enactment Number \_\_\_\_\_, File ID Number \_\_\_\_\_, adopted on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that said enactment further provided for the acceptance of those lands dedicated and rights conveyed by said plat to the City of Madison for public use.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Maribeth L. Witzel-Behl, City Clerk  
City of Madison, Dane County, Wisconsin

- c. City of Madison Treasurer Certificate: The following certificate must appear on the plat:

I, \_\_\_\_\_, being the duly appointed, qualified and acting Treasurer of the City of Madison, Dane County, Wisconsin, do hereby certify that, in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ on any of the lands included in the plat of \_\_\_\_\_.

\_\_\_\_\_  
David Gawenda, City Treasurer  
City of Madison, Dane County, Wisconsin

- d. Dane County Treasurer Certificate: A certificate for the Dane County Treasurer similar to the City of Madison Treasurer Certificate above shall appear on the plat.
- e. Dane County Register of Deeds Certificate: A certificate for the Dane County Register of Deeds to enter time, date and recording location information shall appear on the plat.

#### 4. ENVIRONMENTAL SITE ASSESSMENT

A Phase 1 ESA is required for the public dedication areas, to be reviewed by Brynn Bemis in City Engineering. Findings and conclusions may or may not require a Phase 2 ESA.

#### 5. REAL ESTATE TAXES & SPECIAL ASSESSMENTS

Under 236.21(3) Wis. Stats. and 16.23(5)(g)(1) Madison General Ordinances, the property owner shall pay all real estate taxes that are accrued or delinquent for the subject property prior to Plat recording. **This includes property tax bills for 2014**, if they are distributed prior to approval sign-off.

Pursuant to Madison City Ordinance Section 16.23(5)(e)1 and Wis. Stats. 236.21(3), all special assessments shall be paid prior to approval sign-off.

#### 6. STORM WATER FEES

Prior to Plat approval sign-off, please verify Janet Dailey at City Engineering (261-9688) or Sharon Pounders at the Water Utility (266-4641) that storm water management fees are paid in full.

#### 7. TITLE REPORT UPDATE

Pursuant to Madison City Ordinance Section 16.23(5)(g)(4), the owner shall furnish to the City's Office of Real Estate Services, as well as the surveyor preparing the plat, an updated title report covering the period between the date of the initial title report (11-10-14) and the date when sign-off approval is requested. **PLEASE NOTE:** when the report is updated, please include only those lands within the CSM boundary. The surveyor shall update the plat with the most recent information available in the title report update.

#### 8. PLAT REVISION REQUIREMENTS

- a. When the title report is updated, include only those lands within the CSM boundary. The surveyor shall reconcile the update with the PP and accurately reflect the contents of the title update.
- b. Show the TLE for cul-de-sac at the end of Eliot Lane, as created by CSM 13716, and include associated Note #12 on Sheet 3 of said CSM.
- c. Carry over all applicable Notes from CSM No. 13716.
- d. Create and record, or show as being dedicated in the proposed plat, easements for public utility and/or drainage rights-of-way where necessary.
- e. Record satisfactions or releases for all mortgages, liens, judgments, or other instruments that encumber the title of the subject lands, but where the purpose for such instrument has been satisfied, fulfilled, or resolved.
- f. Include the following sentence with the dedicated utility easements depiction in the Legend: Utility Easements as herein set forth are for the use of public bodies, as well as private utilities having the right to serve the area.